

Statement

Tena kotou katoa

My name is Trevor Wilson.

Good afternoon and thank you for this opportunity to speak.

My objection to Plan Change 14 relates specifically to the extent of the proposed Medium Density Residential Zone in the Cashmere & Huntsbury Hills area, currently zoned Residential Hills.

It is my understanding the proposed Medium Density Residential Zone has been determined in relation to access and walking distances to public transport. However, I believe the public transport mapping used is either incorrect, or has been interpreted wrongly, and the proposed zone should be increased to include parts of Bowenvale to Hollis Avenue, and areas in between.

Several properties in the area have been selected to demonstrate this interpretation. These properties have been chosen generally because, at the time of writing, they appeared in google maps to be vacant and therefore more likely to be developed.

According to data drawn directly from Google Maps the following Cashmere Hills properties have all been included in the proposed Medium Density Residential Zone (see Slide G):

- 31 MacMillan Avenue has a 15 minute' walk to the nearest bus stop on Centaurus Road.
- 17a Heaton Rhodes Place is 12 minutes' walk to the nearest bus stop on Centaurus Road.
- 12 Whareora Terrace is 13 minutes' walk to the nearest bus stop on Centaurus Road.
- 29a Kidson Terrace is 13 minutes' walk to the nearest bus stop on Hackthorne Road.
- 4 Arahura Place is 17 minutes' walk to the nearest bus stop on Hackthorne Road.

Then on Huntsbury Hill also included in the Medium Density Residential Zone are (see Slide H):

- 1 Kimbolton Lane has a 10 minutes' walk to the nearest bus stop on Centaurus Road.
- 55 Whaka Terrace is 8 minutes' walk to the nearest bus stop on Centaurus Road.
- 1 Lookaway Place is 9 minutes' walk to the nearest bus stop on Centaurus Road.

Meanwhile the following properties have been excluded from the Medium Density Zone even though they have the same, or closer, access than the above included ones (see Slide H):

- 12 Roseneath Place at 8 minutes' walk to Centaurus Road, and.
- 28 Bowenvale Avenue at 8 minutes' walk.

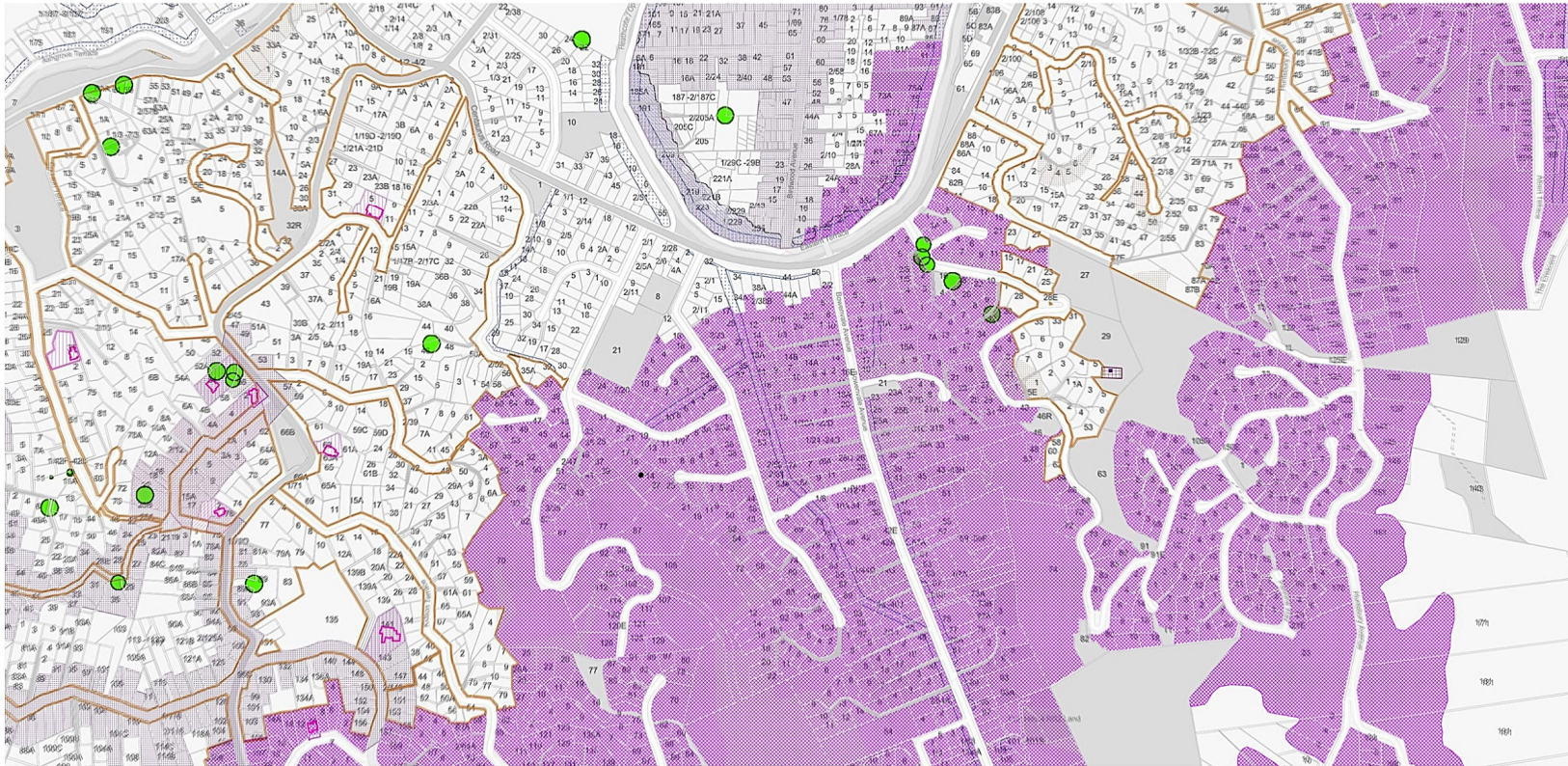
Therefore I request the proposed Medium Density Residential Zone be extended to include the beginning section of Hollis and Bowenvale Avenues and Landsdowne Terrace up to Wedgewood Avenue plus adjoining streets in between.

