

Further Submission.

Re: 46 Jackson Street, Ngaruawahia Property No 2004057

From Mark Ian de Lautour

0274 386 834

Markid2r@gmail.com

Yes I would like the opportunity to address the council directly for my submissions.

Point Number 756 From Simon Upton

Plan Chapter Maps > Zones

Decision Requested by Mark de Lautour, owner of 46 Jackson Street: zoning of property at 46 Jackson Street, Ngaruawahia to become Residential as per the proposed plan change the entire property.

Decision Reasons: *I believe that Simon Upton is merely trying to protect his outlook, as his house sits at the highest point in the surrounding area enjoying 360 degree views, his house is several hundred meters from our boundary and will always have 360 degree views because it is okay for him to live on the highest point in the surrounding area. From his map attached to his submission his suggested subdivision map it seem that subdivision is okay as long as he doesn't have to look at it and it is on the lowest swampy land. I feel that 46 Jackson Street is too well positioned for only a few to enjoy. I really hope the parliamentary commissioner for the environment Simon Upton's influence does not affect what seems a common sense decision.*

This country is in the grips of an accommodation disaster, we need to be realistic as to provide real solutions now. We all know that subdivision approval will always be given to the council planners to ensure the needs of the community are well thought through as to provide open spaces and structure to our district. Those discussions are for another day, this is merely to provide the option to make our property into a well-designed subdivision that can provide sections that have views rather than the sink hole at the beginning of Saulbrey road that turns into a lake during winter, why you would suggest that this is good residential subdivision land has us at a total loss. Leaving us with the only conclusion that his objection that you have submitted is for the sole purpose of himself. We have listed below many reasons we have to support our request.

- **Logic and Common Sense-** *We feel there is no practical reason to simply draw a line through a parcel of land with no obvious reason, i.e. there is no gully or stream and it is the portion being subjected to this potential amendment. The portion of land included in the amendment (to*

remain Rural Zone) is a mix of elevated flat to rolling Land. If you were to change the zoning of our property will you provide an access road to the non-residential balance land?

- **Stock exclusion Zone**-All the property is situated in the (WRP Priority 1 stock exclusion zone) as per WDC Catchment Management Structure Plan Area Figure 212(Map 1 attached) from the Tonkin & Taylor Report. Also, in the same report the whole parcel of Land is inside the Growth Area (Map 5 attached)
- There are a number of inconsistencies in the Structure Plan providing conflicting personal views. There are some maps that have the whole of our property included in a zone change, there is also a staged approach. Given there has been far more growth in our area than was expected in 2014 when the Structure Plan was written. We would assume the whole of our property would be included in a zone change in order to respond to the very real housing shortage and substantial growth happening in the Waikato Region in preference to a staged approach. With reference to the stock exclusion zone – if our whole property is not rezoned, what activity do you consider will be possible on the non-residential portion of our land were it to be partially rezoned.
- **Diversity and Flexibility**- Residential living options. Our parcel of land offers the diversity talked of in the Structure Plan. Providing undulating land offering pleasant vistas of the surrounding district, coupled with access from Saulbury Road, that could bring about a potential subdivision offering the option for diversity, talked about in the Structure Plan, due to the natural features of this land. Ngaruawahia could benefit from options that we see in the more affluent Hamilton Subdivisions. We have the potential to offer more than the flat low cost developments, possibly attracting a more diverse mix of residential living options. Developing Vibrant well executed, sustainable, flexible and resilient growth.
- **Resilience and Sustainability**- (Attached in Map 2 & 2a) from the Tonkin & Taylor Report in the Structure Plan) is the flood prone areas, we have overlaid our land to provide a view that supports this land showing resilience and sustainability, as opposed to the surrounding land having drainage and water buildup issues. (Attached in Map 1 & 1a) Shows the small stream that runs through is nowhere near the line drawn through the land, with this in mind there is the issue of the walkway and cycle lane and green spaces, I feel it is a great opportunity to use the stream as a natural causeway for the projected path offering a beautiful natural planting and a tiered cycleway similar to the Te Awa cycleway beside the Waikato River, thus transforming what can only be described as an eyesore into another public space that encourages an environment that can be enjoyed by all.
- **Integrated and Connected**- Of note is a potential Road connecting a paper road that runs north from Saulbury Road through to a paper Road that runs South from Rangimarie Road. Reading through the submissions we see there are a number of conflicting views. We from a personal perspective like the option of access via Saulbury Road therefore eliminating the issue pointed out by **Simon Upton in his submission (Extension to east of Rangimarie Road is problematic in that it cuts across the gully system and proposes a road through the middle of)** However there needs to be Sustainability. This potential connection from Rangimarie Road could be moved either up or down the road to provide an easier route and the two could be connected via sensible subdivision development, therefore utilizing the future development of the Saulbury Road Round About

mentioned in the structure Plan and leading to a clear town boundary for the future becoming Saulbury Road also providing a transition to rural Zone mentioned by Simon Upton

