

Stephen Hudson

From: Myles Goodwin <MylesG@catobolam.co.nz>
Sent: Thursday, 27 May 2021 9:23 a.m.
To: Stephen Hudson
Subject: Robinson Road
Attachments: SnipImage(26).JPG; SnipImage(27).JPG

Hi Stephen, please see attached sketch plans. The property is zoned Rural Production which allows for subdivision from bush protection, bush planting or wetland protection. There is sufficient bush on the property to create two new titles, with areas between 1ha and 2ha. The other option is bush planting, with up to three on-site titles being available from 15ha of planting. The attached plan shows a 10ha area, which would provide for two titles, each between 1ha and 2ha. We would need to investigate places where these titles could be placed.

We note that this property, and the two others between it and Robinson Road are the only properties between Coatesville and the Riverhead Forest that are not zoned as Countryside Living. This may have been because of the quarry operation. If the quarry operation has ceased, this may give grounds for a private plan change application to rezone these properties to Countryside Living. Significant further investigation would be needed to support such an application. If successful, then the altered zone provides for subdivision to a 2ha minimum size, or a 1ha average size when transferrable titles are used. Given the nature of the property, it is unlikely that the full title yield potentially available under a Countryside Living zone could be realised.

Please get in touch if you require any further information.

Regards
Myles



Myles Goodwin

Director Environmental Planner | BSc | MSc(Hons)

