

**Statement by Alan Strawbridge as Trustee of the Pendennis Family Trust, owner of 44 Teiko Street in relation to the proposed Mansell development.**

As a trustee of 44 Teiko Street, the reason for purchasing the property was because of coming from a Waikato farming family. When the opportunity to purchase the property arose, it was an idyllic site to give that feeling of the rural atmosphere that was enjoyed as a child.

The property was surrounded by trees and being a one hectare block (while not a farm) it gave a sense of that rural lifestyle that I missed, while giving the privacy you expect from a rural block of land.

I am not opposed to some level of development on the whole, but I believe that with the proposed subdivision (and lot 19 in particular) will impact on the privacy the property currently has. Should two storey homes be constructed, this would look directly into the house on our property therefore the trustees would like to see some restrictions on the properties being built.

I believe that with the lots being smaller in size compared to our property, this would take away the special aspect of our rural property. I believe the proposed lots should be amalgamated into three larger plots to continue with that rural lifestyle atmosphere.

I am concerned about the increase in traffic in Teiko Street as the road is quite narrow.

The trees that surround our property that border lot 19 are old and in some cases lean towards the house on our property. These are of such a size that should they fall in the direction of our house, they will cause immeasurable damage to our dwelling.

I have attached photos of the fallen trees from the Mansell property that had to be cleared away during the last storm. We had to quickly engage contractors to remove the trees from the drive so that our tenant could move their vehicle from the property to go to work.

The remaining trees will have to be removed and in doing so will expose our property to the neighbouring ones looking over us.

Should a subdivision go ahead, then trees of a substantial size will have to be used to replace what is already there which would allow us to keep the privacy we have enjoyed.

I also have a concern that the proposed entry to lot 19 will run off the side of our property as it appears to be formed from part of a jointly owned access way to 44 Teiko Street.









