Plan Change 12 - Enabling Housing Supply

To
Date received 12/07/2024
Further Submission Reference Number #599

Address for service:
William and Judi Gallagher
63 Albert Street Level 10 Auckland 1010
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Email: andrew@dempseyferguson.co.nz

Attachments
William and Judi Gallagher - Memorandum of counsel - 12 July 2024.pdf
William and Judi Gallagher - Memorandum of counsel - 12 July 2024.pdf

Further Submission points

Original Submission

The properties around the lake area, including the lake and surrounding reserves are the jewel of inner Hamilton.

By allowing three story intense building to happen, will destroy this jewel no end.

The other issue I have is the present sewage system, at present the majority of this system is the old glazed pipes, and these allow tree roots and blockages, also allow storm water to infiltrate causing an overload of the system.

I know this because on a regular basis there are blockages etc and our waste water is unable to escape, stopping us from flushing toilet etc , sometimes for up to several days. I have a non return valve on our system, which stops this overflow from flooding back and entering the lake.

This is particulary bad when we have heavy rain which seems to find its way into the system.

If you are going to allow the concetration of housing to potentially triple the there is going to be a major problem.
If our non return valve fails, you will have a real problem on your hands.

Point 599.

Reason

Sir William and Lady Judi Gallagher support the submission by Trevor McKee which opposes residential intensification around the Hamilton Lake area.
To clarify, Sir William and Lady Judi Gallagher are in support of Trevor McKee's submission, as per the relief sought in his original submission, which is to essentially retain the General Residential Zoning and provisions as they were prior to notification, particularly west of Pembroke Street.

Seeks
Allowed
Support?
Support

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Original Submission

Waka Kotahi largely supports the application of a standard 800m walkable catchment (in some locations this is extended) from the edge of the Central City Zone, within which new District Plan provisions have been amended (the High Density Residential Zone) to enable a minimum of 6 storey high developments. The High Density Residential provisions are supported because they give effect to Policy 3 (a) (c) of the NPS UD. In addition, the extent of this Zone as defined by the walkable catchment is consistent with the national guidance provided by the Ministry for the Environment[1] with the caveat that greater distances may be appropriate in some circumstances –
"*While walkable catchments of 400 to 800 metres will be suitable for most tier 1 urban environments [like HCC], <u>it may be appropriate to consider greater distances in some situations</u>*" (underlining by author, MfE, 2020, see Section 5.5.2).
For the Hamilton Central City Zone, this walkable catchment and corresponding High Density Residential Zone has been extended well beyond the 800 metres along the Ulster Street/Te Rapa Road spine. This approach is supported because intensification in this corridor aligns with the approximate location of the future rapid transit spine identified in the Hamilton-Waikato Metropolitan Spatial Plan (2021, page 23)).

Further consideration should also be given to expanding the High Density Residential Zone to the south of the Central City towards Waikato Hospital which is a major facility and employment centre, and to the west of the lake, north of Innes Common.

Point 600.

Reason

Sir William and Lady Judi Gallagher oppose the submission by Waka Kotahi (Submitter 235) seeking to expand the High Density Residential Zone to the south of the Central City towards Waikato Hospital, and to the west of Hamilton Lake, north of Innes Common.
Sir William and Lady Judi Gallagher oppose this submission on the basis that this area, particularly the area between Pembroke Street and the lake, is not an appropriate location for intensification. The western side of Pembroke Street is already very intensively developed with high quality and value dwellings and will therefore not realistically be able to contribute to any future intensification of the area through the sought after intensified zoning.
Further to this, the relief sought within Waka Kotahi's submission seeking an increase in residential density is non-specific as to the spatial extent of the relief sought. This raises the issue of validity of this submission due to lack of specificity.

Seeks
Disallowed
Support?
Oppose

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Further Submission points

Original Submission

Planning Maps - Spatial Extents of the General, Medium Density and High-Density Residential zones

1. Kāinga Ora generally supports the approach to implement the NPS-UD and the Housing Supply Act by incorporating an intensification provisions into the district plan. The Kāinga Ora submission as a whole seeks improvements to better align with national direction.

2. Amendments are sought to spatial extent and heights enabled. It is noted that Council have not reviewed the business zones to respond to the Centres Hierarchy required by the National Planning Standards. Kāinga Ora acknowledge this and seek to work with Council when such a plan change is undertaken.
3. Heights and spatial extents of zones as sought by Kāinga Ora are shown within the maps shown as Appendix 2 [of this submission].
4. Delete and replace the spatial extent of all operative residential zones and all operative special character zones with the General Residential, Medium Density Residential, and High Density Residential zoning and height variation controls as shown in the planning maps provided within Appendix 2 of this submission.
5. Kāinga Ora seek that these maps are incorporated within the District Plan Maps, including the business zone height variations for ease of reference. More detail in regard to the business zone heights is provided within the Chapter 6 and 7 submission.
6. Kāinga Ora seek the following principles to be applied:
- Apply the High Density Residential Zone (HDRZ) around a 400m walkable catchment of the Thomas Road centre. Apply the Medium Density Residential Zone (MDRZ) between 400m-800m of the centre.
- Apply HDRZ around a 400m walkable catchment of Chartwell. Apply the MDRZ between 400m-800m of the Chartwell centre.
- Apply HDRZ along the Hukanui/Peachgrove spine.
- Apply HDRZ around a 400m walkable catchment of Five Cross Roads centre. Apply the MDRZ between 400m-800m of the Five Cross Roads centre.
- Apply HDRZ around a 400m walkable catchment of Dinsdale centre. Apply the MDRZ between 400m-800m of Dinsdale centre.
- Apply HDRZ with a height variation control of up to 10 storeys (36m) within 400m walkable catchment of the Ulster Street/Te Rapa Road spine and apply HDRZ to a 400m-800m walkable catchment of this spine recognizing its future role as a rapid transport corridor.
- Apply a height variation control of up to 12 storeys (43m) within a 400m walkable catchment of the City Centre zone. Apply a height variation control of up to 8 storeys (29m) within a 400m-800m walkable catchment of the city centre zone.
- Apply additional height of 6-12 storeys within Hamilton East along Clyde Street. Apply MDRZ within a 400m-800m walkable catchment of the HDRZ around Clyde Street.
- Apply HDRZ and MDRZ around Hamilton Lake and north of Waikato hospital.

Point 601.

Reason

Sir William and Lady Judi Gallagher oppose the submission by Kāinga Ora (Submitter 160) seeking to delete and replace the spatial extent of the operative General Residential Zone around Hamilton Lake and north of Waikato Hospital.
Specifically, Sir William and Lady Judi Gallagher are opposed to the following amendments sought by Kāinga Ora:
• The area around Hamilton Lake and north of Waikato hospital be zoned High Density Residential and Medium Density Residential.
In particular, Sir William and Lady Judi Gallagher's property (106 Pembrooke Street) is sought to be zoned high density residential by Kāinga Ora.
That Council rejects the relief sought by Kāinga Ora.

As above, Sir William and Lady Judi Gallagher oppose this submission on the basis that this area is not an appropriate location for intensification. It is identified that the western side of Pembroke Street is already very intensively developed with high quality and value dwellings. The area will therefore not be able to contribute to any future intensification of the area through the sought after intensified zoning and is considered to be of limited interest to Kāinga Ora as a result.

Seeks
Disallowed
Support?
Oppose