Before the Bay of Plenty Regional Council Hearing Committee

IN THE MATTER OF Resource Management Act 1991

AND IN THE MATTER OF the application by Property Seven Ltd, Application RC11154S – S/B/12320 Non-complying Protection Lot Subdivision – Establish Eco-Village with a large area of freshwater wetland in exchange for creation of 137 protection lots

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STATEMENT OF EVIDENCE OF PUKEHINA RESIDENTS
PRESENTED BY Conrad Nagle, Julie Cross, Nicholas Cutting and three members of Pukehina Rate Payers and Residents Association

(Supported by Pukehina residents as noted in Attachment A)

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1. Introduction

This information is to support the submissions made by

Conrad Nagle	(Submission Number 85) 114 Pukehina Parade
Julie Cross	(Submission Number 187) 4 Gardiner Place, Pukehina
Nicholas Cutting	(Submission Number 35) 8 Costello Crescent, Pukehina
Bevan Frost	485 Pukehina Parade (Technical Support)
Pukehina Rate Payers and Residents Association	(Submission Number 210)

The above agree with this document and its contents. They all have serious concerns regarding Property Seven Ltd (the Applicant) application for the 'Establishment of an Eco-Village/Sub Division in Pukehina'.

The residents named above are concerned that the effects of this proposed development have not been clearly identified to them, or the detrimental outcomes of such a development made clear.

2. Current Situation

2.1 Application Lack of Clarity

Throughout the entire application there is lack of clarity of the effects of the development on current Pukehina Resident's homes and land. Prior to the Application submission and during the submission process, there have been misrepresentations of current residents and Regional Council.

> This is noted also in the Bay of Plenty Regional Council Submission Ref: 7.00940 (Pg980) as below.
> *Information provided in support of the application, media and distributed to Pukehina Beach residents and homeowners has indicated Regional Council support for the subdivision application.*
> *Regional Council has not given full support to the subdivision application.*

This has given a false sense of support by a large recognised local council which has steered the residents of Pukehina falsely.

There is lack of clarity on the plans, which do not identify the impacts to Pukehina residents. The information supplied to residents in a glossy brochure does not clearly identify the bund and the open water ditch. See original artwork below. There is no clear legend for the bund, nor its physical proximity to Pukehina residents and the open water ditch is not clearly marked, or made apparent in any format throughout the application.

In the Statement of Evidence provided by Luke Balchin 14 June 2019 he states:

> 5.11 As part of the community consultation the Applicant created a website detailing the concept (pukehinafarm.org.nz) and a Facebook page, which included feedback sections. There were 160 responses received, with the majority in favour.

The questionnaire mentioned above was very misguiding for residents and only gave the option to agree or oppose, with no neutral position available, which in itself does not give full clarity. As below:

- ○ I love and support this idea
- ○ I love the idea and here are my thoughts
- ○ I don't support this idea and here is why

This is not an accurate picture of the resident's support for this development, and as such should not be used within the application to support the development. This can clearly be seen from Appendix A attached which shows the level of concern now raised by current residents of Pukehina. They have clearly been misguided by glossy brochures which have limited detail by the Applicant.

Page 342 of the application does not clearly state the Bund and water ditch, this has been misleading to residents and they have not been clearly informed of the full implications of this application.

Within all of the application there have been no visual montages provided of how the outlook will appear from current houses and boundaries, only representations from within the site. Again giving a false representation to current residents of Pukehina.

The farms at Pukehina have been in operation for many years prior to the development of Pukehina community as it is today. The current housing has been developed with the knowledge and understanding that the areas adjacent (Area 3) have been managed and drained regularly through farm management techniques. The proposal put forward by the Applicant does not take into account this historic fact and the modelling undertaken does not account for the effects on current housing waste water management systems (septic tanks) which operate successfully under the water management (farm) regime which has been in place since the 1950's.

Our concerns for this report have been categorised into the following areas (Section 3. Concerns):

3.1 Hydraulics
3.2 Failure of proposed Hydraulic System (Mitigation)
3.3 Privacy, Security and Health and Safety for current Pukehina residents
3.4 Effects of large scale earth movements on current residents (roading, sound pollution)
3.5 Roading and Parking
3.6 Impact on Trees and Birdlife
3.7 Financial sustainability of the Wetland area

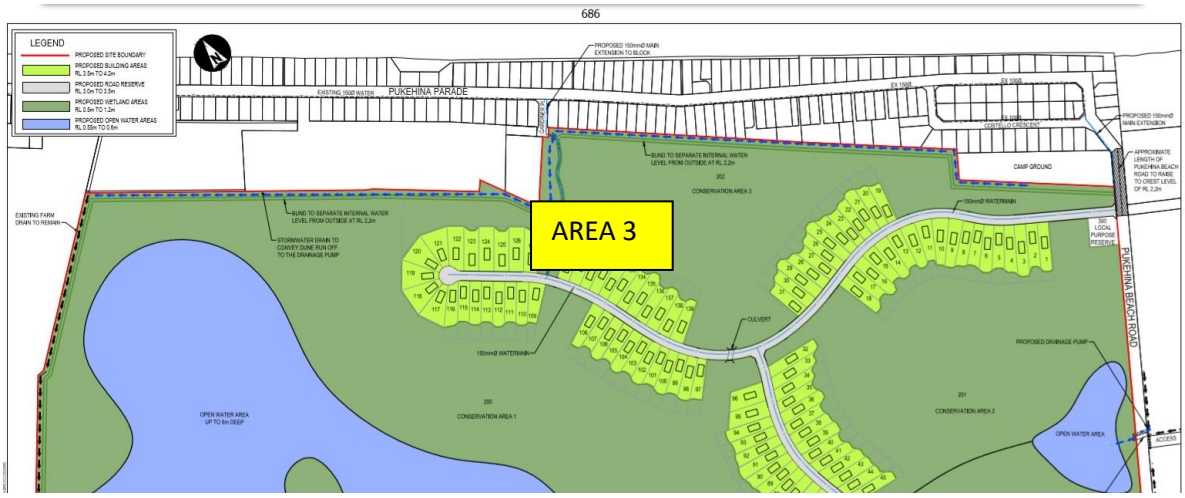
3. Concerns

3.1 Hydraulics

3.1.1 Ground Water Levels

Effects of water saturation, on current residential land.