- **Summary**

- *We implore Council to approach this matter with logic, consideration of the various structure plans and to take a medium-long term view in its decision making in order to avoid the inevitable need to revisit the Plan if a short term outlook is adopted.*
- *As previously stated, there is no logic to drawing an arbitrary line through our title without any reference to geographical or topographical features.*
- *There is a clear, identified need for future residential land provision within the town and the whole of our property lends itself – both in location and contour - to that outcome.*
- *We support the Waikato Proposed Plan (Stage 1) Plan and not the proposed amendment. We support the WDC Catchment Management Structure Plan (Map 1) and Tonkin & Taylor Report (Map 5).*
- *We are happy to talk to our submission and answer any questions.*



Photo from above indicating the boundary and paper road from Saulbury Road.



Photo showing the stream that runs through a gully.

Key Moves and Outcomes of the Structure Plan

4.1 Key Moves – Development Objectives and Action Policies

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There are five overall objectives for the structure plan and development of the six settlements. These objectives are for the settlements to have Identity and Legibility; to be Integrated and Connected; to support Diversity and Flexibility; to have Resilience and Sustainability and lastly Managed Growth. The purpose of the objectives is to have a set of clear aims for the plan as informed by the vision of the six communities. Nested with each of the five objectives (see below) there are a number of supporting action policies. These policies provide direction for how the development objectives are to be achieved.

Development Objectives

Action Policies

Identity and Legibility

- Have clear gateways to mark outside edge of each settlement on main roads;
- Have defensible boundaries that clearly distinguish settlements nodes from surrounding rural areas; and
- Use landmarks and features to help build each settlement's unique identity and sense of place.

Integrated and Connected

- Develop a more connected road network that is easy to navigate and improves accessibility for residents;
- Develop a footpath network that enables people to walk between the various parts of each settlement i.e. schools to homes and homes to shops and parks; and
- Have well designed roads and streets that recognise the importance of roads as both movement corridors for people and vehicles but also as important shared public spaces onto which the various activities and land uses in each settlement front onto.

Diversity and Flexibility

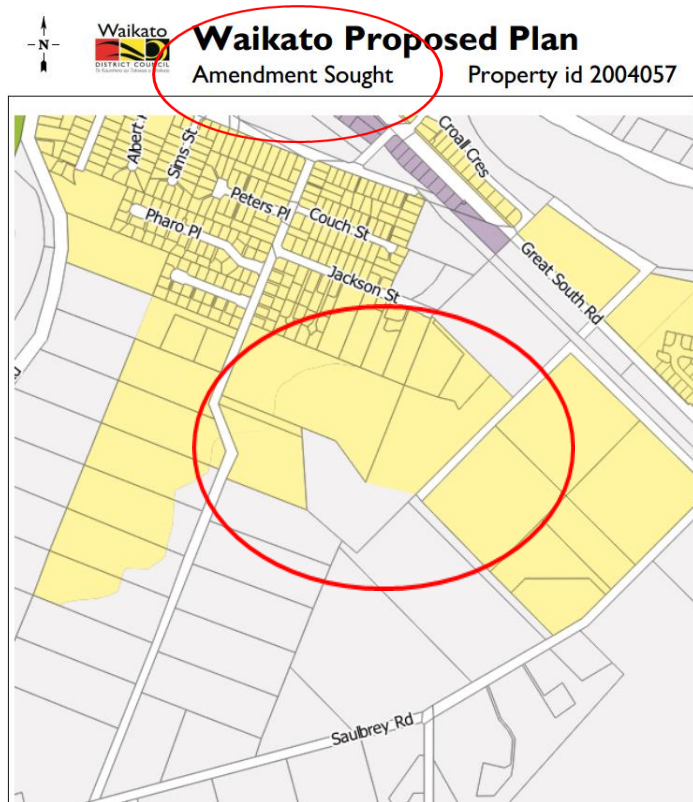
- Use the road network and framework of land use zones to provide for a range of land uses and variety of housing options; and
- Ensure that new residential areas have a more regular road layout to give each settlement greater flexibility to provide for a variety of development options over time.

