

## PAIHIA PROPERTY OWNERS GROUP SUBMISSION

I'm representing the Paihia Property Owners' group of 54 properties in the proposed Heritage area.

We strongly believe there hasn't been sufficient and constructive studies done to warrant a Heritage overlay, namely part "B". This even reads in the key consultant report that FNDC relies on, to justify the areal extent of the Heritage areas, where it states in effect that that report was not intended to be a definitive basis for such decisions; For example it included the comment: *"The evaluations in this report are based on high-level research and a single site visit, so further assessment is required. In particular, there has been no stakeholder engagement to date. The following are preliminary recommendations.* This is a quote from p248 of the report that can be referenced to.

In order to make an informed and long-term decision, FNDC and the Paihia Property Owners group should have a detailed and "wholesome" report presented which is also peer reviewed.

Our concern is that The FNDC will be basing a decision on this high-level study rather than a comprehensive assessment which for all property owners in this overlay, is going to be long lived and will impact our community greatly.

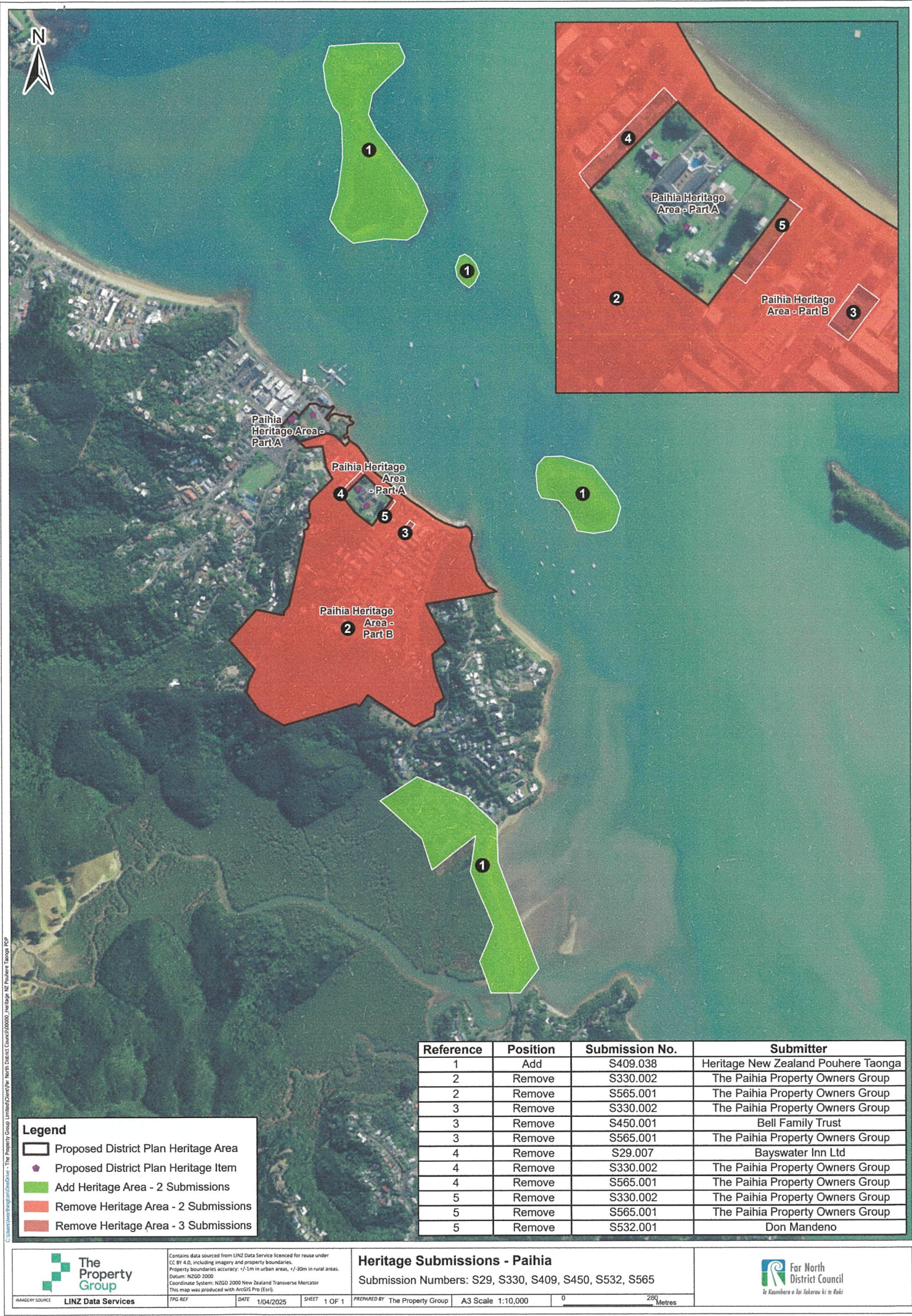
We acknowledge the Paihia Mission precinct and Heritage area in the current District Plan. This area now is market as part "A" of the heritage overlay. We can also read that at the time, in 2014, this specific precinct was agreed on, after extensive studies, court hearings and a subsequent court ruling. Can this panel explain why FNDC wishes to overrule this ruling and for what reason?

We understand and acknowledge that FNDC now also wishes to include Horotutu creek and sites within the creek reserve, the Waitangi islands and an archaeological potential site, namely Te Koke's Pa on the high ridge, next to the Paihia cemetery. We would like to view any archaeological site visit reports and findings to be presented to our group.

We dispute that urban build up areas of commercial properties, residential properties with no known and proven historical or archaeological significance should be included in this Heritage overlay., namely part "B". These areas are part of Marsden Road, all of Kings Road, McMurray Road, Bedggood Close, Seaview Road and part of Totara Heights.

More studies need to be undertaken, and professional proof be presented to FNDC and the Paihia Property Owners group to warrant a Heritage overlay of this proportion on our properties and surrounding areas.





**Legend**

Proposed District Plan Heritage Area

Proposed District Plan Heritage Item

Add Heritage Area - 2 Submissions

Remove Heritage Area - 2 Submissions

Remove Heritage Area - 3 Submissions

Reference	Position	Submission No.	Submitter
1	Add	S409.038	Heritage New Zealand Pouhere Taonga
2	Remove	S330.002	The Paihia Property Owners Group
2	Remove	S565.001	The Paihia Property Owners Group
3	Remove	S330.002	The Paihia Property Owners Group
3	Remove	S450.001	Bell Family Trust
3	Remove	S565.001	The Paihia Property Owners Group
4	Remove	S29.007	Bayswater Inn Ltd
4	Remove	S330.002	The Paihia Property Owners Group
4	Remove	S565.001	The Paihia Property Owners Group
5	Remove	S330.002	The Paihia Property Owners Group
5	Remove	S565.001	The Paihia Property Owners Group
5	Remove	S532.001	Don Mandeno