Thank you.

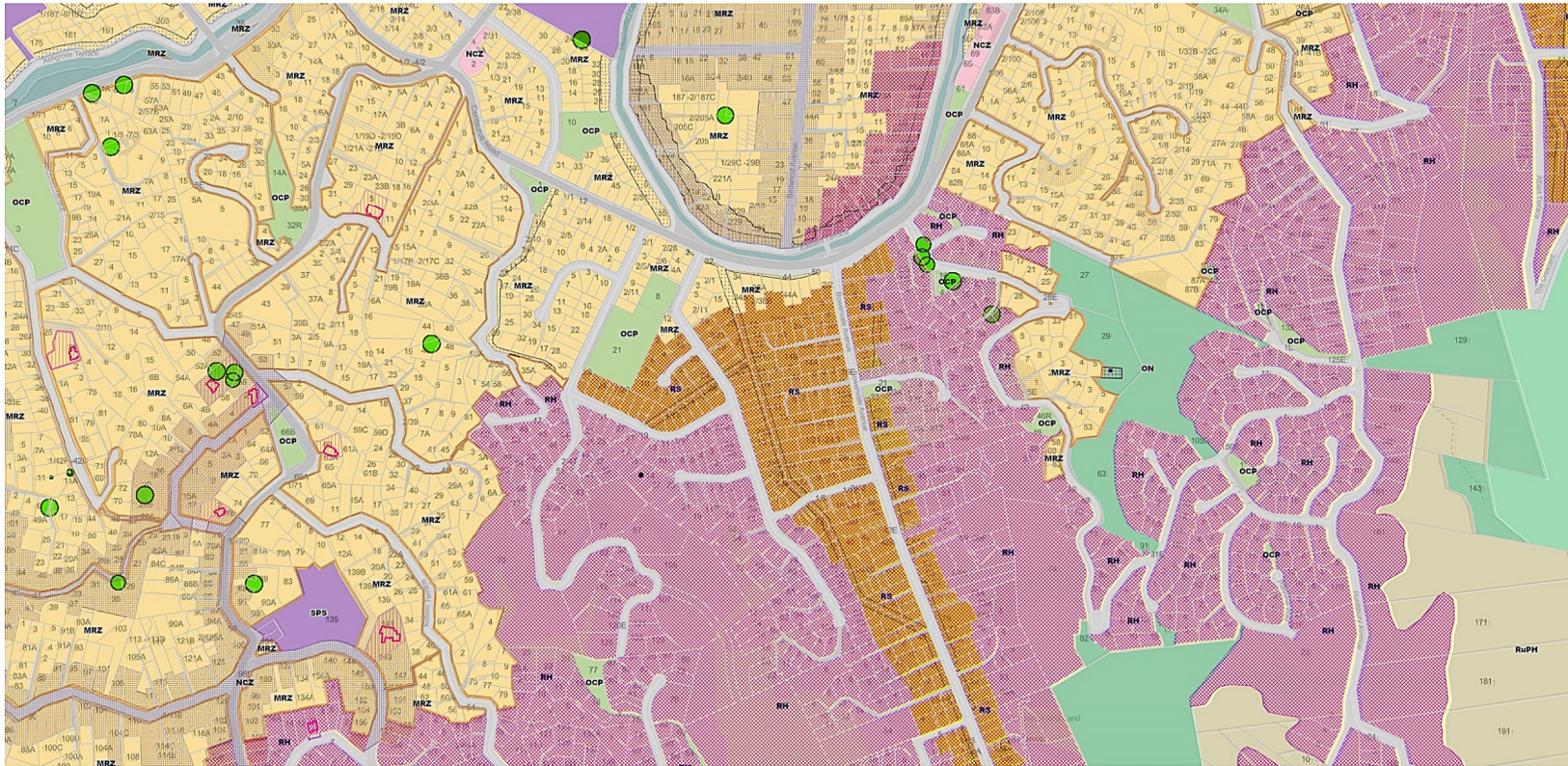
Nga mihi.

