

To The Registrar
Environment Court
Auckland



I Sean O'Shea of Awana, Great Barrier Island, support the nature, intent, character and content, of the W F Carlin appeal against parts of the decisions of the Auckland City Council District Plan Hauraki Gulf Island Section.

I have made numerous submissions for the benefit of the O'Shea farm, which is east of the Carlin property. We achieved much correction of wrongly zoned landforms. Therefore I understand the complications of being wrongly zoned and being forced to comply with the wrong set of rules.

I believe the date of the decision on the Carlin submission 09 was the 2nd of May 2009 by the planning commissioners and planning Chairman Mr Mulholland.

The parts of the decision I am speaking against are:

The Councils rejection of the Carlin Submission.

- (1) That a portion of his property outside the large conservation covenant, within the fenced alluvial pastoral valley floor area be inappropriately zoned wetland system when the area has no true characteristics of a wetland system present.

I seek this area to be appropriately zoned as alluvial flats.

- (2) There is an area of land along Aotea Road which is a gentle land form, and is generally fenced into a two paddock hill area. The pastoral area historically has been referred to as the "plough paddock," because the Aickmans use to crop the paddock. More recently in the 1980s a Mr Mc Louchliun fenced the area and cleared much evasive manuka scrub, also creating a summer track south from the plough paddock along a broad ridge to harvest firewood to supplement his income. Therefore in my lifetime this area has been a life sustaining area with low impact methodology utilized, and should remain in productive land zoning.

I seek the pl zone plough paddock to be enlarged to the north to a fence line, and south to the small corner property. (ms lowe).

- (3) The significant ridgeline designation from the Awana Flats north to the Haratonga cross roads.

I seek this significant ridgeline designation to be uplifted as this is a minor ridgeline.

General Rational/Reasons.

The general reasons for my support of the Carlin Appeal are.

The councils decisions described above

- are inconsistent with relevant provisions of the RMA including the purpose and principles of the act under part 2.
- will not promote sustainable management of natural and physical resources.
- are inappropriate and inconsistent.
- in my view are not recognizing the great contribution to conservation made by Carlin/Brookes with their conservation covenant over some 70% of their land.
- effects much of Carlin/Brooke most useable land areas, therefore unjustifiably limits their ability to enjoy their land without council consents or monitoring.
- This is a complex land form which can assimilate much productive activity.
- Council should nurture and foster appropriate land use activity and recognize much activity can be managed amongst manuka especially when it is close to access, and in open country.

The Land Form 4 Area

I submit in my view that this area has a spring at the toe slope, and the the paddock being roughly level drains slowly. In summer the area is virtually dry. In winter there are areas which are wet. The drain stops before it gets into the spring area.

During summer it would be reasonably easy to install an appropriate drain to the base of the hill which would dry the area. The valley is generally very alluvial and if dug is like river silt, and is free draining. This could be the reason it is favored by rabbits.

If indeed there is to be a wetland it should be greatly reduced to 2000m² area in the area marked with a *.

This is a large pastoral valley floor with very little modified drainage. In my view it would be wrong to punish a landowner for being sympathetic with nature's way.

The Land Form 6 Area

There is pl zone in the Carlin/Brookes plough paddock area. However much area north and south of the plough paddock is still in pasture under the evasive manuka.

This is an area with fences tracks and much human activity.

I seek an expansion in the pl Land form 5 area north to the fence and south to the small corner property.

This pl area should mirror the pl area on our side of the road. At present there are bee hives in the bush. The good access, shelter and sun, mean there are many productive opportunities, for this area.

Significant Ridgeline.

The designation of significant ridgeline from the Awana flats to the slope paddock gate I wish to have uplifted. The designation north of the gate of the slope paddock can remain in place.

Reasons for uplifting the ridgeline denotation.

1. The ridgeline is a minor ridge.
2. The designation limits productive opportunity.
3. The designation unjustifiably involves council in private land use opportunity.
4. The 100m swarf includes all O'Shea slopes which are in pasture.
5. The 100m swarf includes some 4ha of alluvial flats on the O'Shea side of the road.
6. The minor ridge is a broad landform.
7. With the road being the centre of the ridge it is hard if ever to incur development on the ridge actual or skyline.
8. There is an inconsistency, as much of the Awana eastern ridge is not designated.
9. This is an area of opportunity unjustifiably limited.
10. Council staff concedes that it is a minor ridge when talking of planning issues.
11. Natural screening is plentiful and mitigation available.

I seek to uplift the designation from Aotea Road area, both sides Carlin and O'Shea from the flats to the O'Shea slope paddock.

I seek to uplift landform 4.

I seek to enlarge the plough paddock pl zone.

Sean O'Shea 27-7-09