Resilience and Sustainability

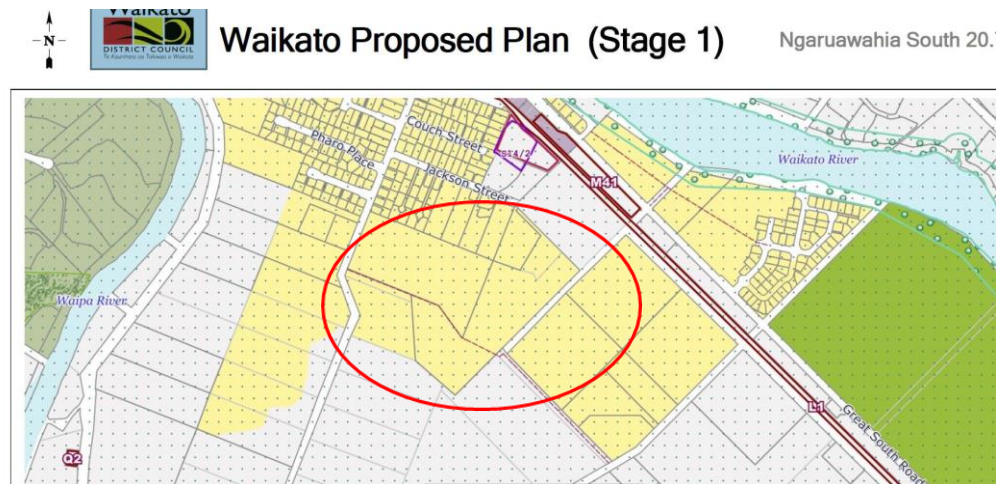
- Maintaining a regular road layout will support a compact and sustainable urban form and enable the efficient reticulation of utility services;
- Integrating stormwater management spaces in the gullies with the parks will provide an interconnected network of open space and corridors for improving urban biodiversity for each settlement; and
- Amenity will be improved through improved access to public open space and playgrounds at a neighbourhood level.

Managed Growth

- New development is to be staged to enable better coordination of development and provision of services; and
- Staged land release will enable a more sequenced and synchronised process of designing, consenting, constructing and landscaping new development areas.

