

Oral submission of Liam Kyle and Amy Yasutake-Watson

23 Oxford Street (Oxford St (East) and Marshall Street Railway Cottages HHA)

Liam Kyle

My name is Liam Kyle, I am part owner of 23 Oxford Street and hold the following concerns about the PC9 HHA proposed for Oxford Street.

The HHA is an intrusion by the HCC on the residents who own the proposed houses on Oxford and Marshall street, stopping us from repairing what would be considered near end-of-life houses. These houses were designed to be cheap and affordable at the time, not to last forever.

In order for private first-time homeowners to maintain or restore these houses to a warm and liveable standard, tens of thousands of dollars would be needed if not more. The addition of this HHA would add a sizable cost to the process of future-proofing these dwellings, including resource consent application cost, and the involvement of historic heritage experts, on top of ever-increasing material and labour costs for the works themselves.

The constrictions this HHA place on our house make customisation of our home far less viable, and the likelihood of the house falling into disrepair due to increasing costs is much greater. As a first home buyer, the unaffordability of housing meant I was priced out of many new builds and had to settle on a property that required extensive work and repairs. In its current aged state, I would not feel comfortable raising a family in my house.

And how many of the public would visit our HHA if established? Oxford street holds a socially dangerous environment. It is certainly not as welcoming as some other proposed HHAs. Since purchasing the house in November 2020, we've known of three car break ins of our personal cars, and two from neighbouring properties, a ramraid of the local shops on Heaphy Terrace, countless domestic disputes, robbery and assaults at Claudelands Park, near constant harassment of our elderly neighbour by strangers walking onto her property, and aggressive dogs freely roaming the street. Not exactly a quaint and safe atmosphere.

Limitations on structures such as fence height do not suit this area, we have a dog and intended to build a fence to not only contain her but keep her safe from feral dogs and aggressive passer-by's. She is large and athletic, and our current 1.2m fence would not contain her or keep her safe.

We ask that you visit the street yourself and remove this HHA from Schedule 8D.