Trevor Wilson.

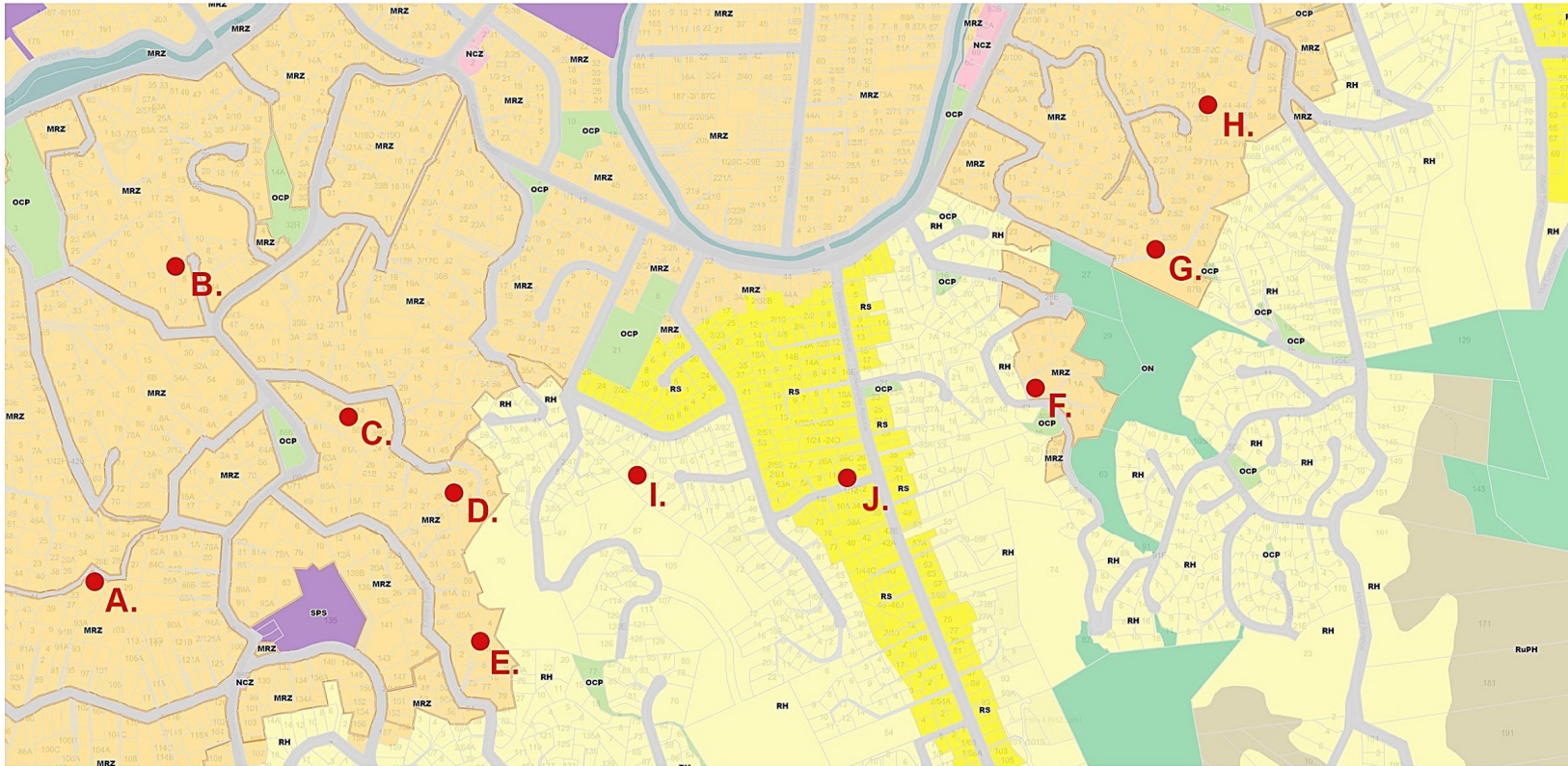




Low Public Transport Map (refer to GOOGLE map supporting information)



Proposed Zoning Map (plan change 13/14)



Proposed Zoning Map (plan change 13/14)

REFERENCE PROPERTIES:

- A. 31 MacMillan Ave.
- B. 17a Heaton Rhodes Pl.
