

Plan Change 5 – our concerns and how it affects us

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Our property – 440 Peacockes Road



This is what we started with 2003



This is what is there now -19 years later



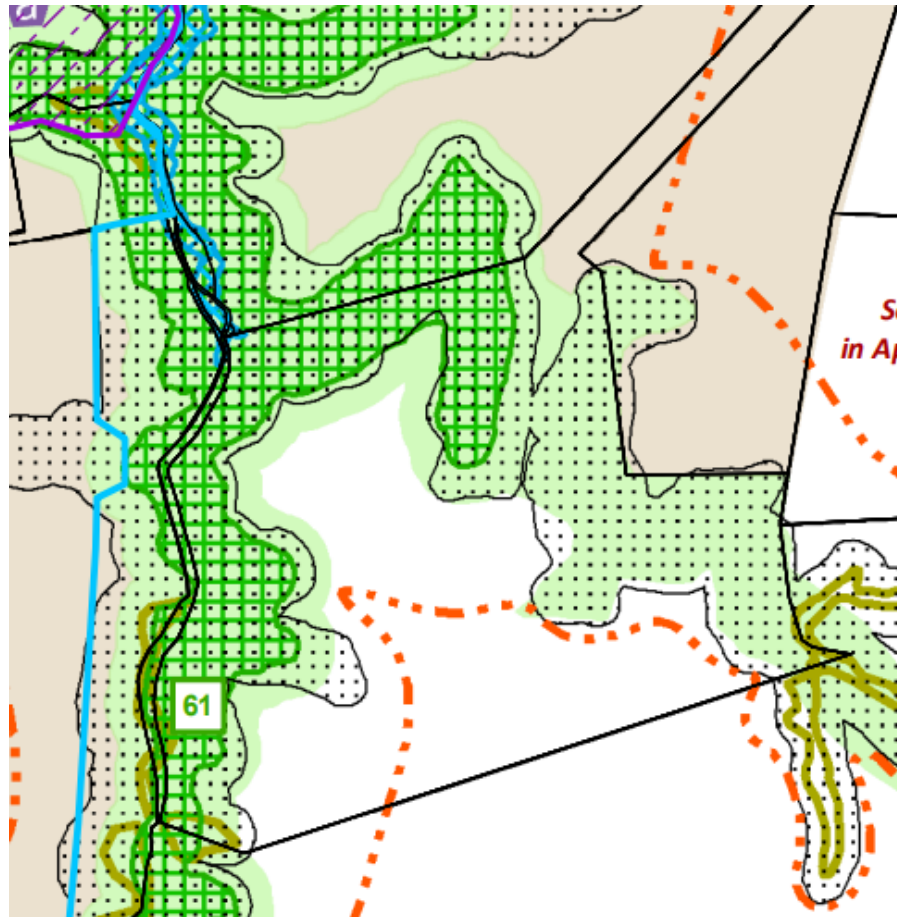
We never planted with
the aim of increasing
the value of the land

We planted because it
is the right thing to do





However

1. We feel that we are now in danger of being penalised by creating habitat where our fauna and flora can flourish
2. We feel that by creating habitat, a disproportionate amount of our land has been taken
3. We feel that it is vital that what we have done is both encouraged and rewarded in the future through good policy made now
4. We are concerned that there is danger of creating a negative precedent if we are penalised for doing the right thing

1. It seems we have a disproportionate SBHA



Natural Environment

-  Significant Natural Area (Schedule 9c)
-  Peat Lakes and Wetlands
-  Significant Bat Habitat Area
-  Waikato River and Gully Hazard Area

2. 20m Bat buffer zone rethink

It remains in private ownership and is part of a landowners section but with clear restrictions placed on it:

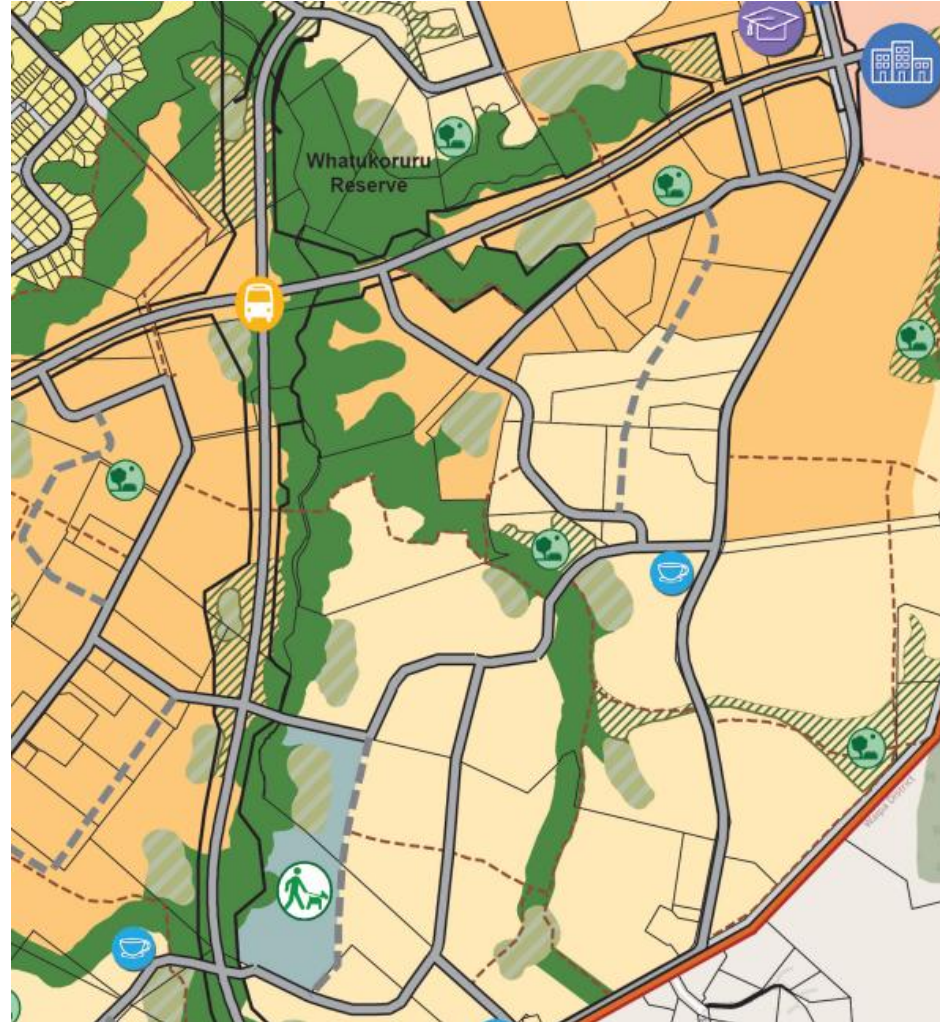
1. No structures
2. No lighting
3. Lights on the outside of the dwelling have reduced wattage and face away from the section
4. Land owner is able to use the area for growing gardens (vegetable, flowers), lawns and orchards

3. Intensification – Medium to High Density



Appendix 2 Peacockes Structure plan
page 2-3

4. Purchase 440 Peacockes Road and turn it into a park



Appendix 2
Map 2-7

What do we want

1. The gullies and the fauna and flora in them to be protected
2. A rethink of the 20m bat buffer zone
3. The rezoning of the rest of 440 Peacockes Road into high density OR
4. The purchase of 440 Peacockes Road at Government value/full market value (which ever is greater) for a park and/or public ecological area
5. The removal of the requirement to pay rates on land which has been designated either SNA or SBHA