

First Name:

Mark

Last Name: *

Fendall

Organisation:

On behalf of:

Postal Address:

161G Hakarimata Road

Suburb:

Ngaruawahia

City:

Ngaruawahia

Country:

New Zealand

PostCode:

3793

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Preferred method of contact

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Would you like to present your submission in person at a hearing?

 Yes I do NOT wish to speak in support of my submission and ask that the following submission be fully considered.

Consultation Document Submissions

Maps

 Support Oppose Neutral/Amend

Decision Requested

Address: 161G Hakarimata Road, Ngaruawahia 3793

The zoning of three properties; 129, 151 and 161G Hakarimata Road to be changed from Country Living to

Village Zone.

Reason for Decision Requested

This change would allow a greater number of people to live in a native bush clad setting, close to and enabling the growth of Ngaruawahia. The growth of subdivision to the north along Hakarimata Road highlights a clear need for additional housing in this area.

This land is at the foot of the Hakarimata range, beneath the native bush that the reserve is known for. The subdivision options would have minimal or no visual impact, being set low down and close to Hakarimata road, but with sufficient planting that the setting would not be disturbed.

In order to preserve the mana of the Hakarimata, the owners of 161G have already designated three quarters of their property (~4.5 hectares) as a Significant Natural Area.

This is not productive agricultural land, but it would provide for self-sufficient living without the need for reticulated services. Electricity supply and telecommunications services are already nearby. There are existing obvious plots for future dwellings, which would require minimal earthworks. These lots could use the existing shared driveway to Hakarimata Road, which has good sightlines and would provide safe access. This would also minimise any additional runoff.

The above reasons would make it appropriate to zone these properties as Village Zoning as per Section 24 of the Proposed District Plan. This zoning would allow for one additional lot with a minimum lot size of 3000m² to be created for each property.

On this basis, we believe that setting 129, 151 and 161G Hakarimata Road as a Village Zone would be of benefit to the people and economy of the Waikato.

Attached Documents

File
Hakarimata rd zoning 3 properties
Proposed District Plan Notified July 2018