- C. 12 Whareora Tce.
- D. 29a Kidson Tce.
- E. 04 Arahura Pl.
- F. 01 Kimbolton Ln.
- G. 55 Whaka Tce.
- H. 21 Lookaway Pl.
- I. 12 Roseneath Pl.*
- J. 28 Bowenvale Ave.

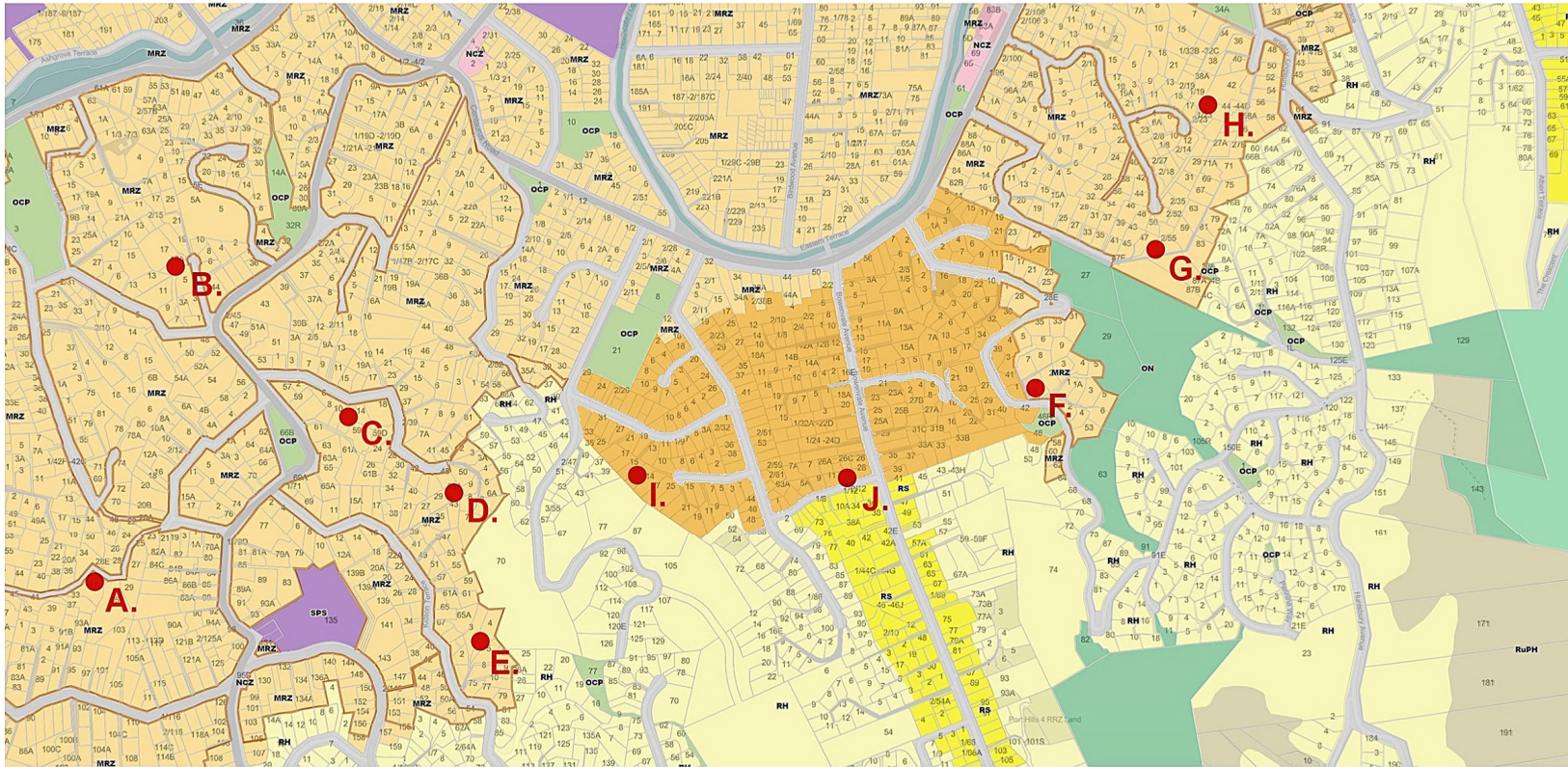
PUBLIC TRANSPORT WALK TIME:
(sourced from google maps)

