

## My Name and house number

We have lived at Tapuae for 8 years, there are considerable benefits of living here, including walkways, working grazing farms, separation of building sites and the great community that lives here at Tapuae. John and Mary have developed an amazing place for all residents to live and thrive.

One of the reasons we purchased at Tapuae was the governance framework structure in place, the close community at Tapuae and the value our 1/30th share in the farm represented to us, over and above our house and land purchase. We love being part of a farming community and want to ensure this is protected.

We love walking around close to the cows and the unique benefits this environment provides to us as co-owners is very special to us.

### ③ Amenity Value Degradation

We don't want our amenity value, specifically, our long-term enjoyment of the existing farm, the long term certainty of this special land to be diminished by our farm land being reallocated without our consent.

*character quality changes*  
Of the 8 co-owners that have opposed this resource consent application, our neighbours at 14, 23, and 24 are the first established owners to live here and have done so for well over 15 years. Their opposition supports the Amenity value risk they and I see with our land being able to be altered without our written approval.

*Alex contained mitigation of risk would alter amenity value*  
**Precedence for the future of Tapuae**  
*Lot 20 Beach access compromised*

We are concerned about the precedence this RCA creates to enable current land boundaries to be adjusted, without the express consent of all 30 freeholders and the amenity value we enjoy currently.

Who knows if this is approved what could be next! *a number of other sections maybe 5 more sections*

Further, the residential and building covenants included in our original P&S agreement we received when we purchased our land and title in lot 30 and 31 had an express prohibition on further division or subdivision of the land, LINZ - 7890638.42.

This change creates a boundary adjustment which is prohibited in the covenants

We do not feel it is right that land changes can be made without the authority of all co-owners and I am here to ensure that 8 of the 30 landowners are heard as they do not agree with this land change and have not provided written consent.

### ② Encumbrance of risk

Further risk of the land that has subsided being now an issue for all 30 landowners to deal with if further subsidence occurs, this is currently an issue for the owner of Lot 9, this risk will then pass to all farm owners and the future costs and risks related to this are unknown and potentially substantial.

*This is supported by Alex's comments around 20 year risk of land*

### ④ Governance Framework

I am mindful that a 50% of the current TCEL board comprises immediate family members of the applicant, and any reliance on TCEL stances should not substitute written consent of each registered proprietor and the rights of each land co-owner.

#### Not necessary

Engineering alternatives exist for this site, boundary adjustment is a choice not a need, cost is not a valid argument for an unsupported boundary change for the 8 landowners opposing this

#### In Conclusion

Although only 8 submitters opposed, these 8 co-owners opposing represent 50% of the owner residents living here at Tapuae, excluding homes owned by the Washer Families.

# risk

Amenity -

character changes due to further allowed changes, ability for further subdivision.

- clear Amenity value risk, loss of beach access due to loss of control.

\* mitigation of risk considerable for the shareholders, yes to more risk for all shareholders

less grass for cows to eat, replacing grass with gullies. change to land water rates increase, risk increases use over time

premise of a farm park will change over time, and this poses character risk to all shareholders

21/10/25