

Arthur Sandom, Submitter

Hi There

My name is Arthur Sandom. I live in the Ohiwa/ Waiotaha area. I have a rural revegetation business. This includes a native plant nursery and we grow 8000 plants per year from seeds and cuttings. I plant and maintain areas of rural land in the local area for landowners.

I've been involved with plantings for sub divisions, including the design, and the implementation of planting plans. I am also involved in the design of land use and landscaping. I've a good idea of what grows locally and how plantings will look over time.

I submitted on this proposal mainly because I was opposed to the design of the land use.

I reject the claim that the best use of lots 1-6 is housing. I reject the claim that lots 1-6 are class 4 land. I believe there are a lot of horticultural options that can utilise 1.8 hectares of highly productive soil, frost free, gently sloping, sheltered land.

I am involved in sub division applications and council plans as I see them as an opportunity to protect and expand areas of native habitat in our district.

This photo is of a pohutakawa growing in a bush block on the neighbouring property. This bush block was fenced off and has plant and animal pest control undertaken as a result of a non complying sub division being approved. This bush block is the most significant example of remnant coastal forest in all of the Bay of Plenty. I show you this photo so you can understand the context of where we are talking about.

The Goodfellow report states this application has "an amenity planting". I agree with this statement. The planting plan proposed offers minimal contribution to the restoration of native habitat in this area.

Chris Campbell states "655 trees are to be planted, which exceeds the planting plan".

But that's only 100 trees / hectare, I would consider that just a boundary hedge.

In my experience, planted areas have a much better chance of succeeding if they are fenced. This stops stock and humans from damaging the trees. The planted areas proposed are not fenced in the plan and although there presumably would be a requirement under the decision for the owners to maintain the planting plan, who will enforce this?

As for the remaining plants of the proposed '10,000' plants, the majority of these are less than 3m in height. In my experience, they will be swamped by kikuyu grass unless large formal gardens with weed matting are used, which is not shown on the landscaping plans.

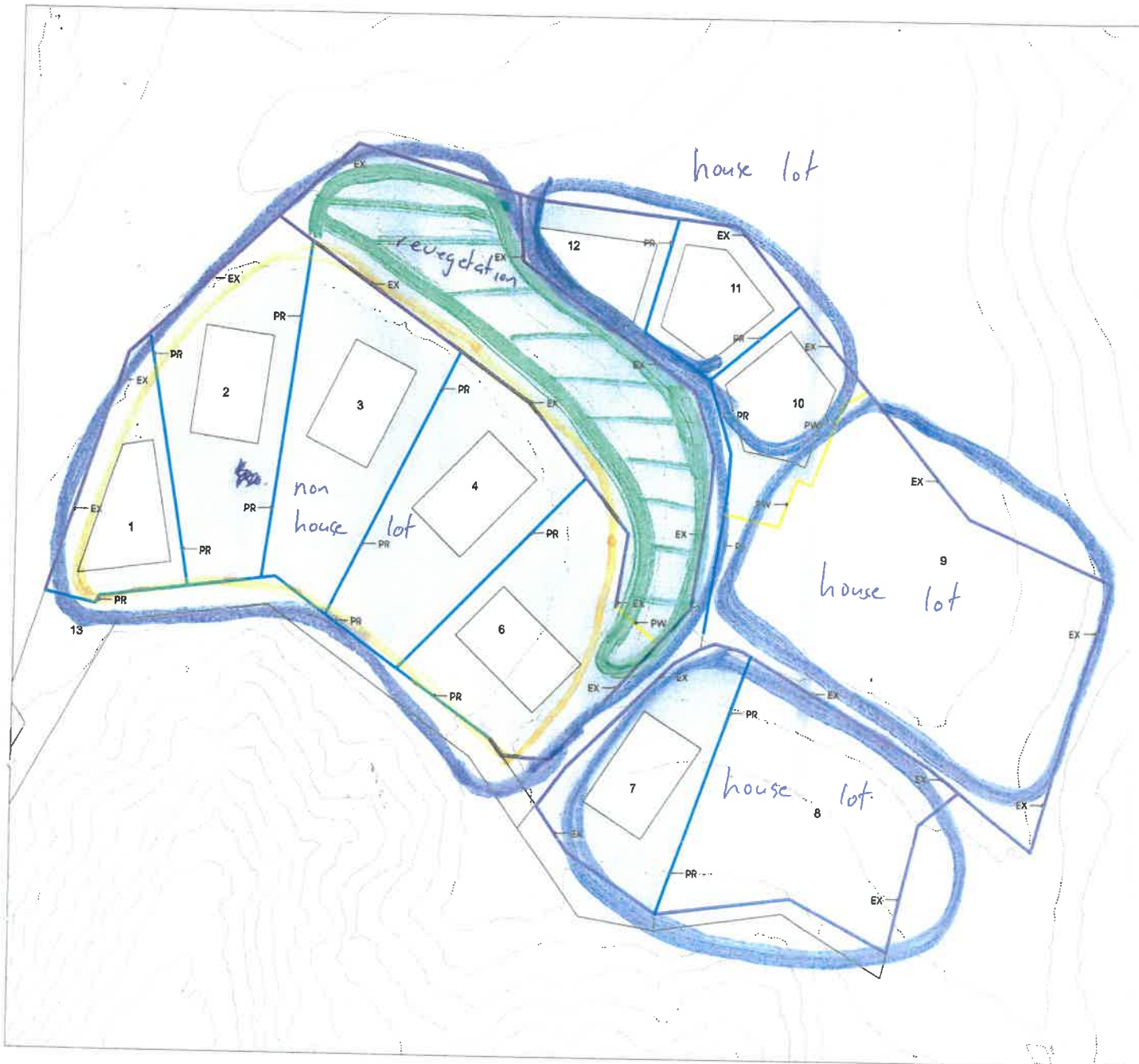
I reject the claim by Gavin Stillwell of "positive feedback from iwi and much of the community". I think, agreeing to not oppose this application, cannot be construed as positive feedback by the community.

This land use design plan I've drawn, I could stand here and defend as a sensible land use.

I see 3 house lots, and 1 lot with an area of both native revegetation and horticulture.

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In summary

655<sup>4</sup> native trees and the desire for the applicants to retire with \$ is the credible argument being put forward for this application to have 7 additional house lots plus additional lots for sale to neighbours from a 7 hectare block. I don't think this non-complying application has enough mitigations to meet the requirements of legislation or the betterment of the ohiwa / waiotaha area. I ask that the application be rejected.



Client  
G & S Stillwell

Project  
98C Ohiwa Harbour Road, Opotiki, Bay of Plenty

Drawing  
J001233/09 Fencing Plan



Scale  
1:750  
1:150