

Plan Change 9 – Significant Natural Areas

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Our submission

- We support the creation on SNAs within the city
- We have spent the last 20 years doing just that
- We feel that we are being penalised for doing what is right
 - Disproportionate area being taken
 - Loss of the use of the land with no gain to us
- We feel that our people who want to establish SNAs will look at what we have been done and be deterred from doing this themselves
- We want the HCC to set in place incentives for people to do that right thing in order for the SNAs to be the norm in future development within the city.

Our property – 440 Peacockes Road



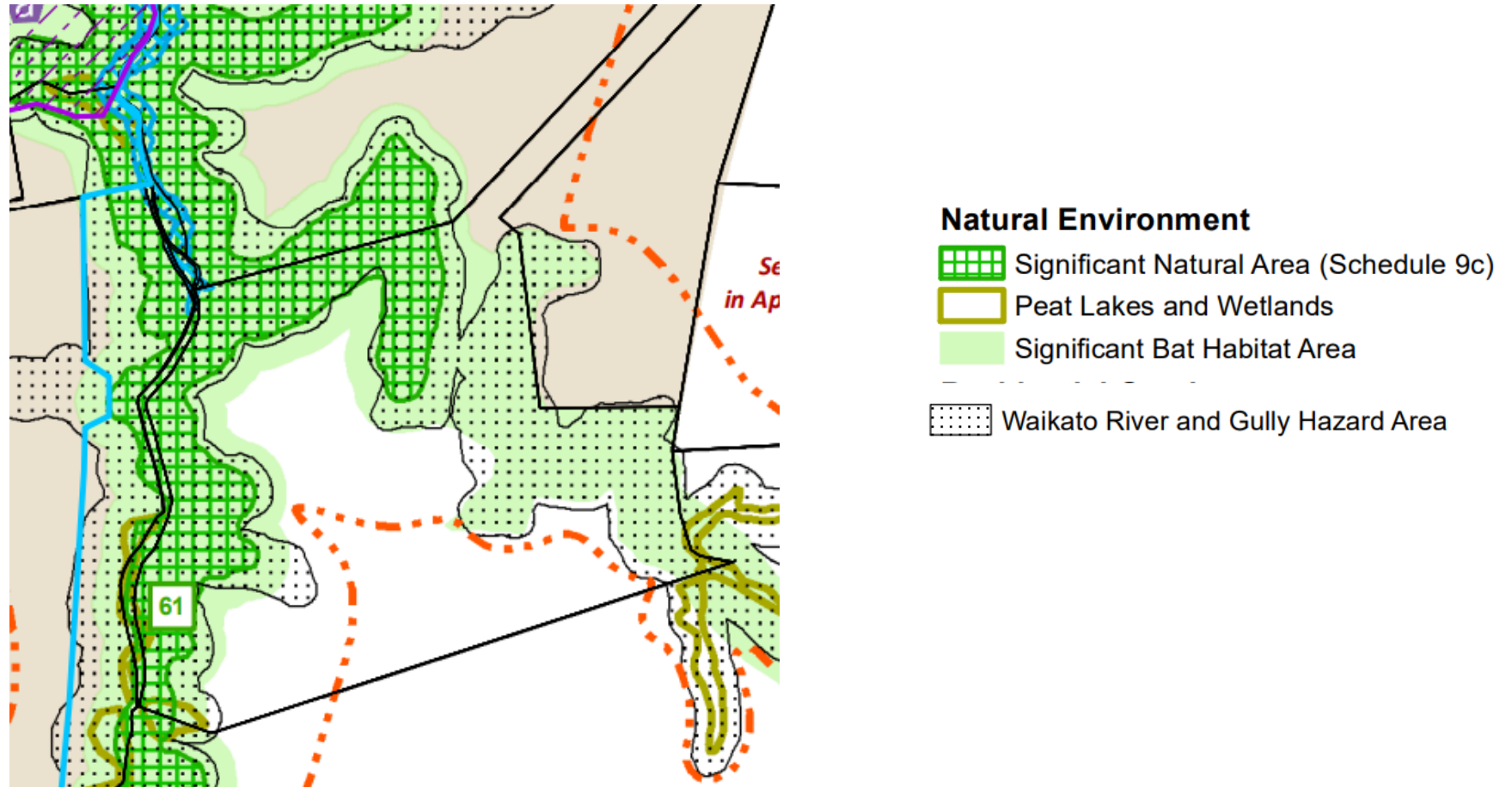
This is what we started with 2003



This is what is there now -19 years later



1. It seems we have a disproportionate SBHA



2. Disincentives for more SNAs

At the moment, as our experience shows, creating an SNA is a clear disincentive because:

1. We have lost control over the use and therefore ownership of that land
2. We will be required to maintain the SNA at our own expense (fencing, weeding etc)
3. The creation of it has been at our expense with little or no help from HCC

3. What we propose

Landowners who want to create or enhance a SNA get all or some of the following

1. Materials and help to do so (plants, fences, help with on-going maintenance etc)
2. Rates relief to compensate for the loss of land
3. Purchase of the land by HCC with payment processes similar to the land taken for roads and other essential infrastructure under the Public Works Act
4. Whatever just and fair processes it takes to get Hamilton City 30% forested