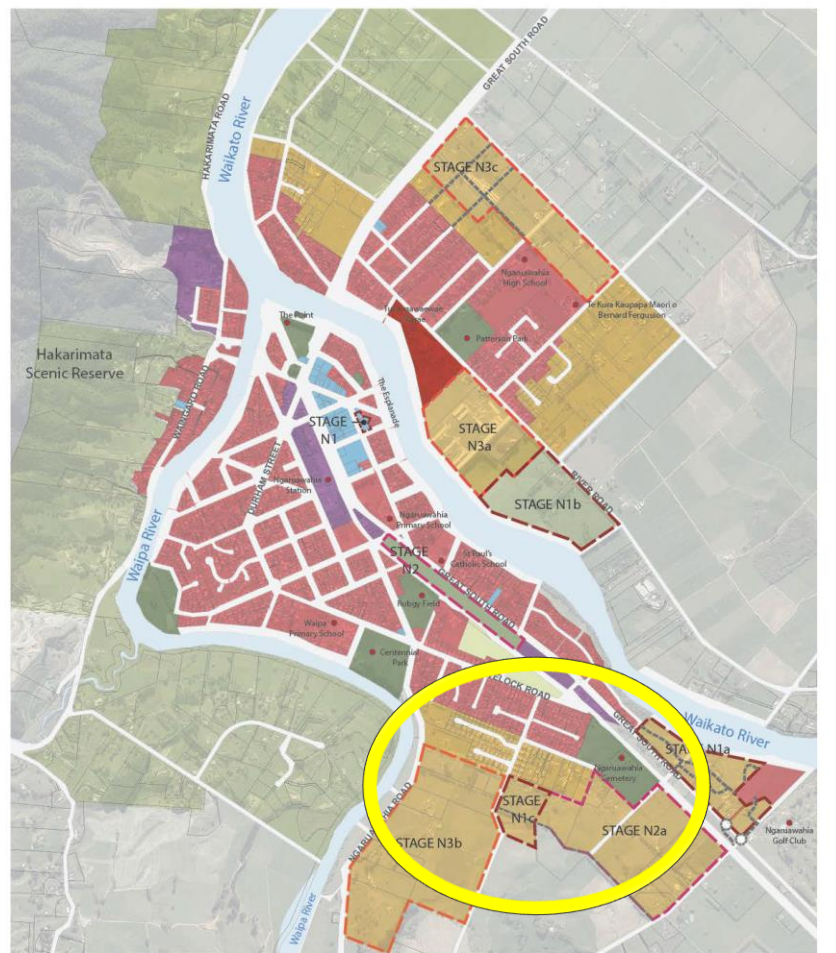


This picture shows the proposed plan amendment cutting off the back portion of 46 Jackson Street



This picture shows the notified plan change (Stage 1) with the paper roads from both Rangimarie Road and Saulbury and a proposed road connecting the two through the middle of our block.

Map 5



NGARUAWAHIA
Proposed Land Use Zoning



This picture is from the Structure Plan 2014

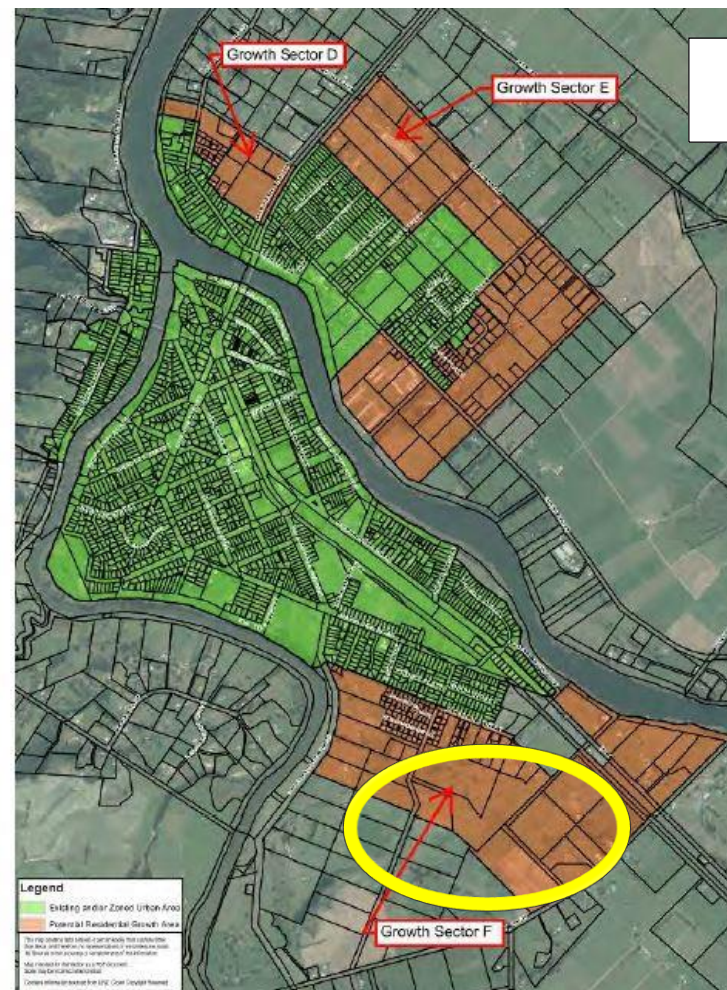


Figure 4. Ngaruawahia growth plan provided by WDC and Growth Sectors used for reporting.

