

PRESENTATION POINTS FOR UPTON SUBMISSION – 9AM TUESDAY 18 MAY

Mr Upton:

1. The preservation of Ngaruawahia's distinct, physical identity;
2. The need for a town boundary that respects the topography and drainage of the landscape in the Saulbrey Road area; and
3. The need to keep intensive residential development and farming operations separated.

Mr Mansergh:

4. Ngaruawahia is contained both physically and visually by the gently rolling hill country to the north of Saulbrey Road, extending across the Waikato River to the hill country around Driver Road.
5. Except for the development on the western side of the Waikato River and that adjacent to the golf course, the transition from town to country is relatively sudden due to the topographical constraints of these features.
6. The landscape surrounding Ngaruawahia can be described as productive pastoral farmland.
7. The key landscape features in and around the area of concern that influence existing rural character and provide amenity to adjacent urban areas include:
 - (a) Gently rolling pastoral hill country;
 - (b) Open gully and drainages;
 - (c) Existing residential development in the south of Ngaruawahia;
 - (d) Low land flats and river terraces;
 - (e) Mature rural plantings and shelter belts;
 - (f) Containing Hakarimata Ranges.
 - (g) Waikato and Waipa Rivers.
8. From a landscape perspective, weighted analysis of these attributes indicates that the hill, gully, and wetland areas within the proposed residential zone are less suitable for development, than the surrounding lowlands and river terrace areas (Figure 1).

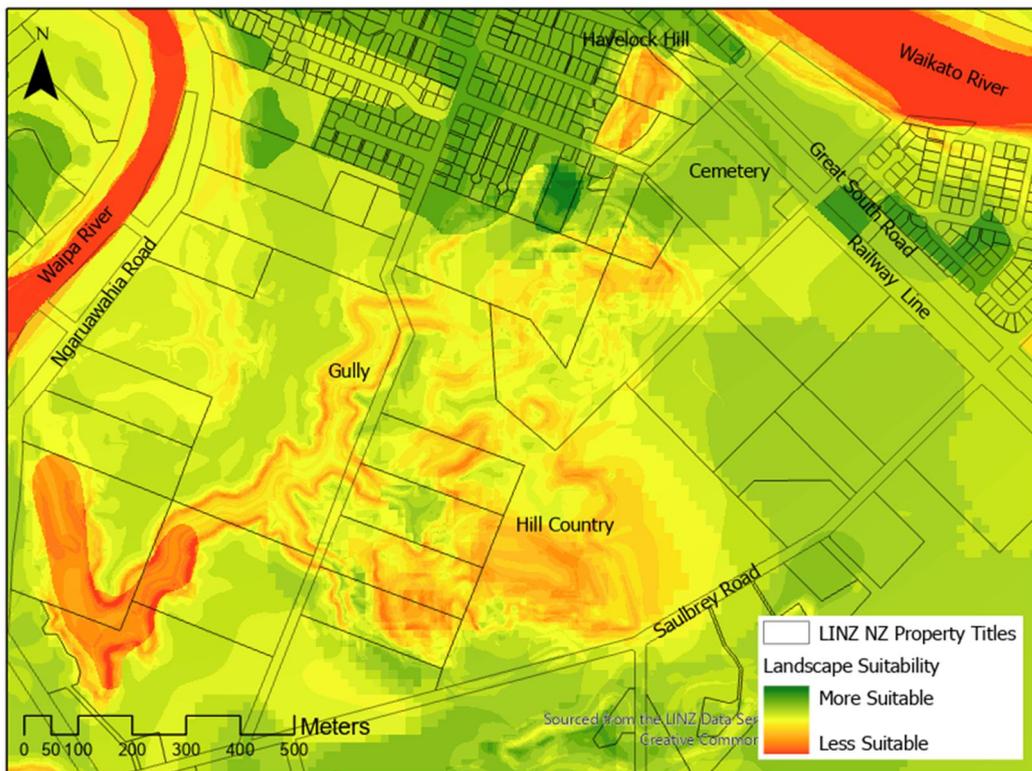


Figure 1 Landscape Suitability Weighted Analysis

9. The relationship between these geophysical features and the human modifications to the surrounding landscape are important factors to consider when assessing how development within the proposed residential zone will influence wider landscape character and amenity values.
10. Amending the boundary of the Proposed Residential Zone to either run around the base of the adjacent hill country and/or along the upper edge of the major gully systems will reduce the effect of future development within the proposed residential zone on both the township itself and the adjacent rural zone by reducing the prominence of urbanisation (Figure 2).

