

Historic Heritage Areas

HHA represent a period of Hamilton's development and help tell our story. They give people a glimpse into our past and where we've come from.

We currently have 5 special character and HHA identified in District Plan

Trunk Road

Hamilton East

Hayes Road

Clarendon

West and Temple View

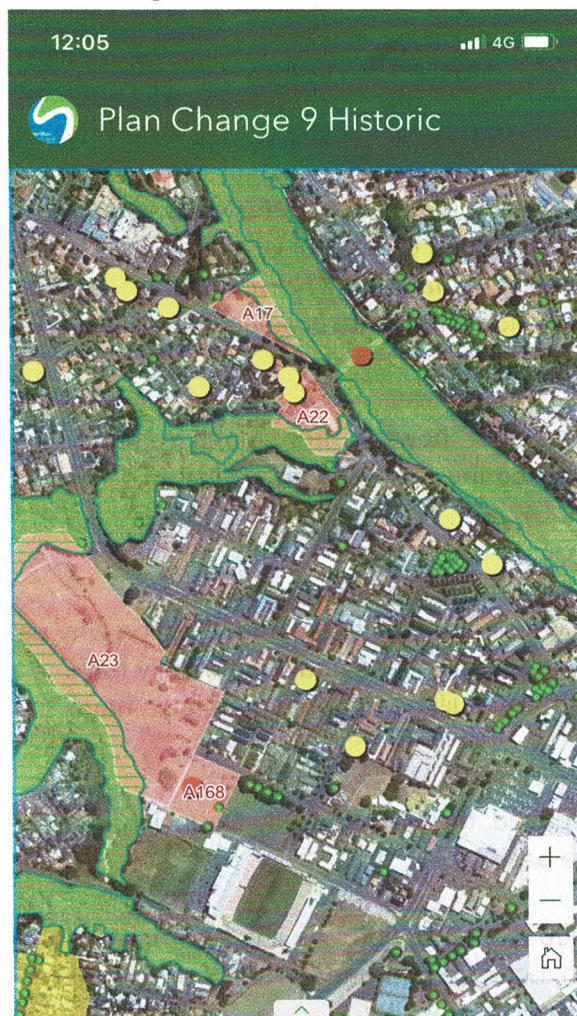
## 243 Ulster St Significant Natural Area

By definition from HCC Plan Change 9 Website

A significant natural area is an area that's home to native plants and/or animals that are given the highest levels of protection under the Resource Management Act (RMA)

SNA contributes to ecosystem functions, natural local heritage and the liveability of the city. They enhance indigenous biodiversity and full indigenous vegetation improves stream and riverbank stability and water quality.

....mostly around our gully network and near the banks of the Waikato River. However, as our city has grown, our natural environment has been impacted, and we want to make all ecologically significant areas protected, especially those that native animals, including birds and the long-tailed bat, call home.



So where does that leave us.

We are a property that:

1. Not close to the river,
2. Not close to any gully,
3. No native vegetation
4. No native animals or bats (unless rats count)
5. No association with individuals or groups of historic significance

• Not listed in 5 special character and historic heritage areas

6. Setting: *'the surrounding area has changed considerably since this time (early 20th century subdividing) and now makes the historic residential setting of the building difficult to interpret.*
7. Archaeological Qualities - *"The place is not registered on the ArchSite database nor is it listed as a historic place with HNZPT as defined by the Heritage New Zealand Pouhere Taonga Act 2014.*

We can only surmise from our Heritage assessment that we have a Natural Significant area due to the fact that we are in the Whitiara district, an area originally known as Whatanoa Pa, occupied by Ngati Te Ao prior to colonisation. A wonderful part of our local history and acknowledged by the Waikato Stadium.

However as can be seen in the pictures taken from the HCC PC9 website our 835 square metre property is completely surrounded by Motels and units some of which are currently being used as Emergency housing. This as acknowledged in the Context i.Settings section of our report *"While the property at 243 Ulster Street has not been subdivided since the early 20th Century the surrounding area has changed considerably since this time and now makes the historic residential setting of the building difficult to interpret."*

Reiterated in the same category iv.Group: *243 Ulster Street has moderate group value as one of a number of early villas in the Hamilton area, and one of several villas on Ulster Street which share a common age, style and construction materials. However, it is disassociated from these villas by larger residential and commercial buildings on adjacent sites.*

Please note the mention of "several villas on Ulster Street" however from maps from the HCC website only 4 properties can be seen to be noted the entire length of Ulster St - not several.

The main significance we can see of having SNA on our property from a resource perspective is need consent for excavation work - we would have to ask the question why us then and not everyone in the Whitiara area, surely everyone's land could potentially have archeological value. Yet only the 4 properties that have Built heritage on them also have NSA?

Significantly prior to the Heritage reports being released, the Hamilton City Council had the Government valuation released on which rates are based.

Our property land went from a valuation of \$690,000 to \$1,595,000. As it is a commercial residential area this affected our yearly rates by an increase of around 4K to over \$13,000. Why the huge increase? From the Hamilton City Council website:

*"The Hamilton residential market has seen exponential amounts of growth between the 2018 and 2021 revaluation, with rapid increases seen throughout the second half of 2021. Several factors have contributed to this growth including the continuation of low interest rates throughout most of 2021, increase in First Home Buyer activity looking for affordable entry level housing together with an increase in investor activity chasing favourable yields. The above, coupled with a lack of housing supply, has resulted in multiple bidding scenarios at auctions resulting in historical price increases. In addition, further intensification enabled by*



*the District Plan has seen older housing stock on larger sites being purchased and redeveloped to provide townhouse and duplex accommodation throughout most suburbs within close proximity to Hamilton CBD."*

I feel certain that had the property had Heritage Report out when the valuation was done we would not have received the same valuation report. Having a Heritage Plan B ranking will clearly impact on what 243 Ulster St can be used for, therefore in conflict with how valuation is assessed. Council cannot have it both ways.

The location of this property and its immediately surrounding environment makes it ideal for high density housing.

Finally, we wish to speak from a personal angle. We purchased this property some 13 years ago as we love the old villa and wished to operate our Physiotherapy business from the premises. Our current intention is not to change that, but the significant change in our surrounding environment with the introduction of emergency housing has had a huge impact on us. We have raised crime in our area, we have been burgled, staff followed and harassed, homeless found sleeping behind our property and regularly clear shopping trolleys from our front lawn. Keeping our business long term in this location may not be viable and being Heritage listed it would have a direct impact on our ability to sell the property.

Please note as a direct descendant from the Casey family that arrived on P.S Rangiriri in 1864 and George Fraser who led the construction of the Hamilton Traffic Bridge 1908 I fully appreciate the importance of Heritage. Should this property be in Hamilton East it would be in keeping with its surroundings but unfortunately "the horse has bolted" for Ulster St and one day 243 should have the option to provide housing for our future generations.

We oppose HCC PC9

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