

**LAND USE CONSENT APPLICATION LUC18/47378
AND SUBDIVISION CONSENT APPLICATION
SUB18/47165 – PROPOSED FONTERRA FARM
SOURCE STORE AND 2 LOT SUBDIVISION AT 2475
SOUTH ROAD, OKATO**

**EVIDENCE OF JAMES DINNIS
(Submitter)
28 March 2019**

1. I live at 12 Kaihihi Road.
2. I have lived at the property since 1997, and I also run a small business from the premises.
3. I have chosen to live in a rural environment as it allows me to benefit from the open space and peace that it provides.
4. In 2011, I carried out a discretionary two lot subdivision creating No. 9 Kaihihi Rd, which was granted with conditions. An old homestead was relocated and renovated being sympathetic to its era. Extensive planting was carried out to mitigate the effects.
5. This development was carried out to enable my elderly parents to move from the Coromandel and be closer to family. They also wanted to live in a rural environment.
6. Now we are faced with a large retail operation being established opposite our properties with minimal planting, which will ruin our rural outlook and the general ambience currently experienced.
7. To get a good understanding of the impact this proposed retail development would have on us, we engaged the services of Damien LeGrand to create the

3D images. Plant size is based on best estimates after 3-4 years. The result is horrifying and shows how out of place this would look if allowed to go ahead.

8. Another concern I have is the increase in traffic and associated noise which will also have a major effect of the rural environment we live in, and also increased danger to other road users especially the walkers and cyclists.
9. In summary if this development was to go ahead it would alter the rural landscape we live in a major way, resulting in a negative effect on our property and quality of life.

Traffic concerns

10. The business Carbon Art has a very limited effect on the rural environment and I reject any suggestion to the contrary. It is a small specialised windsurf manufacturer which primarily exports and carries out its business through our website.
11. Carbon Art has minimal traffic movements from customers and no street signage or even indication it is a business.
12. Traffic movements are on average 2-3 courier vehicle's per week delivering goods and 1-2 collections by a trucking company. I understand this complies with the District Plan rules for vehicle movements. The Applicant advised me they may raise trucking movements, so I checked with the company I used, and I can confirm there have been 11 trucks stop outside 12 Kaihihi Road this year (refer attached email).

James Dinnis

Date: Tue, 26 Mar 2019 20:42:43 +0000
From: Sonia Farley (MFT NPY) <Sonia.Farley@mainfreight.co.nz>
To: James Dinnis|Carbon Art <james.dinnis@carbonartwindsurf.com>

Hi James

List below of movements from you and to you since the beginning of January

FWM13927701	22 Mar 2019	CARBON ART INTERNATIONAL	OKATO		TOMMY PYATT	WANAKA	NPY13	CWL95
FWM13913442	21 Mar 2019	CARBON ART INTERNATIONAL	OKATO		JEREMY VAN DIEPEN	PUKEKOHE	NPY13	AKL01
FWM13864889	14 Mar 2019	PRIMAL SURF	AUCKLAND		CARBON ART INTERNATIONAL	OKATO	AKL01	NPY13
Q001305689	01 Mar 2019	TOMMY	WANAKA	9305	CARART - CARBON ART INT...	OKATO	CWL95	NPY13
FWM13680563	19 Feb 2019	PRIMAL SURF	AUCKLAND		CARBON ART INTERNATIONAL	OKATO	AKL01	NPY13
FWM13662738	15 Feb 2019	PRIMAL SURF	AUCKLAND		CARBON ART INTERNATIONAL	OKATO	AKL01	NPY13
FWM13597520	07 Feb 2019	CARBON ART INTERNATIONAL	OKATO		BRETT TERCEL	COOPERS BEA... 0420	NPY13	KAT15
FWM13597520A	07 Feb 2019	CARBON ART INTERNATIONAL	OKATO		BRETT TERCEL	COOPERS BEA... 0420	NPY13	KAT15
FWM13597520B	07 Feb 2019	CARBON ART INTERNATIONAL	OKATO		BRETT TERCEL	COOPERS BEA... 0420	NPY13	KAT15
FWM13509678	25 Jan 2019	PRIMAL SURF	AUCKLAND		CARBON ART INTERNATIONAL	OKATO	AKL01	NPY13
FWM13502611	24 Jan 2019	CARBON ART INTERNATIONAL	OKATO		DAVE O'DONOVAN	WELLINGTON	NPY13	WGN04

Many thanks

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