

Statement on behalf of the Levin  
family of 280 Polson Hill Drive  
(submission 583) and Levin Farming  
Company (submission 584)

Visual impact  
Future land use  
Noise  
Cumulative Affect

## Brief history

My wife and I have just celebrated 20 years of marriage

We have 2 children Nate aged 11 and Kelly aged 8

My wife has spent her whole life farming and or associated with the land and I have been involved in the rural scene for the last 30 years.

We moved here to Palmerston North in 2000 to further our education and acquire new skill sets to help supplement our farming income.

## Brief history

In 2005 we sold our 670 acre Hunterville farm and bought the 150 acre block we now call Rangeview Farm. I am currently employed at Massey University whilst my wife is responsible for the day to day running of the farm.

Our purchase of Rangeview farm has reinforced our commitment to the local Aokautere community.

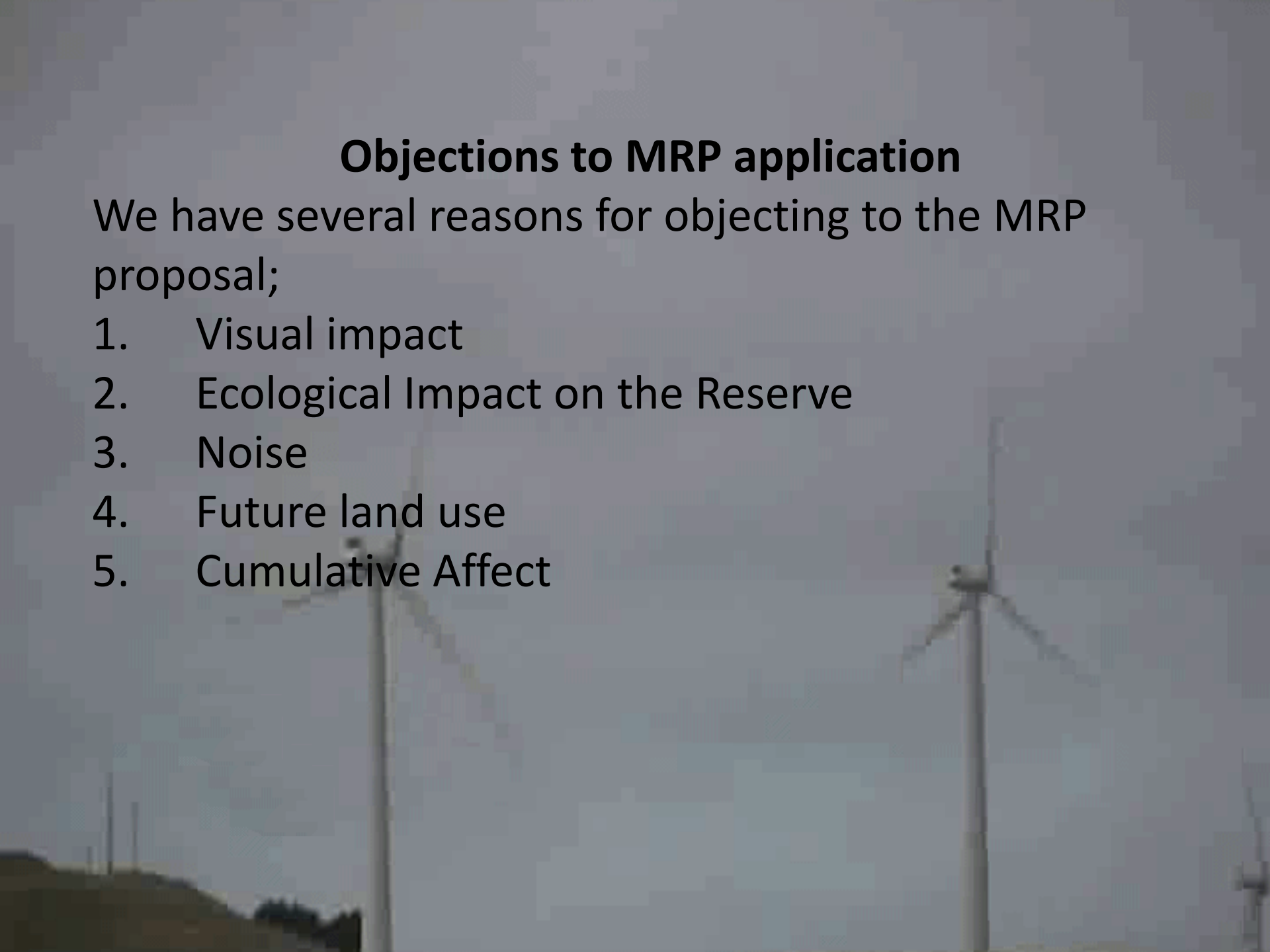
I am currently the Deputy Chairman of the Board of Trustees for our local primary school - Aokautere School.

I have been involved in coaching both junior cricket and soccer teams.