The bund water management system proposed by the applicant does not rely on mechanical systems to maintain the proposed hydrological regime.



3.5.3 Operation Water Management of the application above

Item 3.5.3. Clearly states that Area 3 currently receives lower normal water levels due to the operation of flood pumps. THIS WON'T BE AVAILABLE ONCE THE SITE IS DEVELOPED, and a higher water level is maintained.

The applicant proposes to discharge additional water into this area, how will this be managed so that it does not detrimentally affect current Pukehina Residential homes and land? Properties currently located adjacent to the proposed development are at the same height if not lower than the proposed development height. If the area directly adjacent to current Pukehina (i.e. Area 3 shown above) is subject to constant groundwater saturation, what effect will this have on waste water management systems etc. of current residents.

In the T&T Review page 840, it clearly states that a groundwater level within the subdivision site is expected of 0.6mRL and 1.0mRL. As seen below. The report also clearly raises concerns regarding groundwater migration which they suggest will occur through sand dune and towards the open coast.

Groundwater levels

The application states that groundwater level of between 0.6mRL and 1.0mRL is expected on site. The application does not state how these levels were derived, whether by observation or prediction. It is likely that the development process would cause a rise in groundwater level on site, given the fill proposed and the raising of water levels to form the proposed wetland.

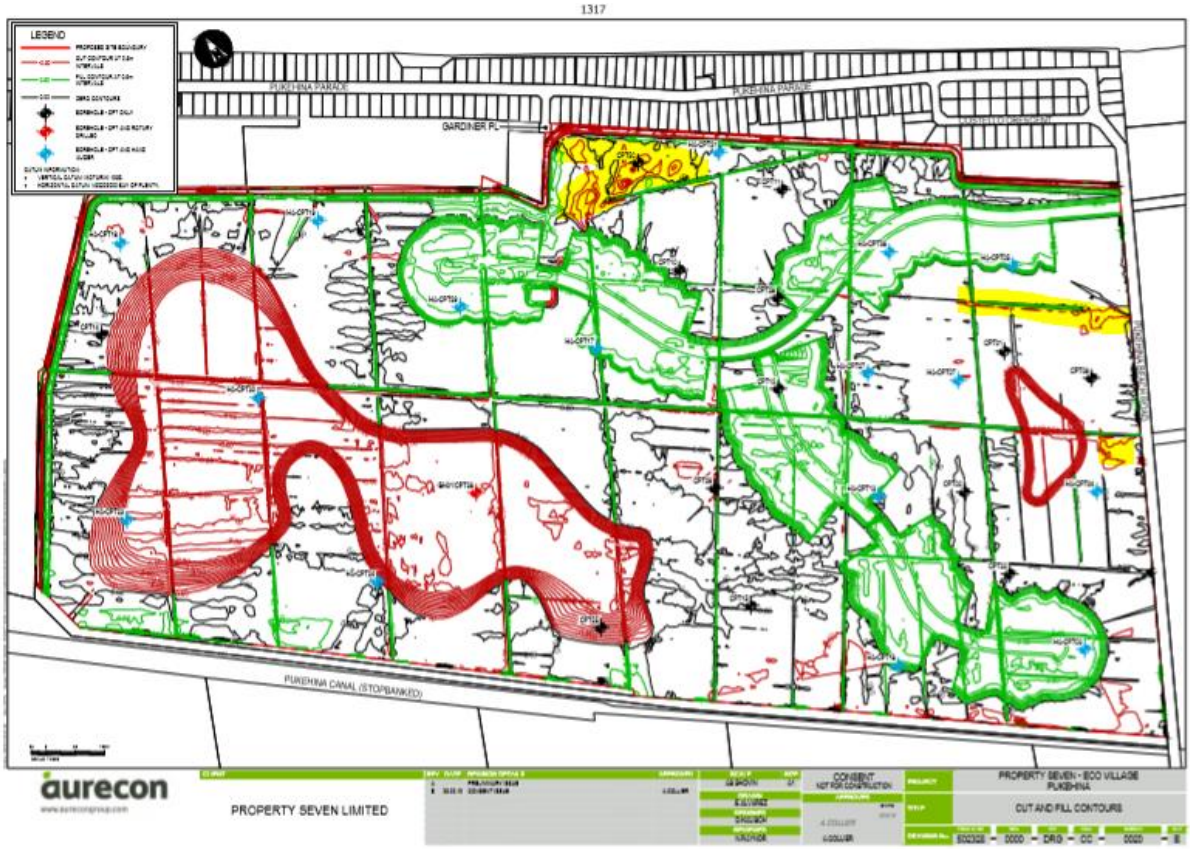
The effects of the changes in groundwater level have not been assessed. These effects may extend to the existing settlement at Pukehina, where groundwater migration is likely to occur through the sand dune and towards the open coast.

Recommendation

Establish likely groundwater levels through rigorous analysis. Quantify likely changes in groundwater level and confirm that these will not have adverse effects.

There are conflictions within the application in regards to the Earthworks and ground levels. 3.4.3 states that filling of the site within the existing flood plain is balanced by the lowering of the existing ground to create deeper water areas and shallower wetland areas and increasing the flood storage by a small depth over a large area of the site.

