Plan Change 12 - Enabling Housing Supply

To
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Attachments
Margot Louise Rawlings.pdf

Submission points

Point 320.1

Submission

This area currently has no 'high concentration and bulk of buildings'. This small pocket of suburban residential homes is a tight knit well established community with long term residents, many of whom have raised families and lived in the area for 40 plus years. We have swimming pools, gates between our properties, we feed each other's pets when we go on holiday, we have chickens and street Christmas parties. This character has evolved amongst a group of people who have worked hard to build businesses and careers over decades to rebuild and build homes of high quality for their families. We choose to live on the east side of the river separated from the inner city by the Waikato River because we value the proximity to the central city but desire a suburban feel. This is a style of living unique to Hamilton and should be preserved. For these reasons we feel that the change in zoning to allow substantial changes to the housing stock in this area is a step too far as the Government seeks to accommodate more people within Hamilton. The housing stock will not be improved by the removing of high quality homes being replaced with lesser value apartments, and the character of our neighbourhood will disappear entirely. This pocket of homes is marginally within the designated 800m walkable distance from the edge of the inner city zone. However, the Waikato River creates a significant psychological and geographic separation between any residential housing on the East side of the river. This geological feature must be considered when determining the potential movements of residents between the inner city and a suburban pocket of residential homes. The section regarding the 'Visitor Facilities Precinct' bears no relationship or similarity to the area on the East side of the river which is currently totally residential. We have no neighbouring facilities or commercial interests within the proposed zone and given the zooming proposed in the adjacent residential area, there will be no demand of that nature in years to come. It is some relief that resource consent is required. But there remains uncertainty around lifestyle issues such as 'adequate on-site amenity and privacy [e.g. sun, and current height to boundary ratios are maintained] and consistent with the expected urban built character of the Zone is provided for? The submitter mentions the wording regarding the HDRZ purpose (5th paragraph) does not make sense.

Relief sought

Urgently, designate the area discussed in this submission as a General Residential zone. Generally, take more time to explore appropriate ways to intensify housing in Hamilton that are workable, generally improve the housing stock in the city and lessen the impact on individual homeowners.

Section: 4.4 High Density Residential Zone
Sub-section: 4.4.1 Purpose
Provision:

The High Density Residential Zone is predominantly for residential activities with high concentration and bulk of buildings, such as apartments, and other compatible activities. This Zone provides for the greatest heights and densities within Hamilton City, thereby contributing to housing choice. Buildings of at least 6 storeys can be readily anticipated within this Zone, including

adjacent to pre-existing 1 to 2 storey detached dwellings. As a result, the character of the Zone is anticipated to change substantially over time.

The Zone is applied in areas that are within a walkable catchment of the edge of the Central City Zone to ensure that residents have convenient access housing, jobs, community services, natural spaces and open spaces by way of public transport or active transport modes.

The High Density Residential Zone has a Visitor Facilities Precinct which recognises the existing visitor accommodation around Ulster Street. This area includes the sites fronting Ulster Street, from Mill Street to Beetham Park and provides for a high-density mix of visitor and permanent residential accommodation in the form of multi-unit and apartment developments. Ancillary activities often accompany visitor accommodation, such as conference facilities and restaurants.

The design and layout of sites and buildings in the High Density Residential Zone are critically important. Resource consent is required to ensure that development provides for high quality urban design and visually attractive buildings, and that adequate on-site amenity and privacy consistent with the expected urban built character of the Zone is provided for.

The Plan places particular emphasis on the importance of development integrating with and positively contributing to the quality, safety, and convenience of publicly accessible spaces. These include publicly-owned roads and parks, but also privately owned spaces that are primarily intended to provide public access to development, and that development in turn fronts on to or addresses.

Point 320.2

Submission

There are significant geotechnical information requirements beside the Waikato River regarding the flood hazard areas, Gully Hazard areas and the Waikato River stability to address which would compromise any large development; therefore, it seems pointless to go ahead with designating this area as a HDRZ. Our street already floods in moderate rain. Our water, storm water and waste water pipes are original and barely cope with the current level of demand. The way the plan is proposed our small pocket of homes does not constitute a viable target for upgrade to accommodate the vast increase in services required for such intensification. Therefore even if developers were to eye this area for intensification they would be hamstrung by the infrastructure feeding our area. There is a wastewater main under some of these properties meaning major disruptions and expenses to the infrastructure if any development went ahead. Part of this area is hilly. Developments could mean major earthworks and destabilise surrounding properties leading to slips. Our sections are generally long and narrow bringing into play permeable surfaces and boundary set back restrictions making our properties less desirable on an individual basis. If developers were to choose to land bank while they waited for opportunities to purchase neighbouring sites there is a risk of deterioration of the neighbourhood such as we have seen on the corner of Tamihana Ave and Casey Ave over the past 18 months where the property has been vacant and the site left to run wild creating a home for plant and animal pests.

Relief sought

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b) Generally, take more time to explore appropriate ways to intensify housing in Hamilton that are workable, generally improve the housing stock in the city and lessen the impact on individual homeowners

Section: 25.13 Three Waters
Sub-section: General
Provision:
General

Point 320.3

Submission

Riverview Terrace and Tamihana Ave are narrow suburban streets. Cars parked on both sides of the street already reduce the driving lane to a single car width. At times the #11 bus that travels Tamihana Ave has difficulty getting through. Intensification in

conjunction with minimal off street parking will drastically increase demand for on-street parking and exacerbate traffic movement through the area. It is not unreasonable to expect intensification to allow households of up to 4 drivers (parents and two teenage children). That is potentially four cars per household. Four cars over 6 apartments is 24 cars per apartment block. The concept of forcing drivers to switch to public transport through inconvenience is flawed when the buses in Hamilton currently run through on central city hub and all journeys must go through that hub before heading to final destinations such as the Base or university. The convenience of private cars will outweigh public transport options for many years to come. And cycling will be too dangerous due to the congestion on the roads because of the parked cars. You can observe the potential congestion in streets such as Inverness Ave in Hillcrest where excessive on-street parking frequently stops rubbish collection and threatens emergency services access.

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Section: 25.14 Transportation
Sub-section: General
Provision:
General

Point 320.4

Submission

We wake to a cacophony of bird song each morning. Significant canopy trees exist on the street berms and inside property boundaries, augmented by established gardens. People in our community have dedicated time to gully restoration in the surrounding areas and brought that ethos home to their gardens. We have planted to attractive native birds and have observed with delight the expanding numbers of birds - tui, silver eyes (tauhoa) , various finches, rosellas and morepork (ruru), fantails (piwakawaka) over the recent decade. Intensification in our area would remove this vegetation, break the corridors between the gullies and see this bird life disappear from the area. I draw your attention to the surrounding proposed heritage zones and question the thinking around preserving lower quality housing stock on sections that could accommodate multi dwelling developments, many of which have already been infilled, while threatening high quality homes in our area. Surely you would look to change the character of a neighbourhood by increasing the quality of the housing stock not lowering the quality and value?? Our area actually has its own heritage. Robert Harris established his coffee roasting empire in my home. NZ's largest family owned construction business, Hawkins, was founded next door and one of the Country's largest suppliers of farm equipment, Mabers, still reside over the road. Is this history not valued alongside a style of housing that you are trying to preserve through Fairfield ?

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Section: Chapter 2 Strategic Framework
Sub-section: Natural Environment
Provision:
General