

Good morning, I'm Adair Jeffries.

I am in SUPPORT of,

Rural lifestyle PC 42 4B 5.3

I am WANTING to Subdivide my property, in White road, where I have lived for the past 20 years.

I started the process back in 2004...only to have the then, Subdividing rule, change.
I now wish to CONTINUE subdividing my 10 acres, into two 5 acre lots.

I have already invested in the surveying of the two lots. The boundaries are defined and the metal markers are in place.

Please see plan.....

The drive has been formed, water is on site and I have power at the gate.

If I am allowed to proceed, my intention is to sell lot 1, where I presently live.

This in turn will free up a 4 brm Villa, set in, an idelic setting at the end of a culdersac.

A lovely family home, on a Lifestyle block, which WOULD enable the demand for this type of living and for more housing, to be met.

The proposed Lot #2 is where I will build a smaller, ground level, fully insulated home for myself in my now retiring years.

I now realise, I am up against the fact my rear boundary ADJOINS Wairakei Estate.

Re; Rural lifestyle Clause 42, 4B 5.2

I have questioned the reason WHY Council won't allow one to subdivide, if a Farm adjoins their boundry.

I was told, it is because too many people, phone Council to complain about farm noises.

eg, Tractors, baling of hay and cows and sheep vocalising.

To me; this is a huge bonus,

I love all that action, it goes on all around me now as it is, with all the neighbours, just over the fence.

There isn't just a fence seperating me from Wairakei Estate; but the divide consists of a 48 metre buffer of land, on their side, plus a 4 metre wide stream to my boundary.

I will have more than that distance, from the stream to my proposed house site.

So my argument is; there is not just a fence seperating us, but in fact there will be, approx 96 metres, between my proposed new home and Wairakei Estates Workable land.

My proposed site is also in direct line with my neighbours homes, either side of me.

From my New home I will have a beautiful outlook of not only the stream but rolling green pasture, grazing sheep and Mount Tauhara in the distance.

I have enjoyed watching their property change over these past years from Pine forest, to Cattle and now Sheep.

The progress, the machinery used, and animal noises, did NOT and do NOT bother me.

To me it's what Country living is all about.

I in turn have broken in an old Quarry on the proposed lot 2.

I've had the Pine trees felled.

I've weedeated and slashed broom and blackberry myself, over the past 20 years.

Two years ago I had it cleared and undersown. It's now in pasture.

The only thing that has kept me going, was to KNOW that "One day" Council would change the Rural plan, and I could proceed with my dream and MY plans, for MY future years in retirement.

I would appreciate if Council could perhaps, reconsider on a CASE BY CASE BASIS, clause 42, 4B 5.2 taking in to consideration all the hard work, time and energy that one has put into their own property, with THEIR future in mind.