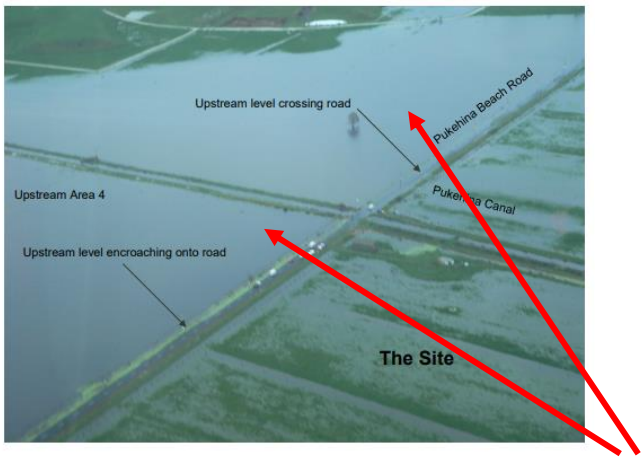
However the drawing below which shows the contours of the development clearly does not indicate the above reduction of ground levels in areas 1, 2 and 3, in any significant depth or surface area. The only areas to be reduced (other than the lakes) are highlighted in yellow.



3.1.2 Severe Weather Events

Agricultural land to the East of Pukehina Beach Road at present floods several times during an average year. This water is pumped out of the land into the canal system, has this effect along with severe weather effects been accounted for adequately in the applicants application?

Figure 7: Photo of May 2005 Flood Event



The photo above shows extensive flooding to the East of Pukehina Beach. It should be noted that this is a normal occurrence, which happens several times per year. However, the flooding shown above to the West of Pukehina Beach Road, has not re-occurred since 2005.

Without the option of mechanical systems in place for such regular weather events, what will be the action undertaken by the applicant or the council to prevent negative effects on current Pukehina residential homes/land?

The Application comments on Pg 142 of the application

As Area 3 (Pukehina Parade and Costello Crescent properties) currently enjoys the benefit of the floodable land within the site receiving and containing the runoff from the existing urban land, a diversion drain is proposed to convey this runoff around the site, on the outside of the proposed separation bund, to the northeastern drain connecting to the flood pump.

This drain, its location and configuration is not seen on any drawing or visual representation of the Application. In addition, the management and maintenance of this drain and the flood pump, has not been referenced.

3.1.3 Bund Configuration

There is reference as per figure 5 below to the configuration of the bund/stream to be reversed**.** If the bund configuration is amended as suggested in Fig. 5 Page 28 of 100 shown below, this will have several implications for current Pukehina residents including: water run off, security and privacy. We believe that this new plan does not appear to have taken the above implications to current residents into account and will have a negative impact on homes and land areas.

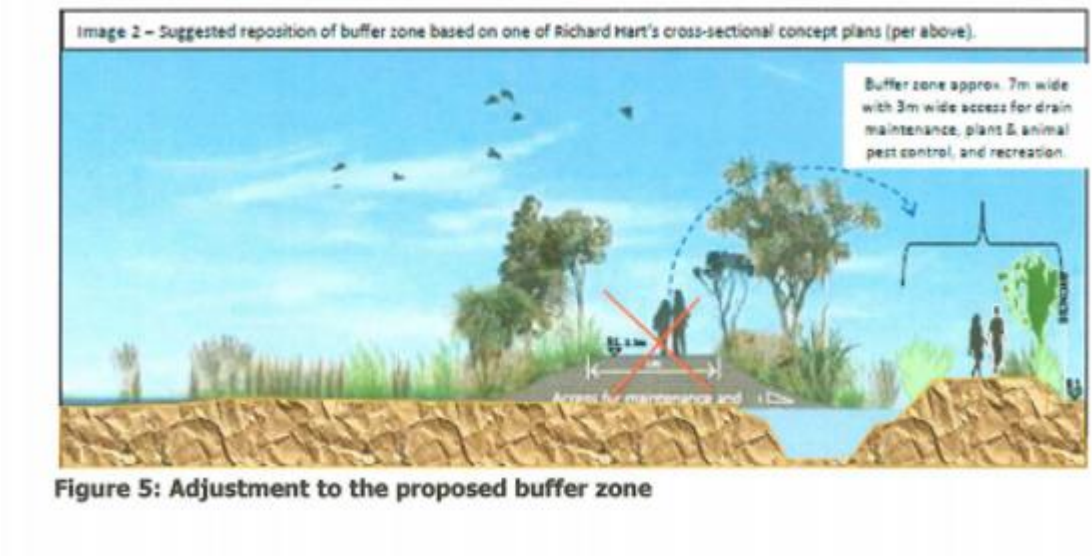


Figure 5: Adjustment to the proposed buffer zone

3.1.4 Effects of 100 year 48 hours Weather Event

The modelling undertaken in relation to a 100 year weather event, has only taken into account the effects within the development area (7.5.3 On-Site Flooding effects – below). It has not taken into account the effects of such an event on current Pukehina residents after the current landscape has been altered and current drainage systems removed. Specifically with a new 2.2m bund which would prevent the outward flow of water in such severe storm events into what has historically been the natural flood plain for properties, creating a back up of water into properties. This again relates to the lack of specifications of the drainage ditch to be located on the development side to the rear of current Pukehina properties and its capacity.

7.5.3 On-Site Flooding effects

The site is entirely subject to the floodable area overlay in the Council's GIS and on the District Plans Planning Maps (see Appendix B). However, given the liquefaction risks resulting in the proposal of a RL 4.2 m building platform level it is considered that any potential effects on property or human life associated with the potential for flooding is suitably mitigated to less than minor levels.

