

## Impact statement

My wife and I developed The Gables Bed and Breakfast 179 Fitzherbert Avenue Palmerston North from a derelict building at great expense, using borrowed funds. We owned and operated it for 12 years successfully catering for the business community, visiting academics and the occasional Member of Parliament.

Listed in:

The Friars Guide for the Discerning Traveler

The Lonely Planet (the highest accolade a business such as ours could earn)

The Rough Guide

The building was totally renovated by us and extended by approximately 50%. A barn style private apartment was built at the rear of the property over an art gallery/language school classroom.





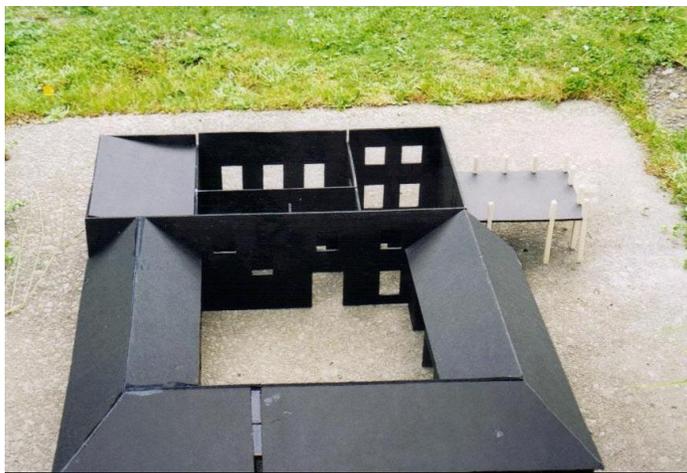
For our next project we purchased 309 Nga Here Park on the Tararua foothills for the development of a superior, unique, multi functional building for:

- Weddings
- House concerts
- Cooking school
- Accommodation with two B&B apartments
- Art gallery
- Tea rooms
- Owners' accommodation

The Lonely Planet guaranteed us a listing for this development on the basis of our reputation and public service. Note many houses have been constructed in Ngahere Park subdivision since this photo was taken some years ago. Our section at 309 was less than 9kms from the Square. There were 60 or so 40 story turbines directly impacting us.



This is the incomplete scale model of the building proposed for the site. I made the model, designed using Palladian dimensions. The brief with drawings are still with the architect, Colin Duckett, Broadway, Palmerston North.



The Gables was sold and we invested the proceeds. It was then quite by accident that we found out about the wind farm from a shocked neighbour who had seen the plans.

MRP and PNCC did all it could to prevent us from discovering the true extent and impact of the development on us.

<https://turiteadocuments.files.wordpress.com/2012/04/windaction-ratepayers-set-to-pay-city-for-information1.png>

We were ready to withdraw our investment several times and build but our research showed we were going to be dramatically affected, particularly by audible noise and infrasound.

This image is from just below the Square. The nearest turbine is approximately 8 kms away. When compared to the 10 metre shorter Tararua three turbines you can see that this photomontage features “penciled in” versions which bear no resemblance to reality



Tararua three turbines



We were falsely led to believe that the RMA process would deal with the huge problem we faced. When I took Chris Pepper from PNCC up to the building platform to show him our plans he pointed to Tararua 3 and asked me if I was OK with those turbines. I replied sure, the closest is about 8 to 9 kms away and had no impact on us. Without further comment he then said he had to go to a meeting and I took him back to the CBD. His deliberate obtuseness, where he implied a solution, was, unknown to me at the time, driven by a secret contract and a variation Price had signed off.

In the very protracted period waiting for the truth from both MRP and PNCC – which never came - our investment collapsed into bankruptcy. This left us continuing to rent and supporting

our son financially at Massey Fine Arts School in Wellington – he was 16 when he began his studies.

I quit my teaching position at Queen Elizabeth College where I worked for 31 of my 37 year teaching career [my teaching registration has since lapsed] and moved to Sydney where we ran an accommodation business for two years before moving to Hong Kong to look after my wife's mother. We are still in Hong Kong.

Our section took almost a year to sell, at a big discount, to someone from Wellington who claimed he wasn't going to build a house. I was upfront about the wind farm with the purchaser.

During our time out of the country we pursued the bankruptcy in the New York courts and, while we won, there is now no chance of a payout. The bankruptcy and our legal expenses have today left us virtually penniless. I will be 65 this year.

Our losses are eye watering. Had we been able to build, our property and business would have been valued in excess of NZ\$2 million today. In the intervening years we have lost approximately \$1 million in income. Our plans for a self funded retirement have been dashed. We have no superannuation.

Paul Stichbury  
[Palmerston North resident for 49 years]

13 January 2015