

Application to the TCDC for a Resource Consent for Subdivision by Coyote Developments Ltd (Alastair Sims & Jennifer Cook), Piety Investments Ltd (Laurie Mellsop & associated parties) and Meridian Trust (Maxine Kavali & Tim Bartlett)

This is a summary for those who don't want to read the 10,000 or so words of the full application. However if anyone feels that they would like to peruse the entire document please feel free to ask. I can be contacted on 021544720 or alastairsims@xtra.co.nz

The above parties own four adjoining titles and will shortly lodge an application to the TCDC for resource consent to create eight additional titles. These are as illustrated on a planning map and on the four-page scheme plan attached. Also attached is a spread sheet of those parties that I have assessed are directly effected and are part of this consultation process.

It is a non-complying subdivision and will be fully publicly notified by the TCDC through the normal channels

The essential elements of the application are;

Stage 1

Two titles currently accessed up Sarah's Hill will be amalgamated and re-subdivided to create 6 titles. That is to say four new titles. There will also be four small (300 m²) lots, each one associated with a parent lot to be developed under the guidance of the developer as boat or storage sheds.

Stage 2

The 20 odd hectares of property owned by Piety Ridge Investments will have one lot (Lot 12) subdivided of the parent property.

Stage 3

The 17 odd hectares of property owned by Meridian Trust will have two additional lots (lot 14 and Lot 15) subdivided off the parent property.

The resultant properties will not have any significant visual effect from any public location. Various parties within the Orchard Road & Sarah's Hill area will see some small parts of the overall subdivision.

The developer suggests that there are significant benefits both to the Orchard Road Sarah's Hill community and to the wider Hahei community. These benefits are;

1. Sealing a further section of Orchard Rd

That part of Orchard Road from the end of the existing seal to a point above Mez and Graham Cooper's driveway will be widened, realigned to remove the blind corner and reduce the gradient and sealed to a standard satisfactory. It is proposed that it will look like the existing section of Orchard Road from the Wharton's to the end of the seal. This will be at the cost to the developers.

2. Storm Water Control

There is currently a watercourse from a pond on the north of Coyote Developments Ltd's property that has proved problematic in the past. Tonkin & Taylor Civil Engineers and specialist geotechnical engineers have designed a stormwater detention system centred on this existing pond. This proposed detention system would benefit the immediate neighbours and the TCDC in particular and the environment in general. The detentions system is designed to significantly reduce the water flow down the watercourse in peak flood events and thus reduce the possibility of a repeat of previous slips and inundation which in the past have contributed to substantial property damage and significant quantities of silt discharges onto Pa Road and into the Wigmore stream. Such a detention system designed and supervised by Tonkin & Taylor will be constructed as part of any consent from the Council and at the cost to the developers.

3. Reduction of Vehicle Load on Sarahs Hill

The access to the four additional lots on the Coyote Developments Ltd land will be by way of a new right-of-way through the bush on the boundary between the Coyote land and that of Piety Ridge Investments Ltd and is high-lighted in blue on the scheme plan attached. The two existing sites at the top of Sarah's Hill will also have their access up this new driveway. This will remove the existing two properties from the use of Sarahs Hill.

4. Up Grade of Sarahs Hill Concrete Surface

The developer will upgrade that section of Sarahs Hill by the mid-retaining wall where cracks have appeared in the concrete. This will be done after the house is constructed on the last remaining vacant site. My information is that this is expected in the not too distant future, i.e. the next year or so. It seems foolish to do the upgrade before the last of the heavy trucks use that part of the drive.

5. Amenity Planting

There will be amenity plantings associated with all the additional sites. Although that said there is precious little area left to plant but I do have some rather fine ideas for the development of wildflower areas to encourage bees of all sorts.

The only possible significant detrimental effect on the public that the applicants have identified is that there will be two additional houses visible from certain parts of Hahei village on the north facing slopes of the hills to the south of the village. It is submitted that this will amount to an insignificant alteration to the appearance of these hills from the village.

One house site on the Meridian Trust property will be visible to the boating public, but only from so far out to sea as to be virtually invisible. The other house site will be at the rear of the property and surrounded by trees.

The same visual analysis applies to the property owned by Piety Ridge Investments Ltd, although the house on the coastal lot 12 could be viewed by the boating public at sea, from about 500m or so out.

The developers believe that, with the Orchard Rd reconstruction, the stormwater detention, the lessening of traffic on Sarahs Hill, the repair to the concrete driveway, plus the amenity plantings that will be associated with the development, when balanced against the minor visual impact and some increase in traffic up Orchard Rd, that there will be considerable support for this application.

As the lead applicant in this matter Alastair Sims is attempting to consult with all the directly affected parties. This is some 40 odd

property owners. If anyone else feels they ought to have been consulted I am quite happy to do so.

How do people express their opinion?

As previously said this application will be publicly notified so there will be ample opportunity for people to express their opinion, for or against.

There are a number of ways that you may express your opinion. From my point of view, an indication that you would support the application and a written submission in support to the TCDC at the appropriate time would be the best.

Simply, indicating that you support the application, so that I may indicate this to the council is also satisfactory.

You may wish only to make a submission in support to the council yourself.

You may wish simply to do nothing and that also is a valid position.

Conversely, you may wish to object and any of the obverse positions of the above are available.

I would stress that I am always available to discuss any aspect of this application with anyone. I have a small mountain of paperwork that may be of interest to some people and all have to do is ask. In the first instance I am attempting to send this information out by e-mail but if anyone wants a paper copy contact me.

Finally I would also value any constructive comments and suggestions that may improve the outcome of this application.

I can always be contacted on 021544720, 078663997 or alastairsims@xtra.co.nz

Regards

Alastair Sims for Coyote Developments **Ltd**