The stormwater methodology applied to the project is outlined in considerable detail in Section 3.5 of this report, To determine the pre and post development flood levels and flows a stormwater model was developed to assess the impact in a 100-year 48 hour event with 3°C of climate change. Based on the modelling of a 100-year 48-hour event, the results indicated an internal flood level of RL 1.31m. This is still well below any building platform or access level within the development. As such the potential adverse effects on future properties are suitably mitigated to less than minor levels through the requirement of a 4.2m high building platform level.

3.2 Failure of proposed Hydraulic System (Mitigation)

Should the current proposal for the movement of water within the Eco Village development be ineffective, as is our opinion, who will take responsibility and ultimately compensate homeowners for damage to property and land? Plus the longer term reduction in property values.

3.2.1 WASTEWATER SYSTEMS

On page 984 item 3.2 On-site effluent disposal it states

High groundwater will preclude individual on-site systems or a community wastewater system on the larger property.

Once the current drainage methods (which have served the land in Pukehina for over 70 years) have been removed, and the area adjacent to Pukehina Parade and Costello Crescent is flooded and turned to wetland. What impact will this have on the current waste water systems, once the run off areas and natural soak away areas which have worked successfully for many years are no longer available?

3.2.2 Maintenance and Management of open water ditches and drainage ditches

Historical failure to maintain open water ditches (NB. due to lack of access granted by resident) have had major effects on residential homes in Pukehina. Eg. Prior to 2013 access was not granted to the run off ditch which is located at the rear of properties 168 to 192 Pukehina Parade. The open water ditches were not cleared regularly of silt. This resulted in 184 Pukehina parade subsequently losing a large area of their section. This required extensive rebuild, at a cost to the council.

The applicant has not clearly identified in the application the schedule for maintenance and clearing of the water ditches located around the development boundary. We are concerned that this will occur again, but on a much larger scale, having more widespread detrimental effects to many residential homes and land.

With the landscape illustrations provided and the planting it does not appear that there is any proposal to maintain these ditches as the planting depictions (shown below) would hinder access by mechanical equipment. We require this to be confirmed, and a detailed schedule of maintenance of such water areas.

3.3 Privacy, Security and Health and Safety for current Pukehina residents

3.3.1 Privacy and Security

All visual montages supplied by the applicant have been from the view of inside the development area, none available to alert Pukehina residents to the proposed change to their outlooks and the resulting lack in security, privacy and safety (open ditch with minimal stock fencing which can be climbed easily by small children, giving access to open water of depth of 0.9m).

On all landscape architectural drawings provided by the applicant the visual or reduction in privacy effects of such a bund and its proximity to current Pukehina homes has not been portrayed to current Pukehina beach residents.

Below is an adapted version of the drawings which clearly shows the negative effect the proposed Bund/Ditch system will have on the current Pukehina residents.

Cross Section B is by 76 Pukehina Breach Road (half way between Campground and Gardiner Place)

The location and height of the current bund proposal would not allow residents of Pukehina that adjoin the Eco Village development any level of privacy or security, (which they currently have as the land is not accessed by public).

The architect landscape drawings clearly illustrate large trees and shrubs on either side of the bund. If this is the case, they will not be up to full height for many years. Once they gain full height they will shadow the current Pukehina resident's homes and also will still not provide privacy or security as they are permeable.

The above plans we do not believe fall in line with Western Bay Council Resource consent requirements. See current ruling taken from WBOP website below.

> ***Fences and Walls:***
> ***Side and rear boundary***
> *Any fence or wall within the side and/or rear yards or on the side and/or rear boundary shall not exceed a height that exceeds the daylight plane as described in 13.4.1(b) of the District Plan.*
>
> ***Here are some examples of effects that may result on you or other affected persons of not complying with the rules:***
> - *spray drift risk*
> - *noise*
> - *smell*
> - ***shading/overshadowing by trees or buildings***
> - ***loss of privacy***
> - *dust from unsealed roads or right of ways*
> - ***visual effect including loss of view***
> - *access to the property may be limited*
> - *sight distances if encroaching on the road front boundary*
>
> *Above Taken from WBOPDC resource consent document https://www.westernbay.govt.nz/property-rates-and-building/district-plan-and-resource-consents/resource-consents/common-resource-consent-planning/residential-zones#toc-link-1*

It should also be noted that if the proposal includes tall vegetation on either side of the bund how will this planting allow for adequate maintenance and silt removal of the water ditches?

3.3.2 Health and Safety

The applicant proposes that water level of the wetland areas (Area 3 in particular) will be between 0.2m to 0.3m in depth

> *"For much of the wetland, water levels should be 0.2-0.3 metres or thereabouts, above substrate level.*
> *The main bodies of open water should be 2.5-4.0 metres deep (or deeper), to avoid future encroachment by raupō.*
> *Margins of the largest body of open water should be uneven, with small 'embayments' c.50 metres across."**

There is concern that during severe draught periods, the wetland water levels will reduce to a point where puddling will occur. With this inevitable pests and mosquitos will develop. Within the application there has been no consideration made, or proposal put forward for the management of these pests, and the negative effect and health risks they will have on both current Pukehina residents and residents within the development area. Mosquito control should be a critical consideration in wetland rehabilitation projects such as this.

Mosquitoes can be more than a nuisance. They pose health risks, which have not been accounted for or planned in future management of the wetland areas, especially as they will be located within a residential area.

3.4 Effects of large scale earth movements on current residents (roading, sound pollution)

As shown in figure 3.4.3 of the Application, Earthworks and Construction, will be significant. It appears from the application that the only noted impact of concern for current residents of Pukehina during site development will be dust.

