

## **Appendix 22: All Stars Reverse Sensitivity Advice**

## **Information on Levi Road Land Use**

### **Rasmussen/Purdon**

#### **Ownership by the partnership; what attracted them to the site originally?**

The land was flat, bare and good quality and the surrounding land was all rural. The land area and shape catered for a round track of 1000m and a jog track inside of that of 900m. It also allowed for a 1000m straight track and plenty of room for a large barn and stable complex.

#### **State of the property at purchase?**

Bare land.

#### **What has been developed on site?**

House 417m<sup>2</sup>

Stables 40 in total

Barn 2222m<sup>2</sup>

Upstairs Office/Owners viewing room 76.5m<sup>2</sup>

Outside Stables 185m<sup>2</sup>

3 x Training Tracks

2 Storage/Hay Sheds 234m<sup>2</sup> each

Tar Sealed Forecourt 5000m<sup>2</sup>

Cottage 2 Bedroom 83m<sup>2</sup>

26 Large paddocks

The barn includes 4 gear rooms, 4 double wash bays which cater for 8 horses at one Time, 13 gear up bays and a farrier area. The forecourt is used by horse trucks, feed trucks, car parking and machinery. The 26 paddocks all have underground pipes run to water troughs. The paddocks are all fenced with post and rail or strand wire and electric stand outs top and bottom.

The approximate cost of set up is \$3,240,000.

#### **How often have they been NZ leading Standardbred trainers off this site?**

11 times from 13 years. Started training at this site 2008/2009 Season.

#### **Any alternative uses of the site considered and why they may not have been developed?**

No, it's a waste being so close to the town centre to divide it into the current allowed lots. Its current use is getting more difficult and high risk with all the urban development around us.

**Identification of any issues as the site is surrounded by urban uses?**

Rubbish blowing onto our property, into the paddocks and onto fence lines surrounding the tracks. We have had numerous occasions where we have lost horses from a jog team of 3 when shying at rubbish or plastic bags. We have also had horses eat or chew rubbish, plastic bags. When working young horses (yearlings) we work up to 8 at one time all together and if the lead horse shy's at rubbish it causes a major ripple effect through the whole group. This has become quite a health and safety issue. I have emailed letters and also photos of Some of the rubbish we have collected off our tracks and fences to the Council in the past.

With housing getting so close now it also poses a worry regarding kids on bikes appearing Beside tracks, dogs barking at our horses and appearing at fences. With the speed at which we work these horses up to 40kph and when going this fast we often have 3 or 4 horses working together. If the lead horse shied this is disastrous and causes serious accidents, not only risking the horses but the people driving them as well as the ground staff trying to catch them if they have dislodged their driver.

**What, if any, proposals does the partnership have in terms of long-term use of the site if they stay and urban uses surround it eg, reserve/housing.**

We don't. It is becoming a work safe hazard with so much housing going on around us. We will have to relocate if we wish to continue to operate the business as it currently is.

Mark Purdon and Natalie Rasmussen