Catchment Management Plan
Ngaruawahia Structure Plan Area
Waikato District Council

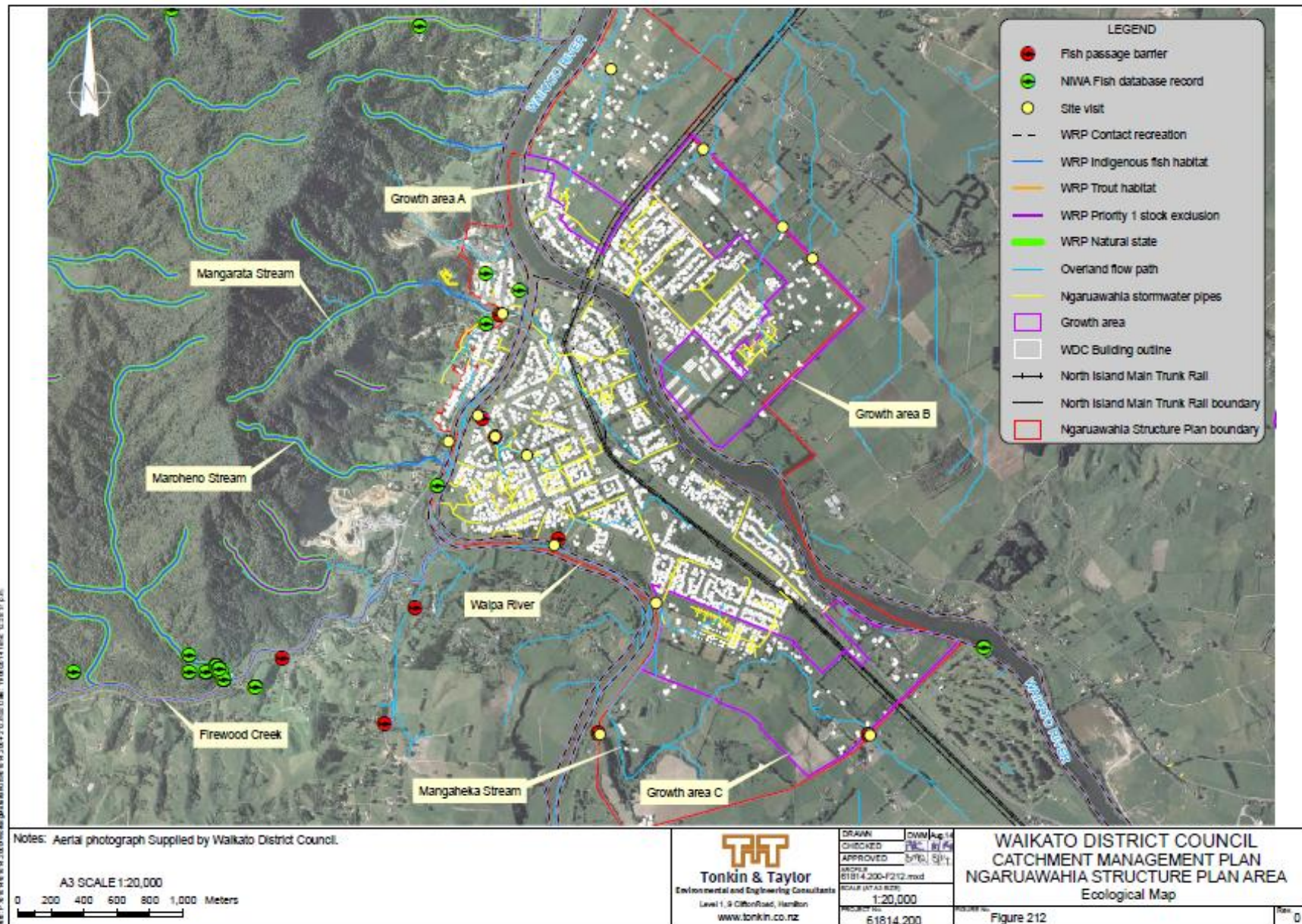
T&T Ref. 61814.2000
March 2015

This map is from the Tomkin & Taylor Report in the Structure Plan showing all our property in the proposed land change. Map provided by WDC Growth Sector used for reporting March 2015