No mention has been made or management procedures suggested for the management of noise pollution and vibration impact from use of heavy earth moving equipment plus impact from the proposed conveyor belt system for earth movement and noise created.

3.5 Roading and Parking for the Wetland Walk

Within the Application there is proposed access to wetland walks via Gardiner Place. However no area has been allocated within the development site to allow for parking and access. The current road layout at Gardiner Place will not accommodate any large volumes of additional parking, or turning space. If this were to be utilised as an access point in its current form it would create access issues to 4 Gardiner place and 116 and 118 Pukehina Parade. There is inadequate space also for turning without utilising private land and driveways which will cause damage to existing areas, having a direct impact on current residents and requiring additional maintenance.

See photos .

Gardiner Place, Pukehina

3.6 Beach Access from Eco Village

3.6.1 The closest walkable access from the Eco Village would be via Gardiner Place, through Beach Access number 5. This Access point will become over utilised and damaged which will have negative effects on properties of 111 and 109 Pukehina Parade. Specific residents concerned have attached a personal letter in Appendix B for information.

3.7 Impact on trees and birdlife

The Applicant has not confirmed within the plan whether areas of significant trees are to be removed and their negative impact on native bird populations in the area. Group 7 during initial pre Application discussions assured residents that all areas of trees with significant size (i.e. those at the end of Gardiner Place in particular) would be retained. However subsequent talks with Aurecon staff have clearly said that all trees and shrubbery currently located on the site will be removed.

This will have a major impact on wildlife and birds which habitat these trees including:

- Morepork
- Tui
- Kingfisher
- Blackbird
- Thrush
- Silvereye or Wax-eye
- Myna
- Sparrows
- Swallows

The areas of natural vegetation of concern can be seen on the map below in yellow and also within the photos (from Gardiner Place). It would be reasonable to assume that if the development is proposed to be classed as Eco Village then the current well established trees and shrubs located on the site should not be removed.

Areas of significant trees and shrub area which are requested to remain on site (circled in yellow above).

Trees located next to 4 Gardiner Place, of significant wildlife habitat, requested not to be removed

3.8 Financial sustainability of the Wetland area

There is concern regarding the financial sustainability of the Wetland area. With an initial seed fund of $1.39m we believe that this will be insufficient funding for the long term management of the wetland areas. Specifically as there is no provision to increase this fund if funds are utilised.

- Funds will be managed by the Trust with options to include the payment of the Western Bay of Plenty District Council Ecological SIF ($900/lot which needs to be agreed with the District Council), and a contribution of $10,000 per lot from the developer as a "seed fund" for ongoing management.

4. Requests for Clarification

4.1 Application Lack of Clarity

4.1.1 We request that the Commissioner takes note of how the Applicant has misguided the community of Pukehina (as highlighted in 2.1 of our Statement). We request that the statement from Luke Balchin 5.11 is disregarded as this is not an accurate representation of support for the development by Pukehina Residents.

4.1.2 Lack of Clarity for Iwi

During the process of collecting the signatures supporting this statement as seen in Appendix A. It should be noted that it is our understanding that not all of the Ngati Whakahemo Iwi are aware of the implications of the Application. We request that this is investigated further.

4.2 Hydraulic Management

4.2.1 We request confirmation of the final proposed configuration of the perimeter bund. Ie is the drain on the development side of the bund or Pukehina current residential side. As in drawing Figure 5.

4.2.2 We request working drawings/clarity of water flows and levels maintained at high/low tide and weather events of lake areas.

4.2.3 We request that the developer or WBOPDC undertake water level and water condition monitoring across current Pukehina residential and land areas prior to, during and following the development. To indicate any changes in water levels and conditions.

4.2.4 We request confirmation of a process for monitoring of silt levels within drains/ditches on the perimeter of the development, and remedial action/maintenance schedules.

4.2.5 We request that a nominated member of Pukehina Rate Payers and Residents Association be involved in future discussions regarding hydraulics of the site.

4.3 Lack of provisions for compensation or mitigation should the model put forward by the applicant be lacking and detrimental effects to current Pukehina properties and land.

4.3.1 We require clarification of the impact statement and the acknowledgment of the affected parties and a copy of this provided.

4.4 Privacy/Health and Safety

4.4.1 We require information for current Pukehina residents as affected parties concerning privacy and protection around open waterways, created by the construction of a bund and public access.

4.4.2 We require an insect management plan for the wetland area to include monitoring, thresholds and mitigation above acceptable thresholds (specifically for the management of Mosquitos and rats). This is required for current residents and residents within the development area. Should any resource consents be required to manage pests with the use of sprays that these are put in place prior the development.

4.4.3 We request removable bollards to be installed at the entrances to all bunds to control vehicle access.

4.4.4 We request that the distance between current Pukehina resident boundaries and the proposed Bund/Drain is increased in consultation with Pukehina residents and the Pukehina Residents and Rate Payers Association.

4.5 Effects of large scale earth movements on current residents (roading, sound pollution)

4.5.1 Request a copy of the Emergency Management Plan during construction.

4.5.2 Confirmation from WBOPDC that any access to the development site to be gained only from Pukehina Beach Road, not via Pukehina Parade or Gardiner Place.

4.5.3 Noise monitoring to be taken place throughout the development project.

4.6 Impact on Trees and Birdlife

4.6.1 Confirmation is made by the Applicant that all significant trees and bird habitats are retained as part of the development.

4.6.2 If such privacy barriers are to be removed by the Applicant then alternative adequate privacy fencing or sympathetic planting is reinstated by the applicant, at cost to the applicant, in agreement with individual residents as required.

4.7 Roading and Parking for the Wetland Walk

4.7.1 A designated sealed area for parking is required within the development to cater for additional pedestrians entering via Gardiner Place, to be discussed with current affected residents.

