

Joint Witness Statement dated 14/02/2017

Dr Marion Read and Yvonne Pfluger

Homesites:

Dr Read and Ms Pfluger undertook a site visit on 14/02/2017, 11am to assess the appropriateness of three alternative homesites to replace HS 51, 52, and 53. The three alternative homesites that Mr Te Paa had identified earlier in the morning were considered appropriate by both witnesses as a replacement for the three original sites. All afforded some topographical containment. The alternative homesites can be described as follows:

- HS 51A: located between HS 41 and 44, approx 100m to the south of HS 41 (centre to centre)
- HS 52A: has been moved approx 25m to the north onto a bench within a shallow gully
- HS 53A: located approx 100m to the west of boundary R(HD)-F to the north of a rocky outcrop in a fold of the landform

Areas R(HD)-F and G:

The witnesses walked the north western boundary of area R(HD)-F and parts of the ONL line within this area. Based on their on-site findings, they considered parts of R(HD)-F to the north of the ONL line (as identified in the District Plan) would be capable of absorbing some built development. The witnesses agreed that the location of the ONL line, which currently follows a minor ridgeline, has been determined based on a very coarse analysis and fails to respond accurately to the detail of the actual landforms. The witnesses agree that on more detailed scale the ONL boundary would follow the northern outline of area R(HD)-Fb and western outline of R(HD)-Fa.

Regarding density of potential development the witnesses agree that 2 dwellings per hectare would be appropriate within R(HD)-Fb and R(HD)-G. For these two areas both witnesses consider it appropriate to identify building platforms at time of subdivision as a controlled activity in order to ensure appropriate absorption of dwellings into the existing landform. At time of subdivision a comprehensive revegetation plan should also be required that also identifies existing native vegetation to be retained.

Dr Read raised in her Summary Statement that she considers that within R(HD)-Fa a transitional density between R(HD)-D and R(HD)-Fb should be achieved. Both witnesses agree that a higher density is appropriate for R(HD)-Fa than Fb. Ms Pfluger considers that the currently proposed density of 16-27 dwellings/ha would be an upper limit and may be appropriate for the relatively flat area, but would feel comfortable with Dr Read's proposal to lower this density to 10-15 dwellings/ha.

Dr Marion Read

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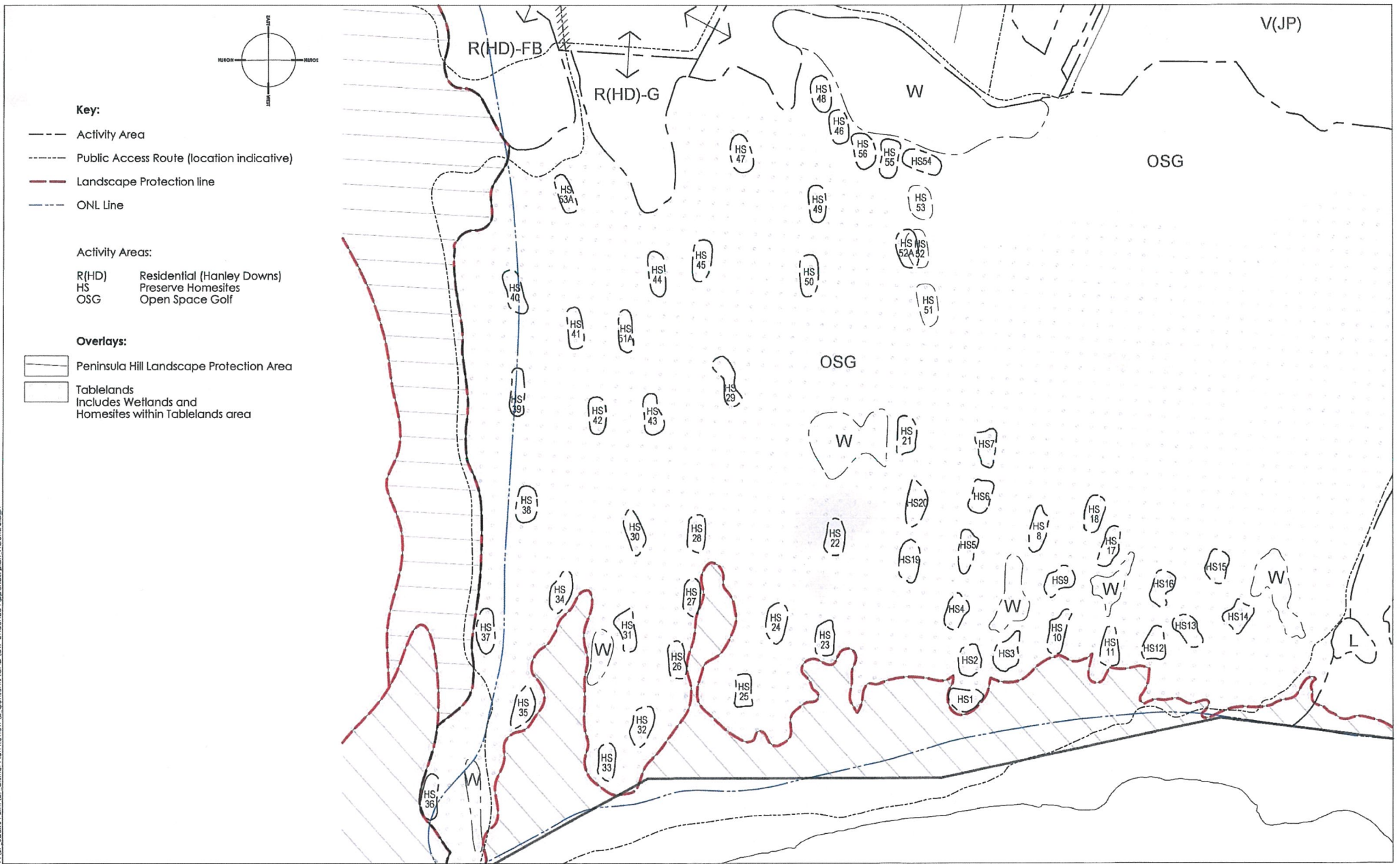
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Duane Te Paa

