

**Submitter: William Smeed**

**Submission number: 68**

Submission number	Further submitter name	Further submitter oppose/support	Summary of decision requested	Decision	Decision report where this subject matter is addressed
68		Oppose		accept	<i>Decision Report 28L: Zoning - Ngaruawahia</i>
<i>FSI 386.54</i>	<i>Mercury NZ Limited for Mercury C</i>	<i>Support</i>		<i>Accept</i>	
68		Oppose	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.	Reject	