

## SNA Submission : Re 8 Minchin Crescent, Hamilton

My name is Tony Street and my property is at 8 Minchin Crescent in Saint Andrews, Hamilton.

Part of the land is on a steep river bank, and an SNA has been placed over approximately two thirds of this part of my property.

My submission does not represent an attempt to remove this SNA, but I am proposing that the area of land subject to this SNA is reduced.

I have attached two aerial images that support and demonstrate my submission.

The first of these images shows the boundary line of the SNA – not just on this property, but how it is placed on the immediately adjoining properties – either side of it.

Referring to the first page, you will note that Hamilton City Council has placed a very substantially less restrictive SNA on the reserve land that it owns below the houses right next door to mine – at 4 Minchin Crescent. I can well understand their reason for doing so. Land on sloping gradients requires very significant effort and expense – in terms of maintaining the land consistent with SNA objectives; and for the likes of achieving the targeted 10% indigenous cover.

The next aerial image on the hand-out shows the SNA boundary line on my property.

I have calculated that the land area occupied by the river bank occupies 405 square meters of land area, and that of this total area, 65% or 263 square meters will be subject to SNA covenants.

I have also used a Council aerial mapping tool to calculate that the overall average slope of my riverbank land is slightly steeper than 45 degrees. The river bank adjacent to several of the houses at Minchin Crescent is well recognised for being particularly steep.

A key reason why maintaining the SNA covenant on my property will be very costly is that there are practicalities - such as health and safety (OSH) implications pertaining to people undertaking any form of gardening work on this terrain. Slipping and falling can and does cause serious injury – especially in the case of over 60 year olds folk – like myself.

While the annual HCC rates bill on my property is high – at \$4200, I am not seeking a rates rebate – because I know that Plan Change 9 makes no provision whatsoever for financial compensation to ratepayers. However I believe that a reasonable request is to reduce the size of the SNA land area – in a way that does not detract from Council's objective of providing a suitable habitat for long-tailed bats and the like. Just to expand on this point – by adopting my revised SNA boundary line, the river-bank corridor width for indigenous fauna will still be at least 16 meters wide. And that's at the very narrowest point. Now - this is in stark contrast to the Council owned land right next door – which provides a corridor width of just 7 meters.

My proposed amendment to the SNA boundary line also recognises that on this upper section of my river bank – the vegetation is predominantly exotic. An ecological consultant –

Charlotte Yates of 4Sight Consulting – made mention of this during a site visit in March this year.

Charlotte had noted the presence of a few ponga and kawakawa – these being located on the lower part of the river-bank – and protected regardless - by my proposed revised SNA boundary line.

To summarise, I seek an amendment to the SNA boundary line on my property – in a way that makes maintaining the SNA more manageable – in view of the particular challenges presented by my steep sloping site. I believe that both a holistic and pragmatic approach is warranted.

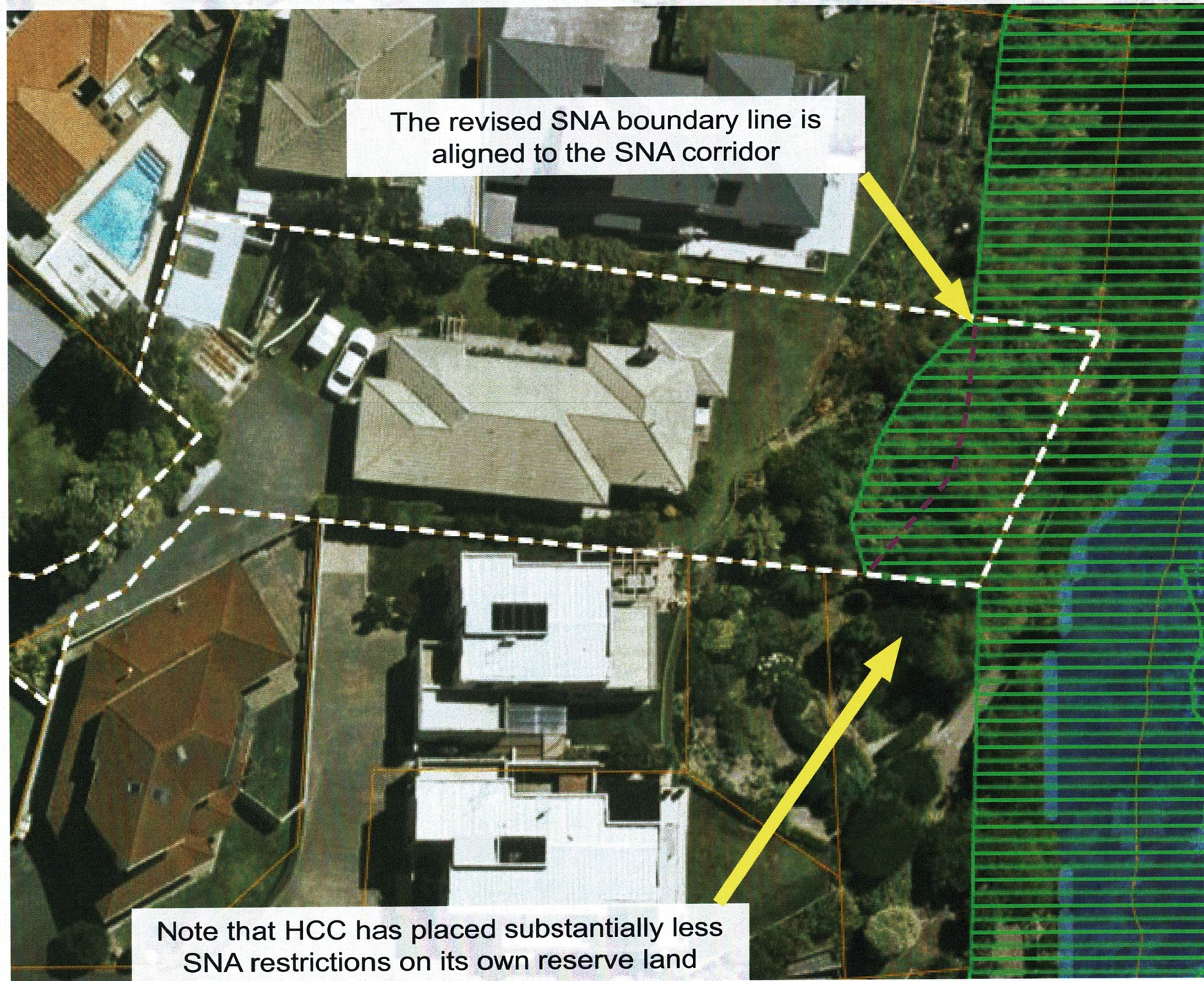
I also believe I have presented a practical compromise – between fostering the habitat of long-tailed bats and lizards, and human health and safety. My suggested solution also helps mitigate the grievance that I am losing control over my own land.

AA Street

24<sup>th</sup> May 2023



Aerial image showing SNA lines for 8 Minchin Crescent and adjoining properties





# Aerial photo showing SNA boundary lines for 8 Minchin Crescent, Hamilton