4.8 Beach Access from Eco Village

4.8.1 Clarity is required on the increased impact on beach access points made from the additional number of residents utilising these.

4.9 Financial sustainability of the Wetland area

4.9.1 We have concerns that the Wetland Trust to be created as part of the development will have insufficient funds in the long term to sustain the wetland area in regards to maintenance, monitoring and management.

5. SUMMARY

5.1.1 We feel nervous of what the future may hold for us landowners and occupiers here in Pukehina. No one expert can guarantee our quality of life will remain the same in our already fragile piece of paradise. If this consent is granted and our quality of life deteriorates who will be responsible, and who will 'pick up the pieces'?

5.1.2 We feel we were not given an educated chance to make an informed decision on the impact the Eco Village would have on our fragile environment and our quality of life and our homes.

APPENDIX A

With submissions closed to the public 15/11/18 residents and homeowners of Pukehina feel lack of clear and concise information regarding the purposed 'Eco Village' has been conveyed to the Community.

With many of us loving the idea of an "Eco Village" we feel nervous of what the future may hold for us landowners and occupiers here in Pukehina. No one expert can guarantee our quality of life will remain the same in our already fragile piece of paradise. If this consent is granted and our quality of life deteriorates who will be responsible, and who will 'pick up the pieces'?

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I have read and agree with the Statement of Evidence of Pukehina residents to be presented at the Hearing by Conrad Nagle (supported by Pukehina Residents and Rate Payers Association

Name	Address	Contact Number	Signature
Mark Gravel	575 Pukehina	0274884292	
Kate Blakeborough	224 Pukehina Parade	021 1874370	
MARK DALY	224 PUKEHINA Parade	021 2610575	
MARC Nichol	4 Costello		
Annette Nichol	4 Costello		
Nicole Hannon	216 Pukehina	02158488173	
Dre Toeke	216 Pukehina	02041696904	
Jeremy Thorns	214 Pukehina	02041063947	
Janette ARROW	296 Pukehina Pde	0272877895	
Paul Arrow	296 Pukehina Pd	022 199 0221	
Janie James	103 Pukehina Pde	027 222 5888	
Jane O'Carroll	488A PUKEHINA PDE	022 1087994	
WAYNE BYFORD	439 PUKEHINA PDE	027 446 8234	
KERRIN MANGOS	488A PUKEHINA PDE	027 484 8188	
TREVOR VAN DER Kuijl	461 Pukehina Parade	027 383 55 55	
Deborah Paget	461 Pukehina Pde	022 038 7766	
Fiona Clelland	99 Pukehina Pde	021 165 0760	
Zac Ogle	104 Pukehina Pde	021 024 29 777	
annaliese gaseltine	104 Pukehina Pde	021 024 29 777	
R. Parinpi	108 Pukehina Pde	021 913 200	
Taylah Anderwarte	110 Pukehina Pde	022 611 7247	
Dillon Nelson	110 Pukehina Pde	022 477 1656	

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Name	Address	Contact Number	Signature
Oden Clarke	10 Costello Pukehina CR	0273788302	[illegible]
Sheree Breach	5 Costello Cres	5333280	[illegible]
Gemma Layne	7 Costello Cres	0277598707	[illegible]
NICK CUTTING	8 COSTELLO CR	0272813590	[illegible]
Andrew O'NEILL	12 costello CR	0275177994	[illegible]
John Hamlyn	337 Pukehina Beach	0274128175	[illegible]
Kevin Walker	337 Pukehina Beach	0274274844	[illegible]
Gloria Hamlyn	337 Pukehina Beach	0220718952	[illegible]
Glendhel Egot	337 Pukehina Beach	0220892551	[illegible]
Tom HALL	337 PUKEHINA BEACH	0272026131	[illegible]
Pam Hall	337 Pukehina Beach Rd	0272026131	[illegible]
Paul STUART	" " "	0279260266	[illegible]
ANT PALMER	" " "	0276001132	ANT P
Jo Hueston	" " "	021487283	[illegible]
Gardia Polgielo	" " "	0275604911	[illegible]
Philipp Scherhag	-"-	0210894011	[illegible]
Darren Quaife	" " "	0277689313	[illegible]
Renée M'Guran	" " "	0272573648	[illegible]
PHILIP TATE	17 COSTELLO CRES	0276676483	[illegible]
Bev Gratton	17 costello cres	0276586061	[illegible]
[illegible]	26 Costello Cres	026000207	[illegible]
[illegible]	" "	"	[illegible]

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Name	Address	Contact Number	Signature
Graeme Carroll	22 Costello Cres	0274908383	[signature]
ANDY McDOWELL	20 COSTELLO CRES	0274419730	[signature]
Sydnie Rae McDowell	20 costello Cresent	027 611 2989	S.R.McDowell
Laurie Banser	8 Costello Cresent	0272252993	[signature]
Sam Cutting	8 costello crs	0272813591	[signature]
Bruce Wilkinson	14 COSTELLO CRES	02108671704	[signature]
Patricia Cameron	20 Costello Cres	0212971353	[signature]
Brow Clarke	663 Pukehina Beach	075333404	[signature]
Deanna Randell	622 Pukehina "	0210599735	[signature]
DONOVAN HASTIE	178a MANIATUTU RD	0224254919	[signature]
Josh Halton	393 benner road	0212387025	[signature]
[illegible] Wiliamson	8 Pukehina Parade	0272759717	[signature]
Vennie Williamson	8 Pukehina Parade	0276376763	[signature]
Sharnie Harper	10 pukehina Parade	021513134	[signature]
Melissa Powell	10 Pukehina Parade	0225155714	[signature]
Andy Meyer	94 Pukehina	0274996808	[signature]
A NACCOR	94 PUKEHINA PARADE	075333233	[signature]
P Shattock	138 Pukehina Parade	075333157	[signature]
C.M. Forrester	662 Pukehina Pde	075334249	[signature]
R Forrester	662 Pukehina pd.	075334249	[signature]
Alf Rose	608 Pukehina Parade	075333663	[signature]
W&H Kadar Mia	612 Pukehina Pde	075333455	[signature]