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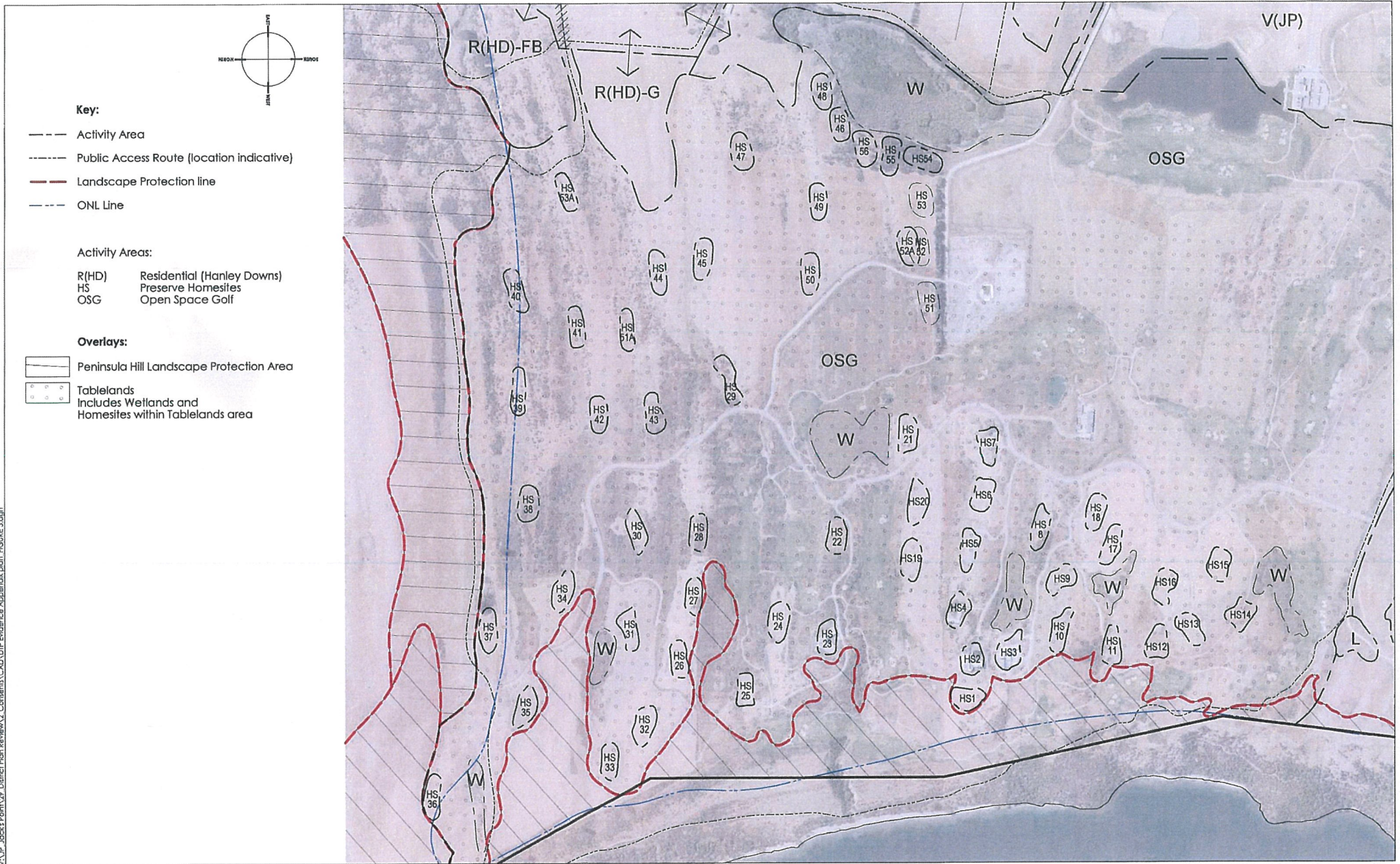
NOTES:

Disclaimer:
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Charles *Y. P. Ho* *D*

FIGURE 5
PROPOSED HOMESITES - ENLARGEMENT
14 February 2017. Prepared for Duane Te Paia

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Handwritten signatures in blue ink.

FIGURE 5
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14 February 2017, Prepared for Duane Te Paa