

My Original Submission was neither for nor against development because there were no plans in place at the time. Now we know what the proposed zoning is, so I wanted to at least pass on my knowledge of the area to help you make your final decision for that zoning.

My History of the McPaddons area.

In 1966 My Brother and I Purchased all of the land in the proposed blue and green zone area except for a small piece on the left hand side of Alma Road. We purchased Aprox 300 acres This included the area subdivided over the last 10 years by Dick Fairbrass. We developed this land from open Pakihi and wetland into grass and farmed it for a number of years. So I do know this land well.

About 30 acres or more was a wetland when we purchased it, with up to 3 meters of Peet and then clay down to the base at 6 mtrs to 8 mtrs.

Being hands on doing this development we learnt what the composition of the ground was. Some areas had a gravel base very close to the surface while some was 8 Mtrs down to the gravel base..Land with that deep base are currently not viable to build on because the Development cost would be too high.

My history of doing subdivisions.

Over the years we have done 4 subdivisions of over 20 lots each. (Close to 100. Lots in total) Power house road. McPaddons Road, Alma Road past McPaddons Road and the Crossroads. Power house road at Fairdown & McPaddons road we subdivided into lifestyle blocks. Many of these lots have been further subdivided by the people that we sold to.

There is some considerable ability to further subdivide at McPaddons road but the road frontage of each lot is only about 100 metres or so wide and most of the existing houses are built on solid ground close to McPaddons road and in the middle of the road frontage, limiting the number of houses on the road frontage and the land gets deeper as you go towards the back. The further back you go the less \$ one would get for a section because of larger cost involved with doing foundations when building.

There is more opportunity on the right hand side of the road as these lots have good foundation close to the surface.

The top Terrace of Alma Road

The idea with this subdivision was to have houses on the terrace looking down onto the rural land below. The proposal to zone this area rural residential I can agree is correct. There is virtually no ability to further subdivide on that terrace front.

Between The Alma Road Terrace and McPaddons Road there is the land that was the original deep Peet swamp. Some of this is connected to Alma Road sections and some are stand alone lots serviced by private road off Alma Road. Access is a limiting factor for further development. There will be an extreamly high cost in building foundations on this land as the solid foundation is 6 to 8 metres down. This land will either stay undeveloped or be the last to be developed.

Some of this land is currently in horticulture, growing and supplying the Westport supermarkets with Blue Berrys, Tamarillo's and Feijoas. This land has a micro climate that is ideal for growing subtropical fruit as it is frost free. See letter from Dave Calder and Jenny Van Beek attached, they are growing Blueberries here and that is there livelihood. They have asked that this land remain Rural.

My concern here is that it is important that we keep these people in the Westport area. Horticulture small scale (1300 blue berry bushes) does not provide a large income and if the rate burden became to high they may have to move on. The district would loose their horticulture knowledge. This land also has drainage issues caused by deep drains being blocked by people who have subdivided sections further down the drains. That needs sorting. Access for further subdivision is an issue.

Other blocks are likely to find that they have part of their land that is not viable to subdivide.

With the Amies land being intensive development and if there is an impediment to building because of measures that need to be taken to lessen noise from the rifle range then I think it will be a hard job to get someone to do a major development.

Just because the zoning changes, that does not mean that it is viable to subdivide. To give it a good chance of being successful one needs to develop the most suitable land that can be developed at the lowest cost. If you cannot do that you go broke.

Many of the owners of these McPaddons lifestyle blocks may not have the capital to develop their land and may find that with the land based rates they may find the rates unaffordable.

What should be happening is a new Greenfield development.

The ideal development is a larger block of land that is free of any existing housing. Does not have any extra cost to build on, then a proper overall plan can be done.

We need sections that will allow a person to build at the lowest cost. Good foundation and no impediments. (ie noise from the rifle range)

Lost opportunity

The ideal land for a housing development is the terrace land that Westreef (Council company) purchased off Hamiltons. (They will use this for a gravel pit.)

This is the perfect land to do a development on. No buildings on it. Great building foundation close to the surface, no flood risk & out of the rifle range sound issue. But currently zoned Rural.

Swap Westreef land for Amies and all issues disappear. (Good gravel on Amies land)

Council could have purchased this land and developed this land so that Westport residents could have been supplied top quality sections at a reasonable price. That would have ensured a successful future for Westport.

This land is Rural zone at present but it could have provided sections for Westport for at least the next 30 or more years.

Murray Dellaca

David Calder
4/199 Alma Road
Westport

6th July 2024

I am writing regarding the Alma Road Re-Zoning.

Looking at the proposed re zoning of Alma Road we note that our property (Lot 3 DP 451137) has been marked to be re zoned as 2 different types. Our main blueberry plot is marked as "Large Lot Residential" and our smaller blueberry plot and house and packing shed is marked as "Rural Residential Precinct", we believe these both should remain as rural land.

Myself and my partner operate an orchard at our site in Alma Road, we are growing primarily blueberries commercially which we supply to Supermarkets, Fruit and Vege shops and the direct to the public around the region.

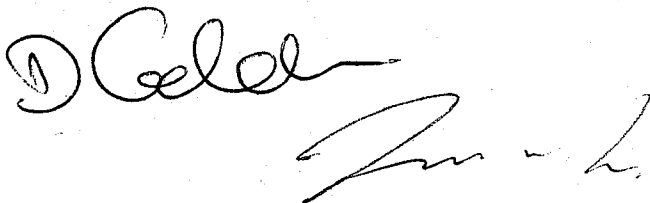
We moved to Westport in 2016 when we purchased our rural property with the goal of setting up a new venture growing blueberries under the name Alma Ridge Blueberries. To date we have around 1,500 blueberry bushes and enough land to be able to add another 2,000 to 3,000 plants if we were to expand.

Setting up our orchard has been very expensive, we needed to cultivate the land to make it ready to plant, installed irrigation and added the structure for covering the plants with bird netting. We have recently added a packing shed. All of this was necessary to ensure the future viability of our business.

On top of all this I feel that our property is not suitable for housing, it is primarily a peat block, with areas of peat over 3 meters deep, this would make housing not impossible but very expensive. We feel that our land needs to stay zoned as Rural as we are a commercial enterprise and so that we can continue to provide our produce to the local market.

Thank you for taking the time to read our concerns.

Kind regards



David Calder and Jenny van Beek
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