

Report: Summary of Submissions by Submitter Number/Name

<b>Submitter Number:</b>	122	<b>Submitter:</b>	Mark Fendall
<b>Point Number</b>	122.1		
<b>Summary of Decision Requested:</b>	<b>Amend the zoning of the properties at 129, 151 and 161G Hakarimata Road, Ngaruwahia from Country Living Zone to Village Zone</b>		
<b>Decision Reasons:</b>	<ul style="list-style-type: none"><li>• The change would allow a greater number of people to live in a native bush clad setting, close to and enabling the growth of Ngaruwahia.</li><li>• The growth of subdivision to the north along Hakarimata Road highlights a clear need for additional housing in this area.</li><li>• 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.</li><li>• 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.</li><li>• There are existing obvious plots for future dwellings, which would require minimal earthworks.</li><li>• 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.</li><li>• 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 3000m<sup>2</sup> to be created for each property.</li></ul>		