

Steve Rice

Subject: FW: Waikato Racing Club Plan 13 Change

From: Murray Vereker-Bindon [mailto:murray@lanza.co.nz]

Sent: Tuesday, August 8, 2023 3:43 PM

To: Steve Rice

Cc: Murray Bindon

Subject: Waikato Racing Club Plan 13 Change

Dear Sir,

Attached is a copy of the Submission I will present to the Hearing at Council Chamber on Thursday 24 August at 9.45am.

I estimate 6 minutes to read the submission. I am not sure if questions are intended.

Thank you,

Murray Vereker-Bindon

Subject: Waikato Racing Club Plan 13 Change

My name is Murray Vereker-Bindon. Together with my wife we occupy the villa at 47 Empire Rose Drive, Te Rapa, under an Occupation Licence Agreement with Metlifecare, the owner of the Forest Lake Gardens Retirement Village. We took occupation in February 2021. Our villa adjoins the boundary with Te Rapa Racecourse land, more particularly an area of parkland with mature trees containing approximately 1.6 hectares.

At the time of purchase we were unaware of any proposal for the development of housing on the racecourse land. Had we known that in February 2021 we would not have purchased. The appeal of parkland immediately adjacent to our northwest boundary was a significant factor in choosing Forest Lake Gardens for our future.

The area is used extensively by Village residents to walk in the park area, by agreement with the Racing Club. I will refer to this area as the parkland.

Forest Lake Gardens is a Retirement Village with a minimum entry age of 70 years. Most likely that would mean an average age of residents around 80 years. There are 250 residents in the Village in 190 villas and apartments. There are 15 villas in close proximity to the northwestern boundary of the parkland, some with the front of the villa as close as 3 meters from the boundary.

It is a major concern to these residents that a large housing development is planned on the parkland which will abut the boundary of Forest Lake Gardens.

The Plan Change envisages 400 houses on the racecourse land, many of which will be on the parkland. It is envisaged housing will be three levels high in places, including where they will have a view of the racecourse. That could only be possible on the parkland area and adjacent to the Village boundary. The minimum requirement of housing to be 4 meters from the boundary and at a 60 degree rise would inevitably block sunlight from those 15 villas along the northwestern boundary. That is totally unacceptable to the residents, and should be unacceptable to Council as well.

The racecourse is now 100 years in this location and has been an oasis of tranquilly. Such an extensive development as proposed will significantly change the whole area. It is not disputed that Waikato Racing Club should be able to develop some of their land, but the extent of the development proposed is unacceptable and must be controlled by Council to mitigate the adverse effects of the development on neighbours.

WHAT ARE THOSE POTENTIAL ADVERSE EFFECTS OF THE PROPOSED DEVELOPMENT WHICH RELATE TO MYSELF AND OTHER RESIDENTS OF THE VILLAGE.

- NOISE. It would be impossible to limit the noise to acceptable levels with dense housing three levels high inside 10 meters from racecourse buildings to the frontage of the Village villas. Of particular concern is the suggestion in the Plan Change that there could be entertainment areas in the multilevel buildings. That could potentially mean evening functions, for example including music until late hours. This would affect not only the villas along the boundary but also the Village Cafe, the shared areas in the Atrium, and the apartments which overlook the racecourse.
- LIGHT and AIR. Buildings 3 levels high would block sunlight from the villas closest to the boundary. Depending of the time of year, this would be significant in the mid to late afternoon until sunset, the very time of day that mine and other villas on the boundary receive the most sun.
- CRIME. There is a near total absence of any crime in the Village and around the area at present. With such a high density of housing in a relatively small area of land, it is inevitable that crime will increase. That is of great concern to myself and all residents of the Village, as I have said all of whom are elderly, and with limited ability to protect themselves and their property.

WHAT CHANGES WOULD I ENVISAGE TO THE PLAN TO MAKE IT ACCEPTABLE.

- PARKLANDS. Retain the parkland area of approximately 1.6 hectares as it is, with its 100+ year old trees. This becomes a buffer between the developed area and the Village. Plus it also provides a recreation area for those residents within the racecourse development. This is also consistent with existing Council policy to provide reserve areas in the development of all new subdivisions.
- SETBACK. Provide a setback area clear of housing of at least 30 meters wide along the Village boundary. This could be planted in gardens, but not trees, and enjoyed by those in the development, as well as mitigating the detrimental effects on villa owners along the boundary.
- HEIGHT. The housing closest to the Village boundary should be single level so as to ensure no blocking of sunlight and reduction of other adverse effects mentioned.

Finally, I thank you for the opportunity to present this submission and urge Council to impose conditions on the development with will mitigate the adverse effects on my property, those others along the racecourse boundary, and the Forest Lake Gardens Village in general.

Murray J. V. Bindon (Vereker-Bindon)LL.B, Notary Public
Director
Lanza International Limited

Cel. NZ + 64 21595495