

THE RESOURCE MANAGEMENT ACT 1991

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

- 1 My name is Martin Miller and I reside at 8 Radford Place, Harrowfield. I give this evidence in support of the request to make the Harrowfield suburban historic Heritage Area.
- 2 I was informed by my employer, Commercial Union Assurance in October 1986 that I had been appointed Branch Manager of the Hamilton Branch to commence in January 1987. In November 1986, my wife, Thelma and I with our children visited Hamilton for the first time as we were wanting to build a new home. We located 'Harrowfield' subdivision which had only just released the first stage of sections for sale in September 1986. At the time, Harrowfield was unique not only because the residential sections were well above the average area but also because the subdivision provided country style living within five minutes from the City and Chartwell Square
- 3 We purchased Lot 37, DP S42271 in Radford Place in May 1987 due to being in a cul-de-sac, backing onto a gully and also having views of Waikato River. We then proceeded to have plans prepared by Architect Peter Chibnall for a quality designed residence. An agreement with the Developer, Graham Robinson was that we had to present our house plans for his approval as he did not want substandard homes built in the subdivision and this is why today you see quality designed homes that were built in the late 1980's and early 1990's.
- 4 The developer donated gratis 9194m² lot 74, DPS54960 to the residents of this exclusive subdivision for the purpose of the community to use. Graham Robinson had in mind the establishment of tennis courts (two (2) were built and have plenty of use), a community clubhouse (which never eventuated) and other recreational facilities.
- 5 In January 1990 it was proposed to form the 'Harrowfield Club Incorporated'. Owners of Stages I and II who purchased sections prior to 1990 were able to Voluntary become 'Foundation Members' by paying \$500 but stage III and onwards, Graham Robinson would pay over \$500 from sale price of section to the Club and then the owners of these

sections would become 'Foundation Members'. There is a total of 112 properties that are in this category.

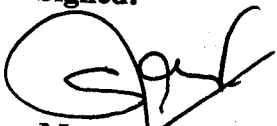
6 The Club has been very active over the thirty (30) years in existence and to the forefront has been the Annual Christmas Lights display which has become a very popular attraction for all the residents of Hamilton. Approximately 115 residents pay an Annual Subscription to enable the Club to be financial.

7 In 2017 there was the debacle over the proposed development at 29A Harrowfield Drive when the residents challenged the large development that was proposed. Unfortunately, at the Commissioners Hearing in September 2017, the objection was defeated and the development proceeded. To be honest, a disaster for this community. Since then, there has been in recent times a home in Longwood Place demolished and replaced with four (4) townhouses and another planned at 101 Harrowfield Drive with the imminent demolition of a substantial well-constructed home built in 1987 by a respected Builder with four (4) more townhouses.

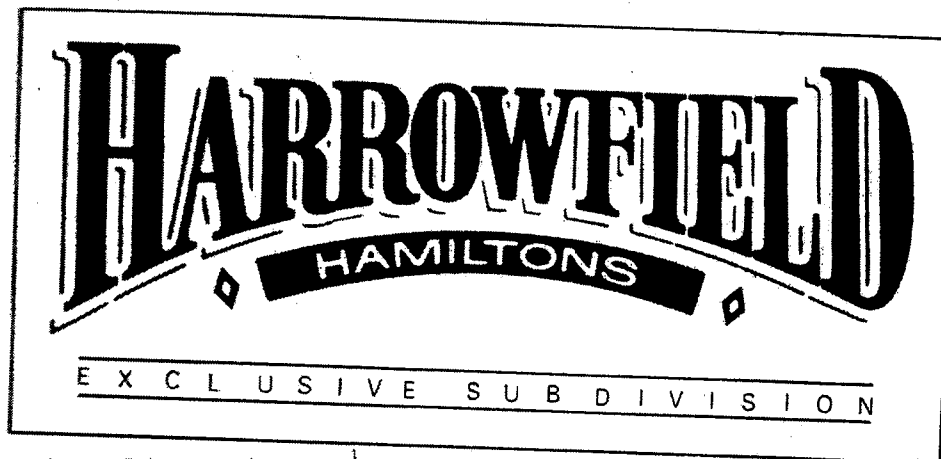
8 As a result of all these developments, parking of motor vehicles has become a real issue with the streets lined with parked vehicles as either there are two vehicles per household or unable to access garaging due to the size of vehicle.