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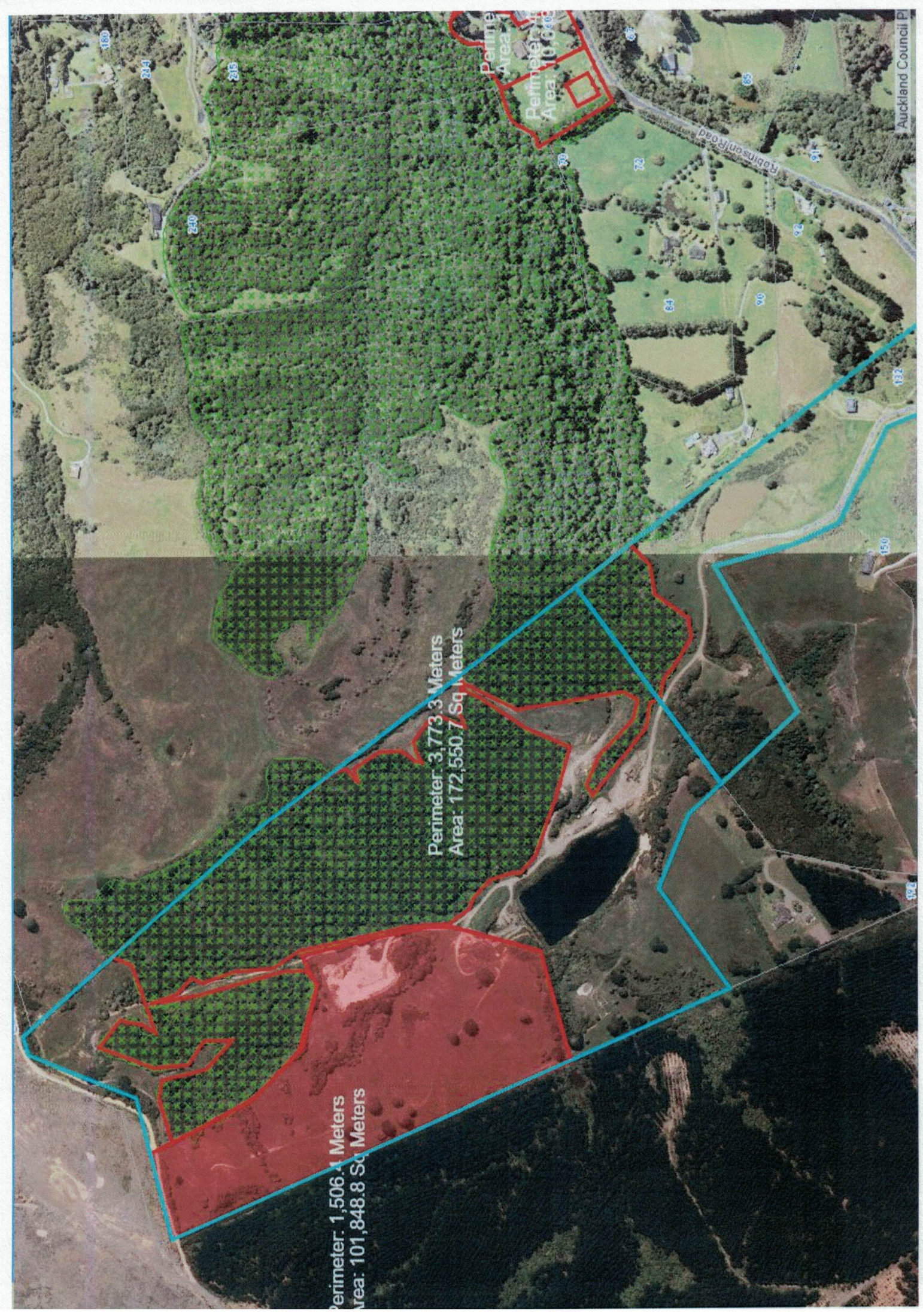
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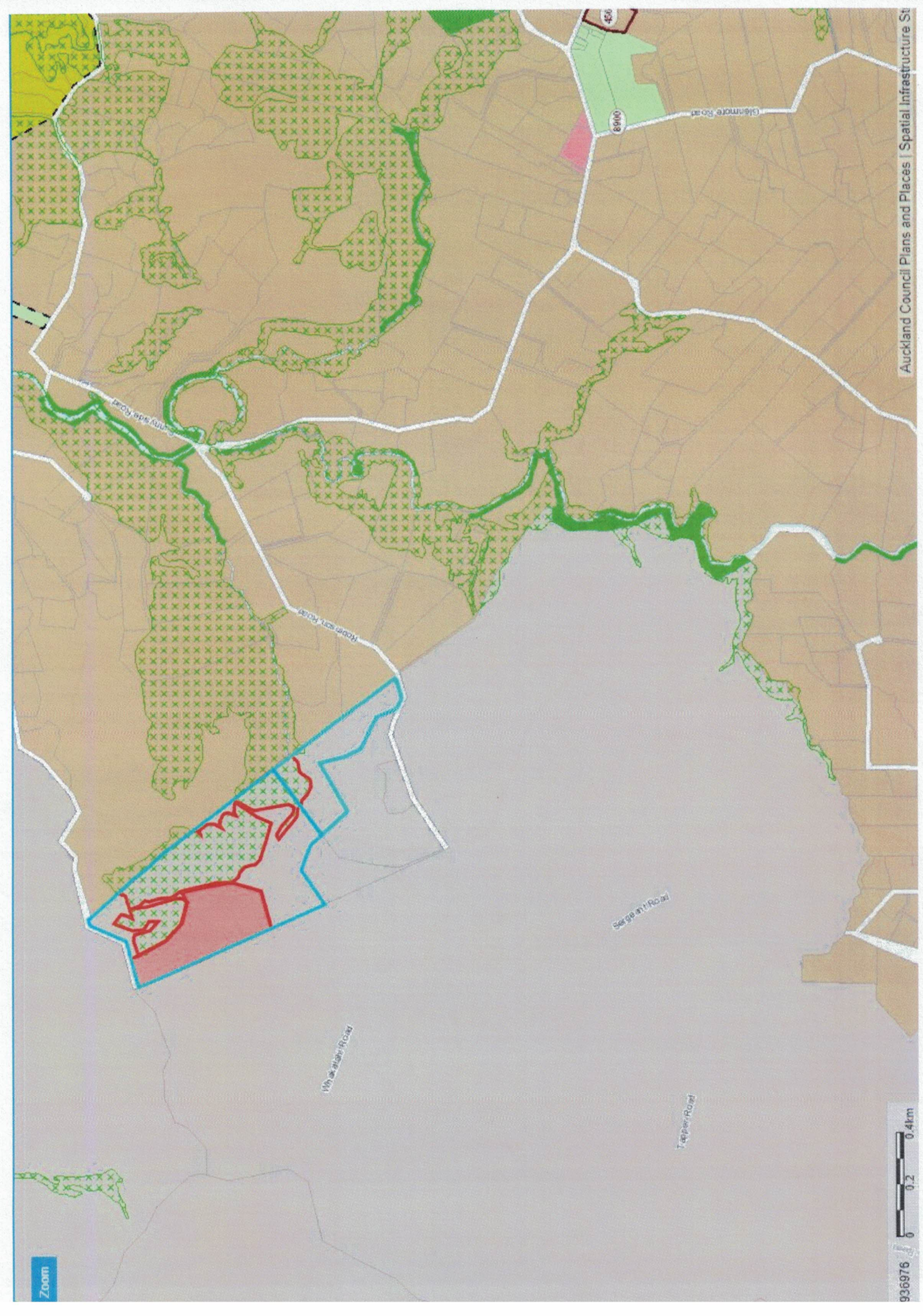
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