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16 Parkes Lane  
TERRANORA 2486

RE Residential Subdivision Fraser Drive TERRANORA

**We wish to make known our objection to the proposal by Newland Developers to develop the farmland adjacent to Parkes Lane and Fraser Drive into a high density residential estate to be known as Aspire.**

We live at 16 Parkes Lane and our block will back onto the proposed estate. During a meeting with representatives from Newland Developments, the negative impact of 'Aspire' on us, as well as to all residents of Parkes Lane Market Place, Trutes Terrace and Fraser Drive, became apparent. Following are the reasons for our objection to the proposal;

#### **Density of the Development**

- *The density of the development is excessive and does not integrate physically or visually with the surrounding areas.* All blocks in Parkes Lane, Market Place and Trutes Terrace are a minimum size of 2000m<sup>2</sup> giving residents a rural living life-style.

Plans of the proposed estate indicates that backing on to blocks 6 to 16 Parkes Lane, (6 residences) will be 11 'Aspire' blocks. These 11 'Aspire' blocks are the largest in the estate (Approximately 800m<sup>2</sup>.) The remaining 300+ blocks are significantly smaller, many as small as 450m<sup>2</sup>. Further indication that the proposed residential blocks are too small is that Newland is applying for a relaxation on council side boundary requirements so that garages can be built to the boundary. Also, proposed house designs show no eaves – again an indication of the small block size. ***Newland are proposing a high density housing estate which is incongruent with the 2000m<sup>2</sup> blocks of the surrounding residential area.*** Surely this area would lend itself to a higher quality estate with a minimum block size of 800m<sup>2</sup>.

#### **Increased Traffic and Associated Risk to Residents**

- *Increased traffic, particularly on Parkes Lane, will create a dangerous situation where lives are at risk.*

We have been living in Parkes Lane for 15 years. The older section of Parkes Lane is not a wide street, has concealed driveways, no footpaths and in places, residents have to use the road when walking. Our driveway, like a number of others, is on a blind bend. By their own admission, Newland Development representatives have stated that Parkes Lane, due to planned through-roads to the estate, will experience a notable increase in traffic. This will stem from tradesmens' vehicles (including heavy vehicles) as well as 'Aspire' residents accessing the estate. The lives of residents entering/exiting their properties by car as well as pedestrians, many of whom are children who walk to and from bus stops will be at an increased risk of injury. **When we raised our concern with representatives from Newland, we were told, 'This is council's problem, take it up with them'.**

When questions were put to Newland representatives regarding whether a right hand turn could be made from the proposed Broadwater Parkway into Fraser drive, again we were told **"This is up to Council – talk to them about it."** This alone could mean greatly increased traffic on our quiet streets and will increase the risk to the safety of residents and their children.

### **Loss of Public Views**

- *Erection of a 2.4 metre x 700 metre sound wall along Fraser Drive*

From Fraser Drive where the 'Aspire' estate is proposed, early morning walkers have views of the Tweed hinterland. Newland have stated that a 2.4 metre x 700 metre sound wall is to be built that will result in a complete loss of views to the public.

### **Financial Burden**

- *No provision for sewer and storm water*

Our block has a septic system with the outlet at the bottom of our block. We can foresee that it is highly likely complaints from residents in the new estate will result in Council forcing us, at considerable personal cost, to connect to a sewerage system where the outlet is at the top of our block thus the sewage is pumped up to Parkes Lane. Representatives from Newland did not discount this as likely and went on to say that our concern is **'Council's problem' and not the responsibility of Newland.**

If the estate is to go ahead, we ask that council make it a condition that the Developers provide access to the blocks backing directly onto the estate to the sewerage system within the new estate.

- *Devaluation of Our Home*

Newland Developers 'Aspire' proposal, in it's current form, will result in the loss of a rural living lifestyle – a lifestyle that drew us to the area 15 years ago. If the current proposal is approved, as a resident of Parkes Lane, we will lose the view of tree tops and the inlet, to be replaced by roof tops, roads and walls. No longer will we be able to ride our bike around Parkes Lane and Market Place as the significant increase in traffic will make it too dangerous to do so.

We know of at least one house sale in Parkes Lane that fell through when the prospective buyer learnt of the Newland proposal. If the traffic, noise and loss of rural views become a reality, buyers will no longer be drawn to Parkes Lane resulting in the inevitable decline in house values. For many of us, much of our retirement capital is in our home thus the loss of value in our home has a significant long term negative impact.

We are not against the development of the farmland adjacent to Fraser Drive and Parkes Lane. However we are against the high-density nature of the proposed 'Aspire' estate and the complete lack of consideration that this proposal has for existing residents. We ask that you give serious consideration to our objections as detailed above prior to any decision is made with regard to Newlands 'Aspire' development.