- 15 mins.
- 12 mins.
- 13 mins.
- 13 mins.
- 17 mins.
- 10 mins.
- 12 mins.
- 09 mins.
- 08 mins.
- 08 mins.

PROPOSED ZONING:
(PC14.)

- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- RH (unchanged)
- RS (unchanged)

* property owned by submitter.



Submitters Alternative Zoning Map (MRZ Extended)

REFERENCE PROPERTIES:

- A. 31 MacMillan Ave.
- B. 17a Heaton Rhodes Pl.
- C. 12 Whareora Tce.
- D. 29a Kidson Tce.
- E. 04 Arahura Pl.
- F. 01 Kimbolton Ln.
- G. 55 Whaka Tce.
- H. 21 Lookaway Pl.
- I. 12 Roseneath Pl.*
- J. 28 Bowenvale Ave.

**PUBLIC TRANSPORT WALK TIME:
(sourced from google maps)**

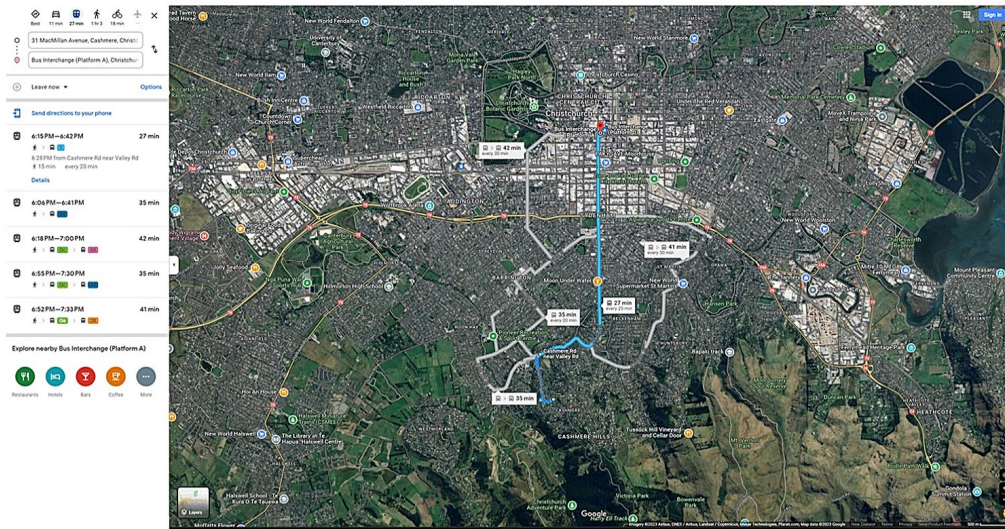
- 15 mins.
- 12 mins.
- 13 mins.
- 13 mins.
- 17 mins.
- 10 mins.
- 12 mins.
- 09 mins.
- 08 mins.
- 08 mins.

