



6 November 2023

## **Plan Change 9.**

### **Historical Matters**

**The well-being of society is directly related to affordable housing.**

I have read the evidence of Richard Knox, 22nd September 2023, and the Section 42 report of Va Mauala (HCC) 20<sup>th</sup> Oct 2023.

**It is my submission that the objective of NPS- UD, take precedence over the Regional Policy Statement, that their evidence refers to.**

The Regional Policy Statement must be **rewritten** to reflect these objectives of NPS -UD.

I understand that there are still hearings on this matter, and no decisions have been made.

Until that matter has been determined, **no weight** should be given to the evidence offered by either Knox or Manuala.

I accept that there will be “some” areas in Hamilton that “may” have “outstanding” heritage value.

I have been involved in real estate in Hamilton since 1970.

I have first-hand knowledge of most of the areas identified in Mr. Knox's evidence, either owned, sold or leased.

**I do not agree with Mr. Knox definition of “outstanding” in the following areas.**

- (1) Claudelands commercial
- (2) Frankton, Commerce St
- (3) Hamilton east
- (4) Te Aroha St east
- (5) Temple View
- (6) Victoria St.

### **Housing.**

Previous evidence supplied by HCC (District Plan 2013) states that the “useful economic life” of most residential houses in Hamilton was 50 - 80 years.

This evidence showed that most houses that were built in the 1920s and 30s (pre or post-depression) were not of good quality.

Houses built after WW2 were reconstructed in a period of shortage of supply, ie cement, and electrical wiring does not meet current standards.

Many walls and roofs were constructed of Fibrolite that contain "asbestos."

I accept that many were constructed with native timber that have stood the test of time.

**Both Hamilton East and Te Aroha St east** are in the 50 -80 years period.

**Temple View** has a history only going back to the 1950-60's. Most of the church houses built in that period have been demolished as they were earthquake prone. It is only the "church buildings" that contains any "historical value." The Temple View residential houses, not owned by the church, are the same style and construction as the rest of Hamilton in that period and have no historical value.

It appears that the heritage planners are trying to place Hamilton in a "time warp".

**Affordability of housing has not been considered in the heritage expert's submissions.**

Hamilton East has many properties where the houses are substandard as defined by the current building codes. HCC evidence shows that 56% are owned by investors, that would probably be interested in selling, providing a "larger building platform" for higher intensity.

Whether it is "economical" for this to happen in the current environment, is debatable.

**Victoria St and Claudelands Commercial.**

I have owned, sold, and leased numerous properties in these areas. The fact is, I sold most of the properties in Victoria St, from Collingwood St. south to Hood St for the receivers of "Chase Corporation" in the mid 1990's.

Most older properties in both Victoria St. and Claudeland, **have issues with earthquake rating**, and many will be uneconomical to strengthen.

My submission of 17<sup>th</sup> Oct 2023 was that **no decision should be taken on Plan Change 9 until such time as "economic evidence" can be reviewed.**

**The question of "heritage" should also be delayed until the decision on the Waikato Regional Policy Statement has been completed, and economic evidence can be viewed and peer reviewed.**



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