## **Objections to MRP application**

We have several reasons for objecting to the MRP proposal;

1. Visual impact
2. Ecological Impact on the Reserve
3. Noise
4. Future land use
5. Cumulative Affect



# 280 Polson Hill Drive

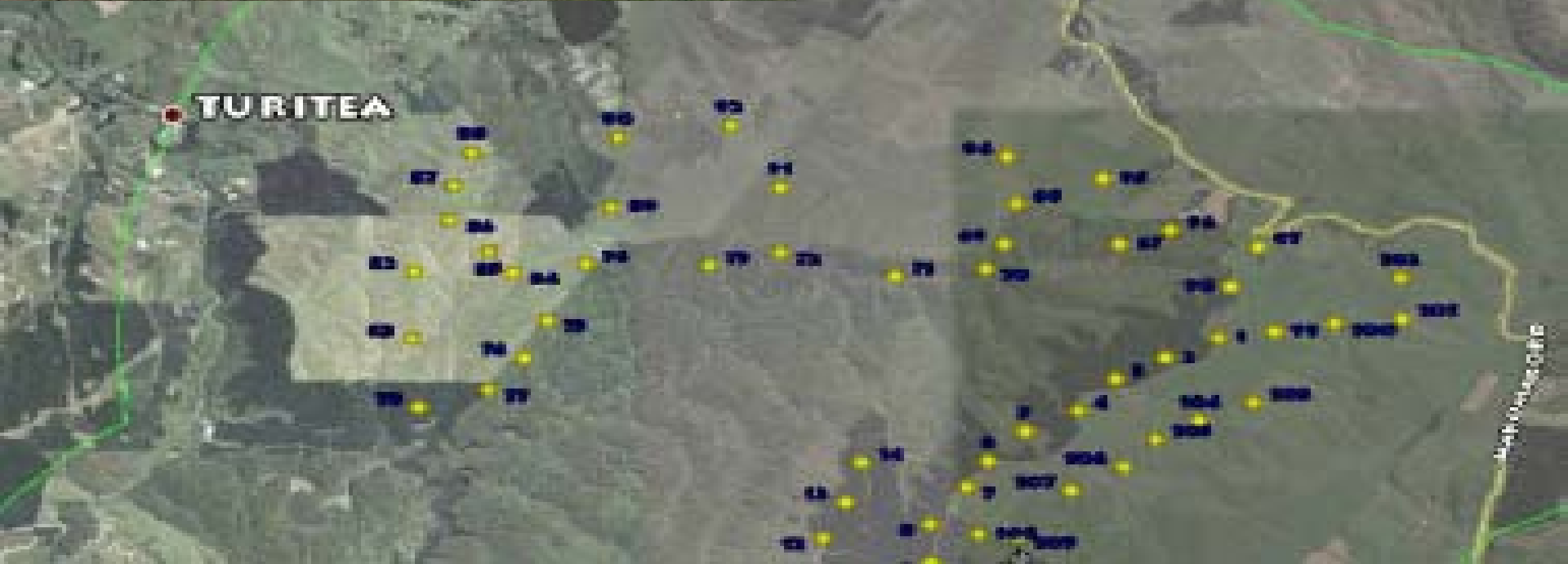
Purchased the 4 1/2 acre block in 1999

Decision to purchase was based on 3 main criteria

1. Close to the city but isolated from the noise and the glow of city lights.
2. Fantastic rural views delineated by the Tararua Ranges
3. A back section lot that precluded further subdivision

Our architect was asked to design our home to take advantage of the rural views rather than the city lights.

Over the last ten years we have turned a house into a home and have continued to enjoy an active, outdoors lifestyle.



# View from lounge window 280 Polson Hill Drive



Item	Description	Evaluation / rating
Dominant landscape units & sensitivity	Residential	High
Living/courtyard areas view towards wind turbines	Yes	High
Distance to nearest wind turbine	Approx. 2.97km ( <i>Visually Evident</i> )	High
<b>Overall Visual Impact</b>		<b>Living area and garden: More than minor adverse impact</b>
<i>Landscape Mitigation</i>	<i>Possible</i>	<i>Minor Adverse Effect</i>

## *Landscape Mitigation*

11.228 Landscape mitigation may be possible through additional planting along the garden edge which would be a continuation or extension of the existing boundary planting. However it must be recognised that the owner of this residence runs livestock on the hills in the middle distance and enjoys the view to these hills. So if additional planting was to be envisaged it would need to have an open canopy structure that allowed through views. *Figure 121* shows a potential landscape mitigation measure for views from this location.



RVP25 – 280 Polson Hill Drive

2.97km (WT88)

More than minor adverse effect

Recommended  
Minor adverse effect



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# Rangeview Farm

Purchased in 2005

- Decision to purchase was based on location
- Viewable from our home on Polson Hill Drive
- Proximity to the city and potential for subdivision
- Our farm has a unique balance of land topography, flat to undulating as well as some moderate hill country.
- Approximately 23% of the land is planted in trees including a 27 acre 6 year old pine plantation, paddocks separated by windrows, and some aesthetic landscape plantings.
- Farm named for the landscape that dominates the area









This land is zoned rural/residential.

The Windfarm will have a significant affect on the Levin Farming Company's work environment.

The windfarm will have significant impact on future development of land on the eastern side of the river.

The council has recently recognised Aokautere as a preferred option for city expansion.

Future development will be restrained by the visual impact of the windfarm as well as the increased background noise generated by the project.