ALTERNATIVE ZONING:

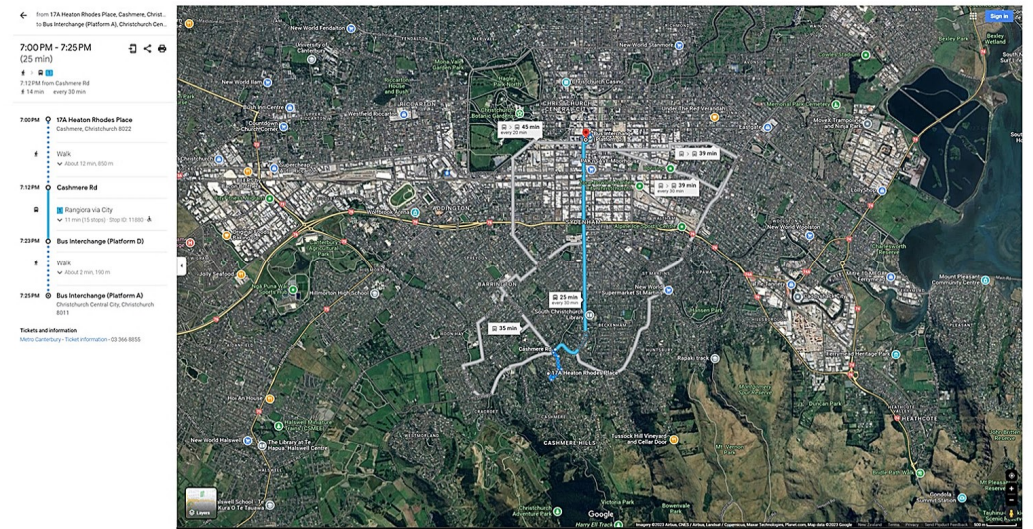
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)
- MRZ (currently RH)

* property owned by submitter.

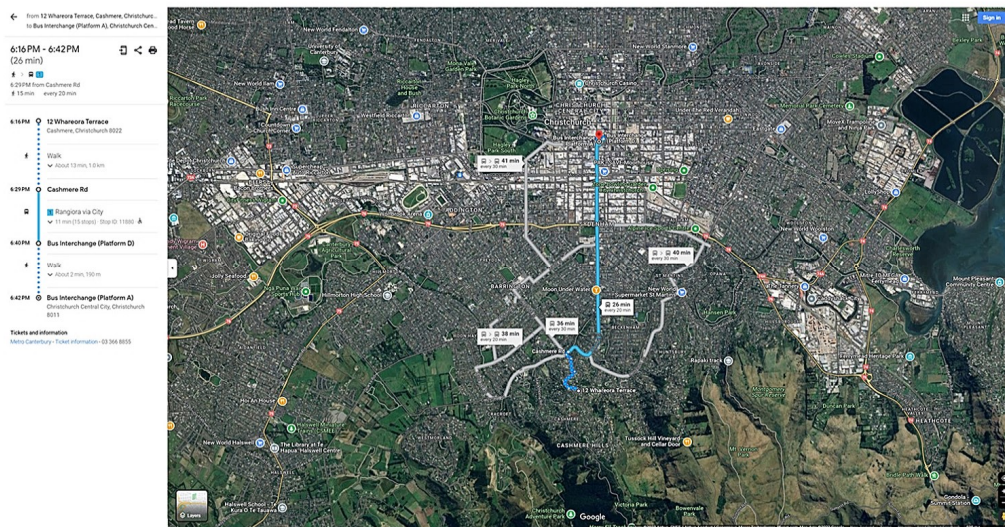
Trevor Wilson - CCC Plan Change 14 Submission - 14 November 2023.