9 This type of development should not be allowed in an area where there have been large family homes built and where there is a good community spirit, hence my reasoning for wanting: Harrowfield to be designated as an Historic Heritage Area.

Signed:



Martin Miller
mimiller@slingshot.co.nz



+ Club Details



The success of the 80's as a top quality residential subdivision. Several aspects make this unique in this city. River Road is in the foreground. Woodland Park and Flagstaff are on the left. The pincers formed by the roadway will meet to create a circular drive completely flanked by large building sites and private cul de sacs.

Harrowfield was the dream of Graham Robinson who wanted to see residential sections that were not so small that the neighbours could shake hands without leaving their homes. At the same time he introduced quality control and strictly prevented a proliferation of town houses — a legacy future residents will capitalise upon.

Half of the circumference of Harrowfield is bordered by bush and gully — giving a delightful private aspect to an enterprising few. The foreground of this photo will become Longwood Place — a setting which gives superb views across the river.



UNIQUE

Harrowfield is unique not only because the residential sections are well above the average area but also because the subdivision provides country style living five minutes from the city and Chartwell Square. Many of the sections exceed ½ acre.

Lugton, Hamill & Associates

REGISTERED VALUERS
PROPERTY CONSULTANTS

DAVID B. LUGTON, VAL. PROF., F.N.Z.I.V., F.R.E.I.N.Z.,
A.C.I.A.R.D., M.P.M.I.

BRIAN F. HAMILL, VAL. PROF., A.N.Z.I.V., A.R.E.I.N.Z., A.C.I.A.R.B.
KEVIN F. O'KEEFE, DIP. AG., DIP. V.F.M., A.N.Z.I.V.

REAL ESTATE HOUSE
1000 VICTORIA STREET
P.O. BOX 9020, HAMILTON
TELEPHONE: 383-181

YOU CAN BE DISAPPOINTED

If you want to cross lease your Harrowfield Land or build a sub standard (for the location) home — don't buy. When you sign for a section you undertake a solemn commitment to adhere to the rules. There is a severe financial penalty if you don't.

Norris Ward

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Peter Chibnall Associates ARCHITECTS

Peter Chibnall, B. Arch. (Auckland), A.N.Z.I.A., N.Z.C.D. (Arch.),
Martin Swann, B. Arch. (Auckland).

32 Thackeray Street, P.O. Box 1144, Hamilton 2000, New Zealand.
Telephones (071) 391-092, (071) 390-444, Telefax (071) 390-444.

Are proud to have been responsible for creating the following quality residences in Harrowfield:

- 72 Harrowfield Drive, Harrowfield • 70 Harrowfield Dr, Harrowfield
- 8 Radford Place, Harrowfield • 11 Crowden Place, Harrowfield
- Lot 67, Harrowfield • 6 Landell Place, Harrowfield

THE HARROWFIELD CLUB

The developers have donated gratis 2 acres of land to the residents of this exclusive suburb. Five hundred dollars from the purchaser price of each section is channelled into the club. A committee has already been formed and the first funds will provide two tennis courts.

Land & Engineering Surveyors Land Development Consultants

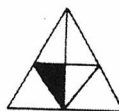
- Urban residential subdivisions.
- Subdivisions and boundary adjustments.
- Boundary relocation and repegging.
- Cross lease and unit title surveys.
- Engineering design for roading and ancillary services.
- Document searching at Dept. of Survey, Deeds Office, etc.

CARTER KEUCKE & LATHAM Ltd

310 Tristram Street, P.O. Box 171, Hamilton, NZ.
Phone (071) 392-051, Fax (071) 392-052.

44 Rickit Road, P.O. Box 126, Te Awamutu.
Phone (07) 871-6144, Fax (07) 871-6144.

Kapanga Road, Coromandel.
Phone (0843) 58-608.



Looking from River Road down past former Mayor Sir Ross Jansen and Lady Jansen's home on the right. The green belt will become the future stage which will contain several larger life style blocks.



Many of Harrowfield's stately homes are being built by:

C.A. ROBINSON

Building Contractor

design & build
PH 540-701 — HAMILTON

Harrowfield has been and will be developed in stages. This plan of future development gives the approximate dates of completion. Many of these sites are under option now. With Harrowfield you can buy ahead of time.

