

From: Steve & Jean Wood [mailto:woodselk@xtra.co.nz]

Sent: Friday, 15 November 2019 1:57 PM

To: Julie Straka <julie.straka@npdc.govt.nz>

Subject: Re: Notice of reconvened hearing

Hi Julie , The Commissioners , and every one else . My thoughts on the applicant's reply or lack of in part . Firstly I feel that there is a lack of response to some of the points raised by the submitters to this plan change . IE extra pressure to the school the village as a whole as far as infrastructure goes parking roading better usage of land ect I wont go into detail repetition issues here . My reply is surrounding these proposed retention ponds . On paper they look great and there is some doubt in my mind to weather they will work or fail hopefully the former . Now if they fail what would be the outcome I am picking not so good . So my question here is who becomes liable and how would it be fixed . Also the long term maintaince who pays rate payers ,land owners or the developer . What if there is no money left then what happens . Now another point is the fact that the developer has planted his Qe2 Covenant area for the paddocks and some of this has a fair percentage of weeds gorse woolly nightshade . I am not sure who should be responsible to remove but by allowing this to seed we are now looking at seven years of weeding to control . Ultimately this should fall back to the developer so now he has showed his hand do we allow this based on performance I am saying no . This seed will find its way down stream / valley via water, birds wind ect. Into these pond areas and further down stream into the Wairau its self where not only hard to get to but with a lack of desire to remove . So i am saying no we cannot allow this to happen . Also I have some very real concerns over the size of this stage of development . If we remember he was only going to develop the paddocks ,now how many lots when would we expect him to put a end to this application and go this is it no more lots . Going on previous performance's I would expect some more development at a later stage . So we don't really know what the full size of this will end up being therefore how can we plan for the future when we don't quite know what the future will be . We already have enough land for future sustainable growth . We should be sticking with this growth plan .

Regards Stephen Wood