

## THE RESOURCE MANAGEMENT ACT 1991

In the matter of Plan Change # 9 to the  
Hamilton City District Plan.

Submissions of Dr Bryan Bang MA, LL.B(Hons) Ph.D, MNZPI, (Retired).

I qualified as a professional planner by taking the examinations of the Royal Australian Planning Institute 51 years ago. I practiced as a planner in Palmerston North and in Dunedin for nearly 20 years when I joined Barristers Chambers and practiced environmental law until I retired some 16 years ago.

I was asked by the Harrowfield Club and a number of residents to make a submission to the Council on their behalf in terms of Plan Change 9 (Heritage). I do so in this document

### **May it please the Commission**

- 1 Harrowfield Drive is an enclave in the north of the City. it is surrounded by gullies on almost the entire periphery other than for Wairere Drive (itself a former gully), and the very short frontage to River Road, but even here the influence of the gully system means that that frontage is very short.

There are several *culs de sac* off the main street and these are –

Landell  
Mistry  
Crowden  
Charles Henry  
Longwood  
Radford, and  
The Avenue

- 2 Harrowfield Drive was developed by an inspired developer, Graham Robinson, who believed that the city needed a subdivision of larger sites and houses that reflected this and provided generous open spaces and thus a superior type of urban living. Harrowfield emerged as a unique urban environment in which larger sections were furnished with larger houses.
- 3 Until recently the pattern envisaged and implemented by the developer has been followed. Although the District Plan would have permitted differences in development styles the original notions of Mr Robinson were largely followed as the environment developed.
- 4 In more recent times Mr Robinson's vision has been ignored and multiple houses erected on small sites. Not only has this produced an inferior type of development in terms of space and location of dwellings but has increased the load on infrastructural elements, including roading and traffic, parking, drainage, waste collection, recycling,

and water. Continued development in these terms will undoubtedly put further stress on infrastructure unless considerable expenditure is applied to the solution of these inevitable problems.

- 5 Although so far as is known no surveys have been carried out to substantiate these infrastructural matters, anecdotal evidence suggests that such matters are real and of concern to the longer-term residents.
- 6 I have read the submission of Dr Kai Gu and Richard Knott and I agree with them in that they support the notion of historic heritage areas and I submit that the notion applies well to Harrowfield. In maintaining this approach I do not think that historic age is a necessary requirement in identifying heritage areas. Heritage can arise from aspects of culture and tradition. In the Harrowfield case the fact that it was developed, *inter alia*, to provide for those who preferred an open environment with plenty of open space around their dwellings sets it apart from contemporary developments that were established in other parts of the City at or about the same time. The heritage aspect for Harrowfield arose from the cultural mores of the developer and those who shared those views and purchased and built in the subdivision.
- 7 I have already referred to recent developments that have failed to follow the norms of the developer. Mistry Place is a development that sailed in the face of the Harrowfield philosophy. It is fortunate that the bulk of. This development cannot be readily seen from Harrowfield Drive so that, in this instance, the damage done to the concept, although real, has a much diminished impact on the street generally. In a sense more destructive of the spirit of Harrowfield is the recent practice of tearing down perfectly good and substantial houses and replacing them with three or four apartments or flats. These kinds of development are destructive of the spirit and ethos of Harrowfield and, over time will result in the destruction of the philosophy upon which Harrowfield was first established and the disappearance of the heritage components of the Harrowfield suburb.
- 8 The Harrowfield Club owns a substantial area of land which is used as a recreation area for the residents. This is maintained by the Club
- 9 I have two witnesses whose evidence I shall table although they are both present to answer any questions that the Commissioners may have.

Signed

Bryan Bang

23 May 2023

A handwritten signature in black ink, appearing to read 'Bryan Bang', with a large, stylized flourish at the end.