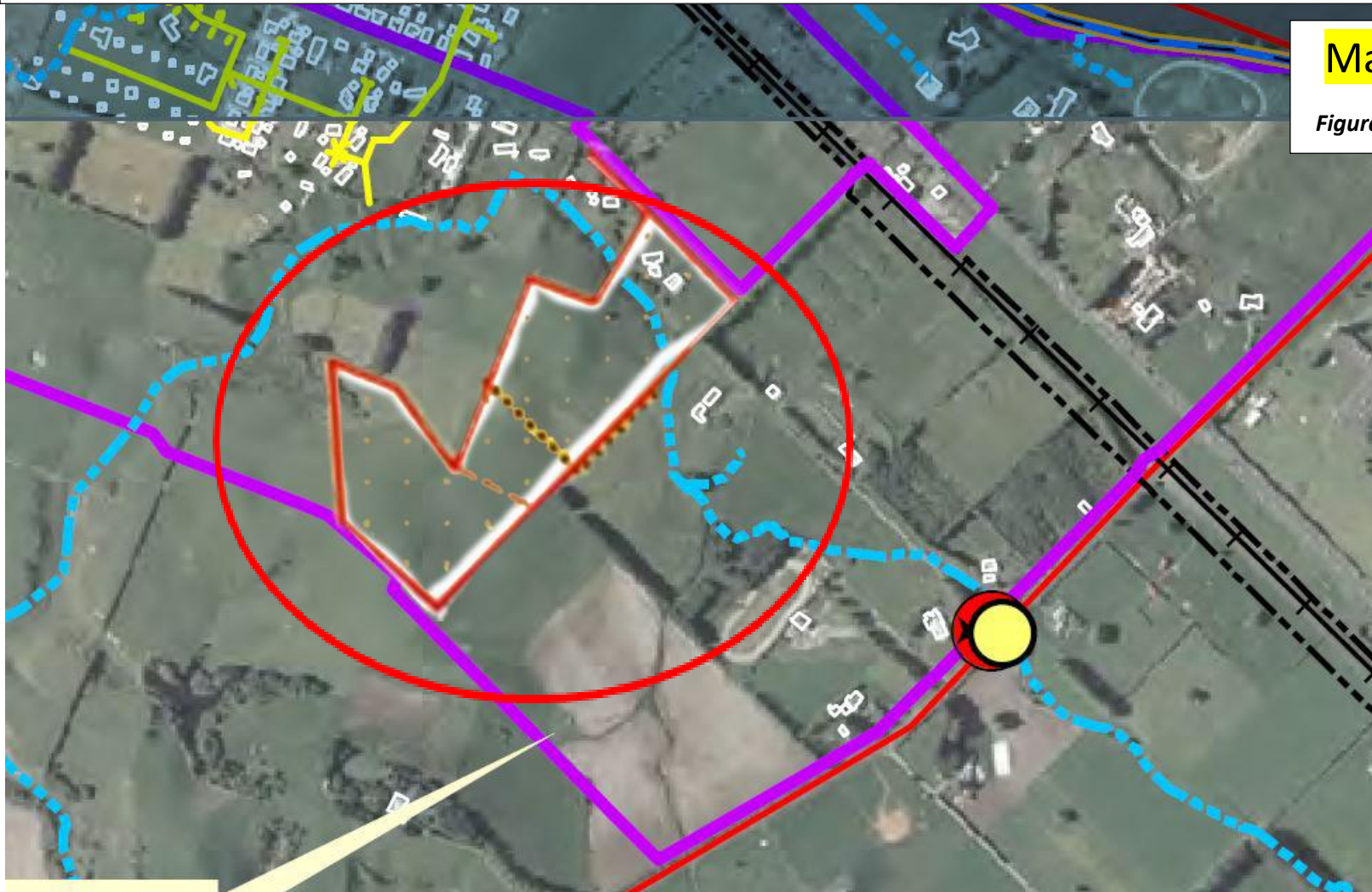
This Map is in the T&T Report it is the WDC Catchment Management Plan Ecological Map. Next page offers a closeup view of our property showing the stream and the fact we are well within the expected growth area and in the Priority 1 stock exclusion zone
 Rendering the entire parcel of land at 46 Jackson Street absolutely no reason to remain in the Rural Zone

