



ECM Project: DPRPh5-04
ECM #
FS #
Customer #
Property #

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Being residents of the Ohinewai area, we have an interest in this project more than the general public

Yes I do want to give an oral submission

Submission on Ohinewai PDP.

Submission #764 Ambury Properties

Impressed in the way that this proposed development, and the parallel construction of the foam plant has been occurring. WDC and Ambury appear to be minimizing disturbance to residents, and appear to be minimizing environmental impact. Thus I am cautiously optimistic about this proposal. The two issues that I would like to bring up are the existing railway bridge and density of housing.

Railway bridge.

This bridge is extremely narrow. Already there is significant truck traffic over this bridge associated with the 'rat run' of Tahuna road, the trucks servicing the farming community East of Ohinewai and trucking associated with the industry on Lumsden Road. Obviously if the proposed development goes ahead, then truck traffic will increase starting with construction trucks.

This bridge was designed for small country road with little traffic. Thus it is thin, and has no space for cyclists and to contemplate pedestrian access is just madness. It is used by cyclists, and in recent times by children biking to school(!)

This bridge will also take more time than normal for upgrading. Because one side is NZTA responsibility being the Waikato Expressway on/off ramps. Kiwirail who are meritoriously difficult to work with, will want their say, given it goes over a railway. As well as WDC who will be the lead on the project. This will all result in a long lead time, and likely a long build time.

Hence I would request that consideration is given to having the bridge rebuild / modified at the start of the project so it is completed in a timely manner. I note that Ambury has already considered widening / replacing the bridge, so doing this at the start of the project is within the realms of possibility.

Density of housing.

It concerns me that the housing density is significantly higher than anything else comparable nearby, and the high density development of lakeside in Te Kauwhata is not selling quickly.

Using some 'back of envelope' figures, I would suggest the following. Homes start at lakeside at \$500k for a two bedroom home, on an extremely small section and go up from here. What other alternatives are available in the surrounding area?

Family homes. From observation polynesians highly value whanau. Thus we would expect this to influence their purchasing decisions. For \$250k you can purchase a traditional home in the less

expensive parts of Huntly. These homes are ideal for whanau to come over to stay the weekend, with large rooms for mattress to be placed on the floor. They also have space to put up a tent and have whanau over to stay during Christmas or warmer summer months. They also have the space for gardens, hobbies or activities that they may enjoy. Loud music (assuming at sociable times) is also socially acceptable and due to more spread out living, impacts less folks.

So there seems little incentive to spent twice the money on a house that doesn't facilitate whanau interactions. Thus I cannot see the high density housing being successful for these folks.

If we look at the top end of the market \$500k will get you a lifestyle block. It might be a lifestyle block at the lower end of lifestyle blocks, but a nice beginners lifestyle block. Now the kiwi dream is for land, so folks would like want to experience this, over purchasing a small home on a confined section.

Given that commute times will be ridiculously low compared to Auckland, folks are likely to not see commuting from a lifestyle block within 15 – 30 minutes away as being an issue. Thus this opens up a lot of property that is potentially the family home.

And if folks don't want a lifestyle block, there are plenty of nice home in nice streets in the surrounding towns that sell for approximately \$500k.

So to conclude, as much as the 'village life' concept seem wonderful on paper, I don't think that it will be attractive to employees or other potential purchaser given the alternative options in the area. Thus I cannot see the village life being a successful approach to housing at Ohinewai. If this is unsuccessful then it is highly likely it will turn into ghetto / slum like suburb, like exists in areas of Huntly township.

The solution to this problem is to me not clear, as I don't fully understand the tools available to planners. However I might suggest village living zone is more appropriate that high density. Village living appears to be a success in the small pockets that exist in Ohinewai. It seems to have produced nice homes, on reasonable sized sections, that have maintained their value. Thus indicating that this zone could be rolled out in larger volumes.

Submission #428 Ohinewai Land Limited

It is my understanding that this proposal has been modified from the whole of Ohinewai to the areas next to the Ambury submission.

The argument against high growth area, is the same as that outlined above for the high density living. Thus I am not against development of the land, but against development in a high density housing style. Village living does seem appropriate development.

I am unsure of high growth area implications for industrial development, and would be reluctant to allow further industrial development than that in the Ambury plan.