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Name	Address	Contact Number	Signature
D. Cleary	83 Pukehina Parade	021 863 32630	[signature]
BEV NAPIER	60 PUKEHINA PDE	0212556873	[signature]
Shane Daisley	57 Pukehina Place	021 333 332	[signature]
Aaron Morgan	19a Costello Cres	027967590	[signature]
Aleisha McMillan	19a Costello Cres	027967590	[signature]
Jemma Jensen	2 Pukehina Parade	021566790	[signature]
Colin Jensen	2 Pukehina Parade	0211014984	[signature]
Yvonne Schoeman	1 Pukehina Parade	021 039 1035	[signature]
Alan Hulching	33 " "	0272796290	[signature]
Vanessa "	33 " "	0274141505	[signature]
Brodie Cummins	70 Pukehina Pde	02102984722	[signature]
John Taiapa	70 Pukehina Pde	02108277813	[signature]
Michele North	185 Pukehina Pde	0272845275	[signature]
Gary Topliss	184 Pukehina Pde	0275334077	[signature]
Chloe Petterson	74B Pukehina Pde	021336263	[signature]
Casey Mackwell	250 Pukehina Pde	0220322752	[signature]
Jess Fisk	214 Pukehina Pde	0204 1113 644	[signature]
REBECCA BELL	174 Pukehina Pde	0225870580	
Lauren Blake	180 Pukehina Pde	02102369327	[signature]
Jayson	180 Pukehina Pde	0273533281	[signature]
Leon Pomere	178 " "	0212586169	[signature]
Lauren Bellamy	178 Pukehina Parade	0212586169	[signature]

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Name	Address	Contact Number	Signature
Josaiah Bennett	326 Pukehina Beach	0273697028	Josaiah Bennett
Arorina Bennett	326 Pukehina Beach RD	027296562	
Mikaere Bennett	326 Pukehina beach	027 964 9297	
Rivia Mohi	326 Pukehina Beach Rd	0277889845	Rivia Mohi PP
Rennee Mohi	326 Pukehina Bch Rd	021 159 4815	PP
PH Dewhirst	55b blackroad.	027 202 8328	H. Dewhirst.
Izzy Bennett	Spencer Ave Maketu	027 361 1516	I Bennett
Isiraj Bennett	326 Pukehina Beach Rd	022 585 9685	
Saul Bennett	326 Pukehina Beach Rd	0219639588	
Des Mohi	326 Pukehina Bch Rd		
Jenny Kirk	704 Pukehina Parade	02210304[illegible]	
Alexandria H. Shearer	176 Pukehina Parade	027 [illegible] 789 4503	
Hugh Jinn Shearer	176 Pukehina Parade	027 789 4503	
Jayne Meier	510A Pukehina Parad	0212648233	
Brett Meier	" "	021686319	
Neil Petterson	748 Pukehina Parade	0212227310	
Jenny clout	308 pukehina Parade.	0212665147.	
James Lotty	331 Pukehina Parade	027-476 1132	
Dallas Bates	75 Pukehina Parade	027 244 8635	
LISA GOODSHIP	75 PUKEHINA PARADE	021 252 6636	
TRUDI BALLANTYNE	65 Pukehina Parade	021677102	
DAVID CUMMINS	343 Pukehina Parade	027 578 9992	

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Name	Address	Contact Number	Signature
Sam Thomson	126 pukehina parade	0275222504	[signature]
Taylor Thomson	126 Pukehina Parade	0274242204	[signature]
Peter Bayer	50 Pukehina Pd	0272303386	[signature]
Steve Pattan	55 PUKEHINA PDE	0227663965	[signature]
Anna Dixon	42 Pukehina PDE	021966063	[signature]
Peter Prescott	42 Pukehina Pde	0212609903	[signature]
PHILLIP YOUNG	36 PUKEHINA P	0212597171	[signature]
Liza Young	" "	0225427764	[signature]
Shirley Johnson	29 "	021278854	[signature]
PETER POORAN	21 PUKEHINA PARADE	021910242	[signature]
Karina Burman	9A Pukehina Parade	0272044669	[signature]
Russell Burman	9A Pukehina Parade	0274 810854	[signature]
Robyn Ebersöhn	4 Pukehina Parade	0223702649	[signature]
Shaun Campbell	4 Pukehina Parade	0223690764	[signature]
Keith Hekerwaka	53 " "	021801657	[signature]
Jane Yates	53 Pukehina Parade	021412696	[signature]
Kate Pomare	76 Pukehina P	0220487938	[signature]
Douglas Graham	76 Pukehina P	0220487930	[signature]
Puksha Patel	68 pukehina	0210601236	[signature]
Natasha Ward	74c pukehina P	0226309515	[signature]
Neal Conn	84 " "	"	[signature]
Murray Howard	84 " "	533053	[signature]

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Name	Address	Contact Number	Signature
Lance Seator	7 Clydesdown Ave	07 573977 1	
Emily Wallis	67 Pukehina Pd.	021 152 4979	
Craig Wallis	67 Pukehina Pd.	021 132 8166	
Dave Mackintosh	11 Maunganui Rd	0220639329	
Vickay Mackintosh	11 Maunganui Rd	0274405913	
Peter Richards	332 Maungatapu Rd	0272796220	
Tonya Dunham	66 Pukehina Pde	0274735572	
Tony Kranstopf	300 pukehina pde	0226508560	
Peter Dogerd	300 pukehina pde	021037 6775	
Brenda Poole	31 Inglewood Place, Tga	0274048751	
Murray Poole	31 Inglewood Place Tga	0274915561	

