

As the owners of lot 145 we object to being zoned under a blanket 'E3', and submit that privately owned blocks (with dwellings or otherwise erected) should be classified under a rural or other as appropriate.

A blanket zoning such as this fails to consider changes which would make the land more accessible over time, such as:

- Future clearing and construction of access driveways on the block.
- The block sits alongside the long-planned extension of 'Hilversum Crescent', which has not been removed from local DPs. The non-construction of the link should not place us at a disadvantage in such a restricted zone class.
- In the absence of this road, future access to the existing Hilversum crescent/Morgan Rd area would require activities as outlined in point one, so opening up more of the land for use in any case and deem its E3 classification less relevant.
- The block lies next to no-purpose zoned Crown land to the West (adjoining Forest Way), and land currently the subject of '*deferred matter*' to the south (as shown in the report maps). If developed in any way these would place the block directly between environmentally sensitive land and adjacent to R2/Urban (depending on its classification), which would align the block better as a Zone R5 or the like.

Finally, the maximum ratio of one house per 50 acres is grossly excessive considering the local environment which provides adequate privacy and scope for environmental management/integration. In any case our understanding is that this derives from a temporary policy which is long overdue for review.

In summary our view is that privately owned land in this corridor should be classified as a maximum R5, reserving E3 for completely undeveloped land such as adjoining the national park.

Thank you for this opportunity.