

Submitter: Mark De Lautour

Submission number: 40

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
40.1	Mark De Lautour	Support	Retain the Residential zone for the property at 46 Jackson Street, Ngaruawahia as notified.	Accept	Decision Report 28L: Zoning - Ngaruawahia
<i>FS1107.1</i>	<i>Simon Upton</i>	<i>Oppose</i>	<i>The land in question is not suited to intensive residential development. Less intensive development could be appropriate that is consistent with landscape and amenity values and a proper consideration of where Ngaruawahia's southern boundary should finish. The submitter's contention that the block has no future for farming because it is 'so close to the Waikato River' cannot be sustained. The land in question drains into the Waipa River, as do several other farms both upstream and downstream.</i>	<i>Reject</i>	
<i>FS1119.7</i>	<i>Stephen Roberts</i>	<i>Oppose</i>	<i>This was an error as the residential zone was meant to cover only part of the property. I believe that returning the property to the intended zoning will result in a combination of residential zone and the provision of rural green spaces which will enhance and add value to the overall rezoning of this particular area. A rural outlook can add value to properties allowing for differential pricing structures that can be favorable to the sellers</i>	<i>Reject</i>	
<i>FS1161.3</i>	<i>Alan Bekhuis</i>	<i>Oppose</i>	<i>I disagree the land has no agricultural value and the elevated site relates at all to the new</i>	<i>Reject</i>	

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			<i>residential areas around Jackson street. Parts of the land are steep and more suited to lifestyle or rural designations. Dense residential development in the elevated site is incongruous with neighbouring residential areas.</i>		
FSI 386.32	Mercury NZ Limited	Oppose		Reject	