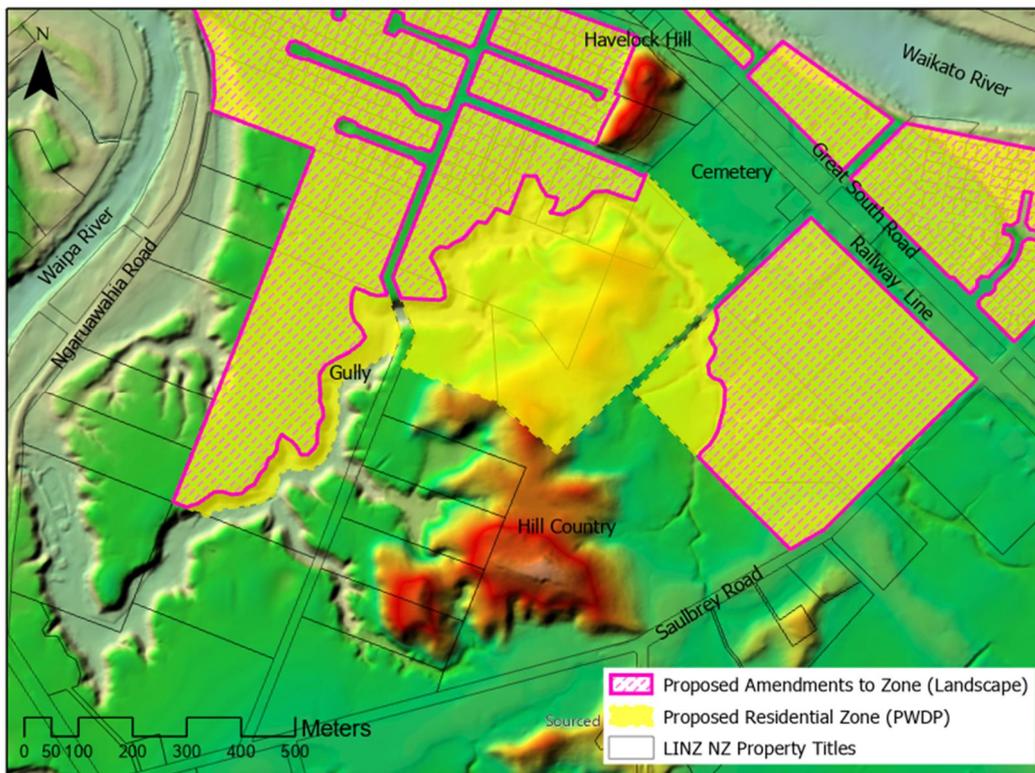


Figure 2 Recommended Amendments to Zone Boundary

11. This is consistent with the approach recommended to Council in the *Ngaruawahia Study Area | Assessment of Landscape, Visual and Amenity Effects* report prepared in 2014, and relevant provisions contained within Section 5.3 Rural Character & Amenity of the Proposed District Plan.
12. At paragraph 170 the s42a report reproduces part of an extract from the *Ngaruawahia Study Area | Assessment of Landscape, Visual and Amenity Effects*. This is taken out of context and should be read within the context paragraph 27 of the evidence (Mansergh).
13. Paragraph 172 suggests a potential conflict between the direction of Ngaruawahia Structure Plan, which suggests the gully area be utilised as open space or for stormwater management, and the proposed zoning, which enables urban intensification.

Mr Eccles:

14. The need for the Residential/Rural Zone boundary to appropriately “ground truth” and recognise and provide for:
 - i. the gully system identified as a flood hazard area and its associated ecological values; and

- ii. the higher ground that marks the transition to the rural zone to the south and provides visual linkages through to Puke-i-ahua; and
 - iii. the potential for reverse sensitivity in terms of the as-notified and recommended location of the zone boundary; and
 - iv. cultural values in the area.
15. The Residential/Rural Zone boundary can be modified as sought in the Upton submission and remain consistent with higher order planning documents – in fact, it would be more consistent with several of them (Vision and Strategy, NPS/NES Regs Freshwater) to locate it as sought.
16. The requirement to achieve capacity targets required by various higher order planning documents should not over-ride the need to achieve good planning outcomes as required by other higher order documents.
17. It is not appropriate to assume that the site specific constraints present in the Saulbrey Road area can be addressed later at the time of subdivision. The right time to address them is now at the zoning stage.
18. The as-notified zone boundary “mistake” as sought to be rectified through the Council’s own submission and the s42A report needs to be accurately corrected if it is to form part of the Hearings Panel decision.