

Before the panel of Commissioners hearing the submission by Hogans Gully Farm Limited on the Proposed QLDC District Plan

May it please the hearings panel

The **Bendemeer Residents Group** (submitter #1369/#2794) has asked me to speak briefly on their behalf in respect of the submission by Hogans Gully to enable a new golf course resort next to the Bendemeer Special Zone.

The Bendemeer Residents do not oppose the rezoning of the Hogans Gully farmland into a high quality golf course. In fact the residents would prefer the land be developed into a high quality golf course compared to leaving the land as undeveloped farmland.

However, the Bendemeer Residents have strong concerns about the location of some of the proposed buildings and activities near the Bendemeer property boundary, namely:

1. The close proximity of location of golf holes 12 and 13
2. The close proximity of housing areas R8 and R9
3. The height (visibility) of all buildings from Bendemeer
4. Nuisances from Helicopter flights and temporary activities
5. The provision and maintenance of a landscaped buffer between the two properties
6. Rights of access
7. Management of construction effects.

The residents hope their concerns will be addressed by private agreement or during the resource consent process. To this end, the residents can support the rezoning if the residents:

- Are involved in the design and consenting of the above matters; and
- Can be assured the above matters will be addressed through the consenting process.

Thank you

Ben Farrell
Independent Planning Consultant

Dated 24 July 2018