

# Second Submission to the Proposed District Plan

Specifically Schedule 7, SNA029

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## Background

In 2019 we needed to find a new single level four bedroom home that would be suitable for our extended family, including our disabled son. Our (foster) son with Cerebral Palsy had degraded to the point that he was wheelchair ridden 100% of the time.

After a lot of searching we found 434 State Highway 1 which was initially well outside our affordable range. However given there were few suitable homes available we stretched ourselves and secured a loan for over 50% of the properties value.

With Andrew being 56, the predominant income earner and hopefully 10+ years more of employment, we needed a plan to enable ourselves to remain after retirement if we so chose. That plan was the subdivision of the land outside the covenant for one more additional property that we could on-sell.

## Covenant

Upon realising the property was mostly covered by an Open Space Covenant a significant effort would be required to keep the covenant area in its natural state. Since moving to 434 SH1 we have taken very seriously our role of caretakers. We are happy to share that in conjunction with the QEII National Trust we have monitored non-native plant growth and taken seriously our role of reducing the predators to our native and natural wildlife. The following image shows the trap lines and bait stations in the property as well as the results to date.



## Impact of SNA029 Designation

Please note the two images below. The first from our Title (noting that Section A is the designated Open Space Covenant area), and the second from the Proposed District Plan with SNA029 highlighted in green. Image 3 then shows both overlaid.

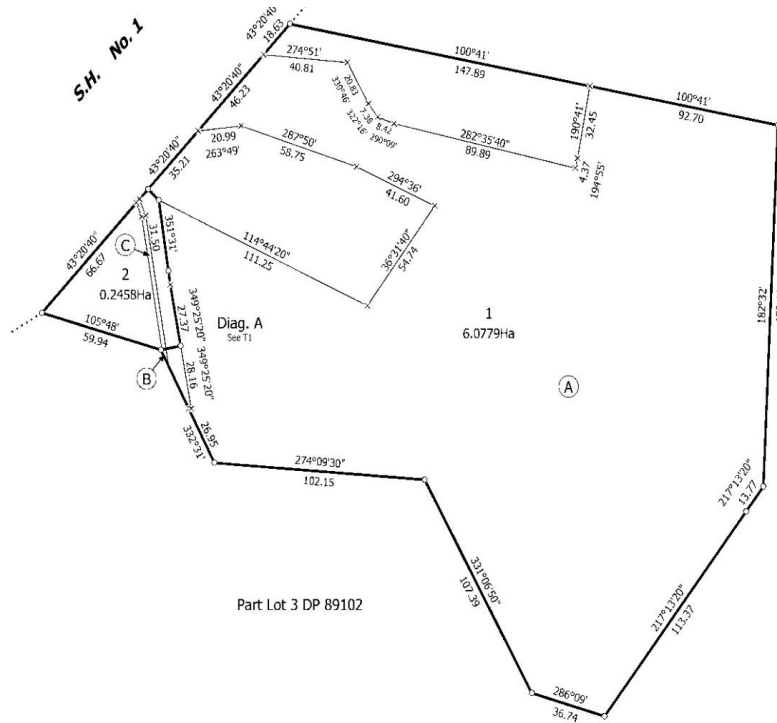


Image 1



Image 2



Image 3

As you will see Area B shown in the above image is outside the Covenant but now inside SNA029. This change significantly impacts the ability to subdivide our property in the future.

NZTA

For the last 12 months we have also been in discussion with NZTA over the purchase of the land between SH1 and our property, knowing that upon the opening of Transmission Gully this will no longer be required by NZTA. This would give us the necessary access to area B. NZTA 's consultants have recommended the land be disposed of and we are beginning discussions around how this might happen.

Current Status of Area B

As you will note from the following set of images the current canopy and aerial image is deceptive in how the space looks from the ground. I am not aware of any ground level inspection by the council and would hope that this designation has not been done solely from the overhead photograph. The following images show that the land in question is in fact meadow, we have a vegetable garden in at present and there is significant clear space between the property boundary, marked by Macrocarpas, and the native bush.





## Summary

We have indicated a 3<sup>rd</sup> section on Image 3, labelled "C". This is also space not designated by the covenant but included within SNA029. This is lush with native forest and we welcome the SNA to enable a layer of protection on this currently unprotected area.

For section B however our request is reiterated again as it was in our original submission, that this be excluded from the SNA designation. Our ability to remain in the property is somewhat determined by our ability to sell this part of the land. Noting that the area

adjacent Section B neighbours an area zoned for Future Urban use, this increases our ability to resell the land and enables our family to remain in this home long past retirement.

We thereby request that PCC remove section B from the SNA designation.

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