

Andrea & Karl Simonlehner

1079 Paekakariki Hill Rd

RD1, Porirua

25. October 2021

To the hearing panel,

To find your way around the district plan to a layman is very difficult. To make sure we are not doing anything wrong we would have to talk to someone at the council all the time with all these new restrictions!

$\frac{3}{4}$ of our land is SNA

We are asking for the SNA restrictions to be removed all together from our site.

We are a hard-working family with 2 kids with special needs. There is no way we have even the time to get familiar with all this rules! It is absolutely impractical living on a rural property where we are not allowed to do maintenance work, cut any tree down without an arborist being engaged! And we thought our kids have the freedom to build a tree hut or make a bike track, if they want to (now they are not allowed to do so!!!)

My husband bought this property in 1988 with hoping to have a retirement plan with the pine trees, with a prospect of replanting. (attached valuation from 2003 stated "vacant lifestyle block used principally for forestry purposes and a photo taken now from the same position after planting is established) At the time of purchase whatever wasn't planted with pine trees was covered in gorse. It was a blank canvas with lots of possibilities (farming, forestry, farmlet, Honey production, home business, orchard, subdivision) At this stage we could have chosen to put it back into farmland, what the previous purpose was. My husband and my late father-in-law, both tree lovers, planted thousands of native trees. Photos from planting trees over 25 years ago and photos how it looks now at the exact same area are attached and marked with an arrow.

Then we had a family and different circumstances. Our kids love the property and we carried on with pest control, (on our costs) even as we got formal pest control through the regional council at one stage, we still helped with pest management and it was up to us to ring them when the bait stations were empty to rebait them ourselves. Endless hours were spent shooting goats, rabbits and setting traps for stoats and rats. With no help or reimbursement.

Just before 2020 we planted another 500 Manuka trees. But honestly that will not happen again if we are not trusted. We looked for over 25 years after this property, that is the reason it is how it is. We never used spray to kill the gorse, not to destroy the native vegetation coming up under it. We always nurtured and helped it along, so why all of a sudden do we need someone telling us what to do with our land?

The biodiversity comes from us planting a big variety of native trees (totara, akeake, hohere, kahikatea, miro, nikau, tawa, rewarewa, horoeka, pittosporums, kowhai, cabbage trees, silver ferns, kanuka, manuka, harakeke, kakabeak, rimu) The natural diversity at the moment is mahoe! See photo attached.

For us it takes the freedom away, what we wanted, living here. The possibility to secure a future for our kids, rather as them being a burden to society, giving them the best possible chance to learn practical skills. That was our choice but now we are feeling disheartened, disappointed and the chance for a brighter future for our kids taken away. Through the change of circumstances with our family and kids we were thinking of subdividing in the future, that we can have a retirement, and having a big piece of land for our kids, to carry on the family tradition in appreciating, nurturing and cultivating land. It is a family affair, never was it planned to be subdivided into lots of lifestyle blocks.

It seems nearly impossible to move forward with this, as the costs and processes involved seem very elaborate (ECO-P4/ECO-P11) and future buyers are faced with stringent restrictions for use of the land (ECO-P2/ECO-P3) and this decreases the land value. Nor are we allowed to use our land for new plantation ECO-P8.

Through all of that it has taken the shine of our little paradise. I feel stressed and anxious about our future, and it feels more like a burden than a sanctuary.

Yours sincerely

Andrea & Karl Simonlehner

Attachments



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16 September 2003

Karl Simonlehner
1079 Paekakariki Hill Road
Pauatahanui
PORIRUA

Extended to:
PMI or CGU Lenders Mortgage Insurance
Royal & SunAlliance

FULL RESIDENTIAL VALUATION - FOR: KARL SIMONLEHNER

1 PROPERTY SUMMARY

Property address 1079 Paekakariki Hill Road
Pauatahanui
Porirua
Owner Karl Simonlehner
Valuation date 11 September 2003
Type of inspection Full internal inspection
Purpose of valuation Finance



Title type Freehold, See Section 5.1

Summary A steeply contoured, semi-developed, vacant lifestyle block used principally for forestry purposes. A small bach, workshop and sheds are established on a levelled area set back 500 m from the road.

2 VALUATION

Based on sales evidence detailed within this report, together with our knowledge of this locality, we consider the current market value of the subject property, as unencumbered by any mortgage or charge, to be as follows:

Land value	\$	205,000
Value of improvements	\$	95,000
Current market value (excluding chattels)	\$	300,000
Added value of chattels	\$	0
Current market value (including chattels)	\$	300,000

This valuation is inclusive of Goods and Services Tax, if any. This valuation is subject to the attached valuation conditions. The valuer has no financial interest or otherwise in the property and no relationship with the vendors, purchasers or agents.



Kauri



Kauri



Mahoe



Drive 2021



Planted natives