Map 1

Figure 212 T&T



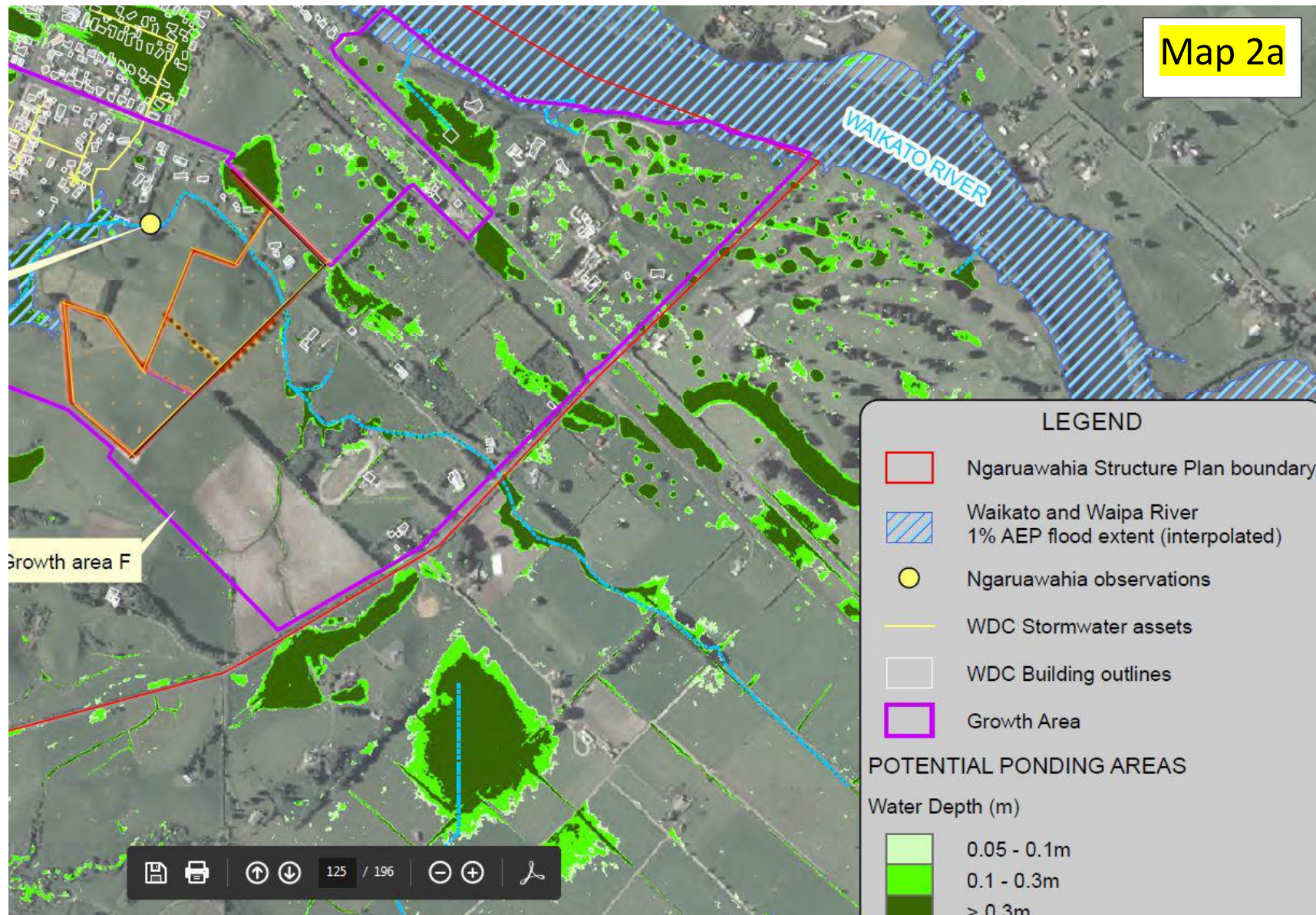
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Map 1a

Figure 212 T&T

This Map is in the T&T Report it is the WDC Catchment Management Plan Flooding Map. closeup view of our property (outlined in orange/red to show you where we sit) showing how we are not only in the growth area but that in fact our land does not have flooding issues that are so obvious in the surrounding land. Next page shows the entire Page.

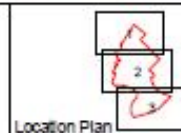


This Map is in the T&T Report it is the WDC Catchment Management Plan Flooding Map. The Red circle is to show 46 Jackson Street approximately



Notes: Aerial photograph supplied by Waikato Regional Council.

A3 SCALE 1:10,000
0 100 200 300 400 500 Meters



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DRAWN: DWN/Ag/14
CHECKED: PKC/Ag/14
APPROVED: btb/SP/14
PROJECT: 61814.200-F202_204.mxd
SCALE (AT A3 SIZE): 1:10,000
PROJECT NO: 61814.200

WAIKATO DISTRICT COUNCIL
CATCHMENT MANAGEMENT PLAN
NGARUAWAHIA STRUCTURE PLAN AREA
Flooding Map - Sheet 3 of 3
Figure 204