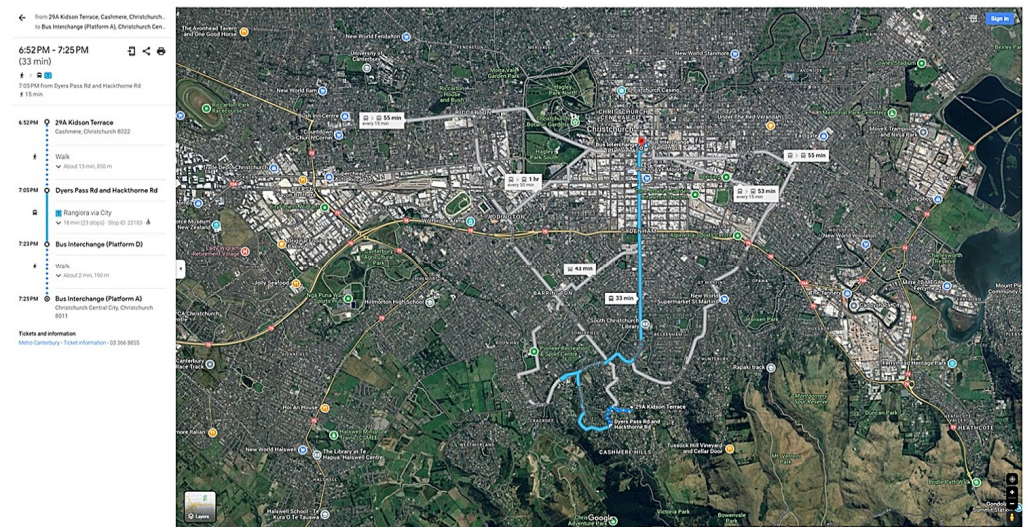
A. 31 MacMillan Ave. - 15min.walk. to Centaurus Rd.



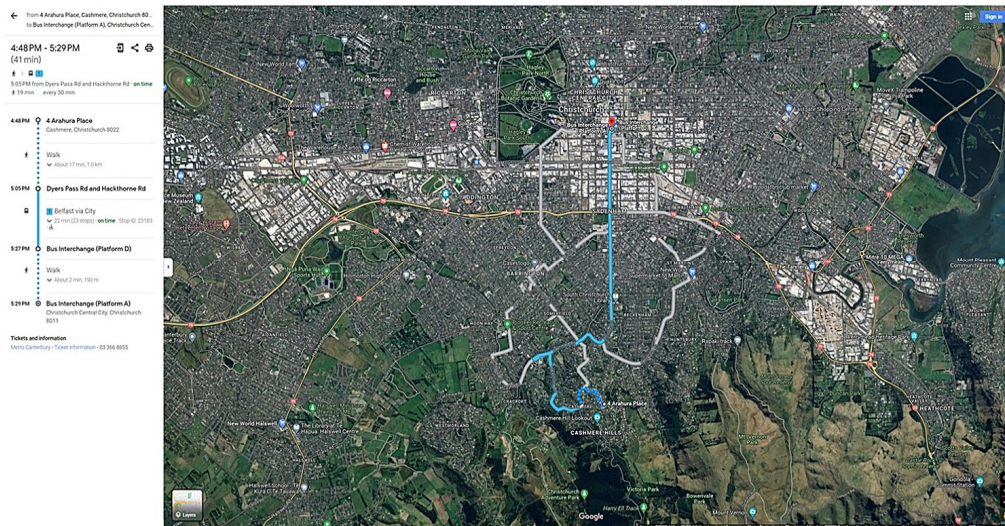
B. 17a Heaton Rhodes Pl. - 12min.walk. to Centaurus Rd.



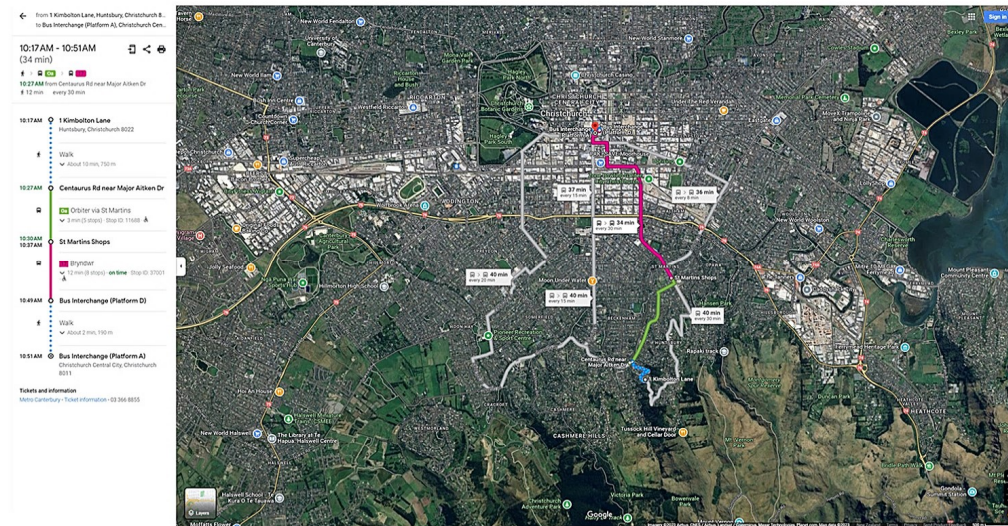
C. 12 Whareora Tce. - 13min.walk. to Centaurus Rd.



