

Dear Sir/Madam,

My partners and I wish to register an expression of interest for consideration as a Special Housing Area. We own a block of land we believe would be very suitable for low cost housing within the Arrowtown Boundary. It is situated on the corner of Malaghan's and Manse Road, within the existing Arrowtown Boundary. It is a substantial area of about eight and a half acres and is situated within the new Arrowtown Boundary. It is sited directly across the road from Millbrook Resort. We have owned this for about 25 years.

The historical and current interpretation of planning restrictions for the use of our property under the Resource Management Act has created Draconian restrictions and unfair impediments to the fair use of our land. Particularly with regard to what has been consented for nearby property. We currently fund a private de facto reserve. **For these reasons we believe our substantial block of land now offers a unique opportunity for a practical and balanced end use for this site. It is unique within the current existing boundaries of Arrowtown.**

Even with the current restrictions, as regards the setback for the road in particular, some practical use could be made leaving the vast corridor currently required. A major consideration for the setback in the first instance was that Feehly's Hill was regarded as an Outstanding Natural Feature [ONF - another of Judge Jackson's personal interpretations]. This ONF is covered in ariels and water tanks and can't realistically be seen as such now in 2014 when for example, a supermarket now graces the foreground of the Remarkables! Further, the house immediately to the West, known as the Osato house and regarded by Judge Jon Jackson as an "historic aberration" showing a lesser setback, realistically points to a more practical interpretation of a buffer and corridor along Malaghan's road.

Manse Road already has main services in place, originally for the Butel Park, development, which in itself is ironically without the previous Arrowtown Boundary.

We will offer a more detailed submission in due course, but would ask you to consider our property on the basis it satisfies many of your goals and in particular, your "LEAD POLICY PRINCIPLES", with particular regard to

6. "Priority will be given to SHAs within existing areas".

7. "consideration may be given to a number of greenfield locations for SHAs where they are located adjacent to existing areas and services".

It would seem inconsistent to say the least that a greenfields development site without the new Arrowtown Boundary would be given preference over the property we offer.

All of our partners have development experience, including Arrowtown. However, one of the partners Tony Clear of Clear Construction has vast experience, including this area. Briefly, he developed the Ballarat Arcade, the new development behind Arrowtown's Post Office, also many others including the redevelopment in Dunedin of the old Wilson's Distillery site.

**We offer to The SHA strategy a unique island of undeveloped land within Arrowtown's Boundary. This only exists as such through the historic vagaries and inconsistencies of RMA interpretation.**

JEFF DICKIE  
PARK PARTNERSHIP  
ARROWTOWN

CONTACT: JEFF DICKIE 1 MALVERN STREET WOODHAUGH DUNEDIN ph 021 329 855