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Name	Address	Contact Number	Signature
Taryn Cambie	113 Pukehina	021 310 332	[signature]
Brad Cambie	113 Pukehina	0224532883	[signature]
Raewyn Meads	120 Pukehina Pd	021760195	[signature]
Ken MEADS	120 PUKEHINA RD	021 994463	[signature]
Polly Ropiha	112 Pukehina Pde	5333074	P.M. Ropiha
William Wairama	112 Pukehina Pde	5333074	[signature]
Ro Day	116 Pukehina Pde	0210627406	Ro Day
Sara Davidson	575 Pukehina pd.	0279224555	[signature]
Jude Cuthbert	514 Pukehina Pde	0274213112	[signature]
Ethney Barnaby	308c Pukehina Pde	0278493225	Ethney Barnaby
MARTIN RYAN	508 PUKEHINA PDE	0272772353	[signature]
Jesse Collins	c/-329 Pukehina Rd	0223183108	[signature]
Barry Collins	"	"	[signature]
Sharon Whitaker	450 Pukehina Pde.	0278788793	[signature]
TANGHARATUA NGAWHIKA	286 PUKEHINA BEACH RD	0264156204	[signature]

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Name	Address	Contact Number	Signature
Bev Goldsworthy	106 Pukehina Pde	027 50 555 56	
Bill "	" " "	027 5372034	
Aaron Reid	106 Pukehina Pde	0210445959	
Laura Costello	" " "	0279171683	
Keitha Tucker	254 Pukehina	027345 4081	
Trish Ashworth	546 Pukehina Parade	027345 1835	
Rachel Foster	576 Pukehina Parade	021 08154567	

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Name	Address	Contact Number	Signature
Clayton Clerke	10 Costello Crescent.	0272268120	P. Clarke
RICHARD DABB	10 COSTELLO CRES	02132576	
Jody Beattie	158a Pukehina Pde	0272220229	
GINO WILLIAMS	622 PUKEHINA PDE	027 605 21856	
AMARE' Hamman	6 Costello Crescent	0274720964.	
Phyllis trust	485 Pukehina	0272303192	
Sam TeNgahue	320 Pukehina	0273450788	
Beven Trust	3485 Pukehina Pde	0272303192	
Errol Watts	91 Cutwater Rd.	021644382	
Belinda Spratt	264 Cutwater Road	027463968	
Ngare Solomon	466 Pukehina Pde	0278057755	
Edward Creighton	466 Pukehina Parade	0274846954	E. Creighton
Peter Edkins	354 Pukehina Parade	0273431228	
Emma Macleod	274	0273999575	
Louise Edkins	354 Pukehina Parade	0273431228	

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Name	Address	Contact Number	Signature
A·CRACKNELL	169 Pongakawa Stn Rd	0273147732	[signature]
H Clarke.	663 Pukehina	0272079104	H Clarke.
Des B	9/27 Te Puke Cameron	0223609280	Des B *
Ron McKenzie	8/24 "	0276606377	[signature] *
H. Kadermia	612 Pukehina Pde	075333455	[signature]
M Poulter	154 PUKEHINA PDE	0211092464	[signature]
J Poulter	154 PUKEHINA PDE	0211092464	[signature]
Richard Walters	3 Pukehina Parade	0273330868	Richard Walters
Janine Walters	3 Pukehina Parade	0275674725	[signature]
MARCUS CROSS	4 Gardiner Place	0211110194	[signature]

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Suzzane and Brent Spillane 111
Pukehina Parade

To whom it may concern

I strongly appose the building of 137 homes with only one access to Pukehina Parade at each end of the large development. The main concern is pressure to the surrounding area of the access through Gardiner Place. A majority of the new residents of the development will want to access the beach and the only way to do this will be via these two access ways.

- Impact to the beaches, dunes and erosion. Pukehina is experiencing erosion of its sand dunes. Having one single beach access at this end will cause high traffic on the beach. Already around that beach access you can see the damage that people have done by sliding down the banks and not keeping to the beach access. More population, more people using this single area will inevitably cause devastating erosions to the dunes.

- Foot traffic and safety of pedestrians. Pukehina parade has a speed limit of 50km per hour, however drivers do not respect the speed limit and can be found doing an excess of 100km per hour. This has been raised as a concern by residents to the Council and the Police, but yet with no action. The development will increase the population and risk of a devastating accident. Having single access point at that end with a congestion of people trying to cross the road is a safety risk.

- Noise pollution from single beach access and the residents in neighboring properties will have an impact on their quality of life as well as their pets.

- Property value and appeal, while the development might increase the value of some properties in the area, for those directly across the road and close to the single beach access this will become a very populated section of the beach. The increase of noise will reduce their appeal and could impact the value of their homes.

Pukehina is an un-spoilt piece of paradise, its unpopulated beaches and environment are what personally attracted us to becoming a part of the community. We understand that development will happen however the lack of access to the beach, shop and Pukehina parade is grossly misjudged and more access ways need to be introduced to meet the needs of the new residents and reduce the impact on the beaches, environment and Pukehina community.

The Pukehina Eco-Village needs to create a minimum of four access ways along the length of the development to feed into the already established beach accesses along Pukehina Parade. This will disperse people naturally to enjoy the area fully with the community. Simple suggestion is to request access through the back of the store and purchasing a property to generate a generous walkway.

Yours sincerely Suzzane and
Brent Spillane