

To the Fast Track Panel:

As the custodians/owners of two of the properties , now involved in the Delmore project, being [REDACTED], which comprise nearly 60% of the Delmore Project I take the opportunity to comment as follows .

I have walked through, farmed and observed these two properties pretty well everyday for the past 20 plus years. I know them very well, better than anybody else. Agriculturally , the land's soil quality is poor and difficult to farm but we have done our best , done well I feel under the circumstances . Farming is a waste of its natural attributes .

Flanked to the north and west by forest and with high hills to the east , predominantly it is a secluded private place that really would lend itself well to being a great place to live , keep connected to nature with smart integrated development . I have often sat and observed the beautiful early dawns and darkening evenings , the vista of bush hilltops and reflected that done well, this would be a great place to live.

I would like to commend Vineway Ltd for their vision, foresight and wisdom in their intention to work to and with the strengths of the land and nature . Particularly their intention to set aside 50 hectares , nearly half the project to be maintained as integrated natural walkways , waterways , forests. This is outstandingly visionary! The decision to create a significant buffer from the Nukumea Reserve , transcending down gradually with natural bush, waterways etc in the buffer zone is marvellous . In my opinion , developments with this sort of consideration to co-exist with people and nature together should be the gold standard in housing developments . How it should be in all future projects . The fresh air , great scenery , ability to regularly walk from your home into a natural living environment is what every human needs fundamentally . The benefits to physical and mental health are incredibly positive .

Also too , the appreciation by residents of the fresh air, sounds of water, a wood pigeon or Tui's flying by , ducks landing in the creek in the evening after feeding , yet at the same time peace and quiet are real positives here.

I have always thought that this landscape lent itself beautifully to be a wonderful place for young and old to live . I have to say I feel Vineway have excelled with their foresight to work with the land's strength and maximise the natural features and benefits . I am

extremely pleased with the planned waterway walks and bush preservation linking up throughout the project

As mentioned earlier the superbly private , secluded nature of most of the land lends itself to minimal disruption to almost anyone really during development .Except for some of the highest points ,you really can't see many houses at all from most areas of the project so it's perfectly positioned to avoid disruption and inconvenience to most everyone . Yet , when finished , linking up closely with Ara Hills and the northern motorway and eventual bus transit routes within walking distance , it really is ideally located for convenient commuting.

The site is high enough too to be well clear, should there be any climate change sea level issues in the future . There's no way a Tsunami or sea levels rising will have any effect whatsoever!

So all in all, I feel genuinely , this is a project that was meant to be and with the combined skills of everybody involved . I'm excited and look forward to seeing a master planned brilliant place for families and all to live and deeply enjoy. And we are happy that many people will enjoy in the future what we have experienced .

Sincerely

Rod Clarke