

Sunday, June 12, 2022.

## **HAMLTON CITY HAS EYES ON CLAUDELANDS!**

Good afternoon,

As a retired city councillor, I thought it important to bring to your attention to a possibility that some homes throughout **Claudlands** could be designated as Heritage homes.

With that is likely to come **strict rules** around any developments (such as a new garage, a fence) and potentially any alterations you might want to undertake.

This will require resource consents at rates expected to be at **greater cost** than currently because of the various heritage **complexities**.

Although we are **currently protected** as a community under the special Claudlands zone, council is now wanting to take it further under **Plan Change 9** to the District Plan.

If your home is a character home by virtue of its design, or one likely to be over 70 years old, you could soon find a Heritage classification on your home without your consent.

You will, however, be given a chance to object.

During my time on council I was one of the architects of the Heritage Plan about 8 years ago which was designed to formally protect trees and buildings already with Heritage classifications.

The consensus of the heritage panel over almost 18 months of consultations was that any heritage classification would relate to churches, commercial buildings, council, Government properties and listed trees.

Where private property owners throughout the city wanted to protect particular trees or their own homes with a heritage classification, they could then approach council and start a process.

This removed the prospect of an anonymous individual secretly nominating their neighbour's home for a classification as some kind of malicious act.

One of the Heritage Plan outcomes was the creation of an annual budget of \$100,00 to which owners of heritage properties could apply to assist with repairs.

What council is wanting to do now is to **usurp your property rights** by placing barriers, restrictions and costs on listed homes in Claudlands and elsewhere in the city.

It is ironic that the city's new planning manager Mark Davey is quoted in the Waikato Times on June 3 saying: "**Fundamentally, we're impacting private property rights through this process ... and we're very, very mindful of that.**"

Council has mailed out two letters, both undated and both arriving in early June addressed to home-owners.

The first letter (two pages) is headed: **Protecting Our Heritage and Environment Update** which appears to be targeting specific homes for a heritage classification.

The second letter (one page) is headed: **Protecting our Heritage and Environment Update** which appears to be targeting homes that will fall within a historic heritage area.

Council has developed a timeline for the next steps:

**March to July 2022:** Share the draft plan provisions with impacted home-owners.

**July to August 2022:** Public notification of the Plan Changes and formal submissions.

**August 2022 onwards:** Submissions, further submissions and hearings.

For more information visit the city's website [www.hamilton.govt.nz/planchange9](http://www.hamilton.govt.nz/planchange9).

I think the consultation to date has been **extremely poor**.

A letter, a website, and for you to know more, you'll have to **keep track** of when and check in for a series of webinars in late June.

What happened to the **old-fashioned public meetings** where councillors and staff fronted-up to a community such as Claudelands where heritage is so important and to discuss what is planned at the Presbyterian Church Hall?

Personally, I believe we should protect heritage.

However, heritage designation should become the right of the private residential property owner, rather than be **forced to accept the outcome**.

But if **property rights are to be removed**, then there needs to be **incentives** such as reduced rates, discounted resource consents and access to interest-free finance that recognise the high cost of heritage ownership.

Incentivisation at least **partly offsets** the loss of property rights.

Kind regards

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