

My Land Holdings Ltd Private Plan Change Request Scarly's Way, Okitu

Key issues of concern in the plan as outlined in proposal Dated 8 May 2009 by Insight Resource Management/Myland Holdings Ltd

Current zoning is Rural Residential which is 1ha. As proposed, General Residential zoning down to 1000 square meters in the middle of a beautiful rural valley environment is not appropriate. Lysnar Valley has a history of pastoral farming and equestrian pursuits. A high density housing subdivision does not fit within the character of the surroundings and would scar the valley.

On site sewage treatment for General Residential zoning is already in question as to its suitability within the Wainui/Okitu area. In this case, the proposed high density sections would border the Hamanatua Stream. Any failure of on site systems would likely end up in the watershed and effect downstream water quality. History shows that failures of on site systems of General Residential zoning in the area is of concern.

Electrical power is stated as being provided by a recently installed 11kV aerial line. Supply of power to any new subdivision should be underground. Overhead lines are no longer acceptable, especially in this beautiful setting.

Lysnar Street is currently narrow with parking frequently onto the roadway by residents and visitors. There are no sidewalks on Lysnar and pedestrians are frequently walking in the road as they make their way to the beach, school, etc. Increasing traffic to accommodate 41 future house sites is not safe on Lysnar Street with the current width and lack of sidewalks.

Increase runoff into Hamanatua Stream and its negative down stream effects at the lagoon, the beach and the ocean will be likely. Runoff will be increased to a large degree by a General Residential zoning change.

Street lighting is not appropriate in the Rural Residential zoning area.

Recent estimates show that at the current rate of growth in the Gisborne City area, there is presently nearly a 20 year supply of sections already in existence. With a large new subdivision being completed at Sponge Bay, it remains to be seen how many years it will take to sell the sections already established. In this current extended economic downturn, the demand for General Residential sections is weakening. A further over supply of General Residential sections will take place when Elmers property on Wainui Road moves forward with development as already proposed. The "need" for a zoning change to accommodate growth is unsupported.

Myland Holdings proposal seems to rely heavily on Gisborne District Council's Plan Change 37 identified the "possibility of residential rezoning of the land". The Gisborne District Council did withdraw the proposed plan change.

The lack of archeological sites on Myland Holdings property is questionable when compared with known sites in the near vicinity.

Overall the proposal by Myland Holdings Ltd and Insight Resource Management for a zoning change from Rural Residential to General Residential attempts to paint a positive picture as to why it should be approved. The reality involved with the proposed change is far from positive and would be a negative deterrent to the surrounding area and the existing community in many ways.

The current zoning should stand as is in Lysnar Valley and any housing development should be within this current zoning of Rural Residential. General Residential zoning should be kept closer to urban areas and not placed like an urban island in the middle of a beautiful rural valley setting. The surrounding neighbors have called this area home because of the beauty of the valley and the lack of high density housing within it. Let's not allow a developer's greedy pursuit of maximizing a resource ruin the character of the Lysnar Valley.

Signed

Date

Address