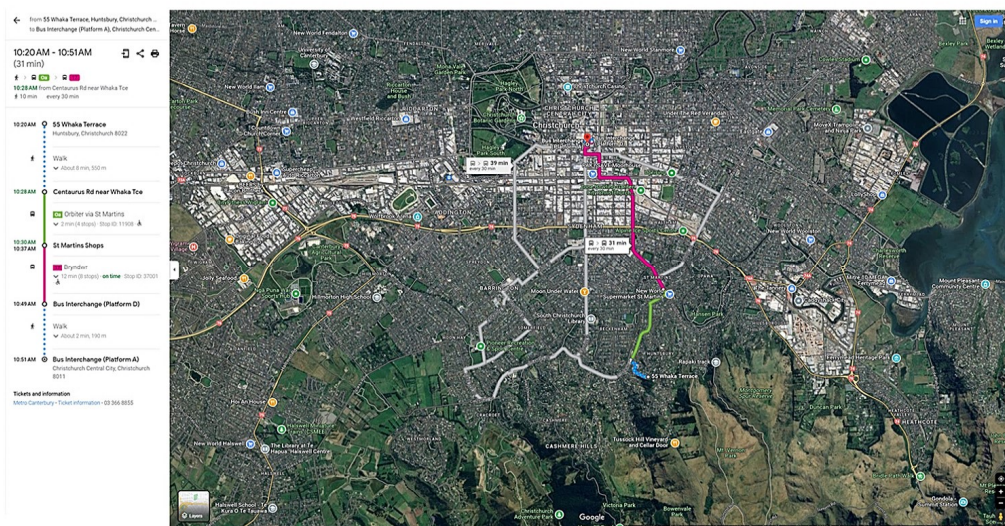
D. 29a Kidson Tce. - 13min.walk. to Hackthorne Rd.



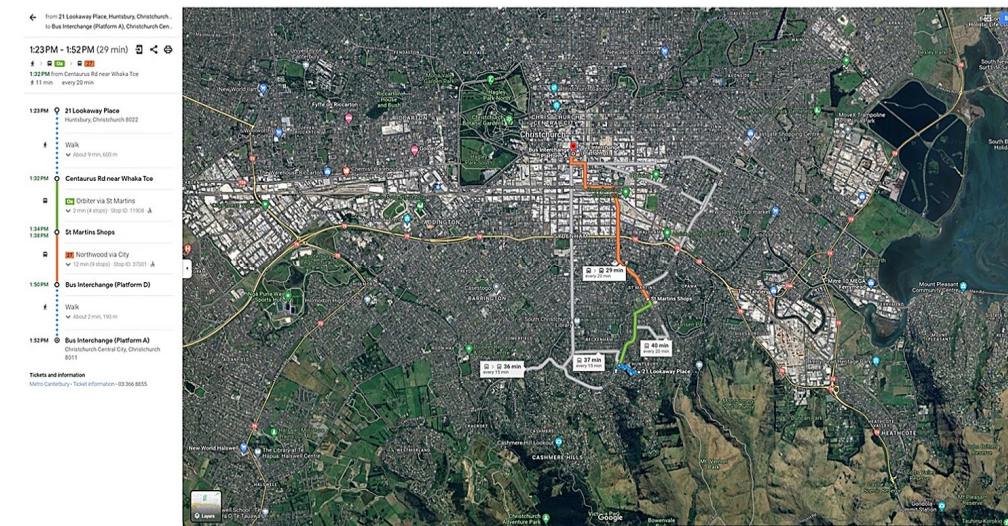
E. 4 Arahura Pl. - 17min.walk. to Hackthorne Rd.



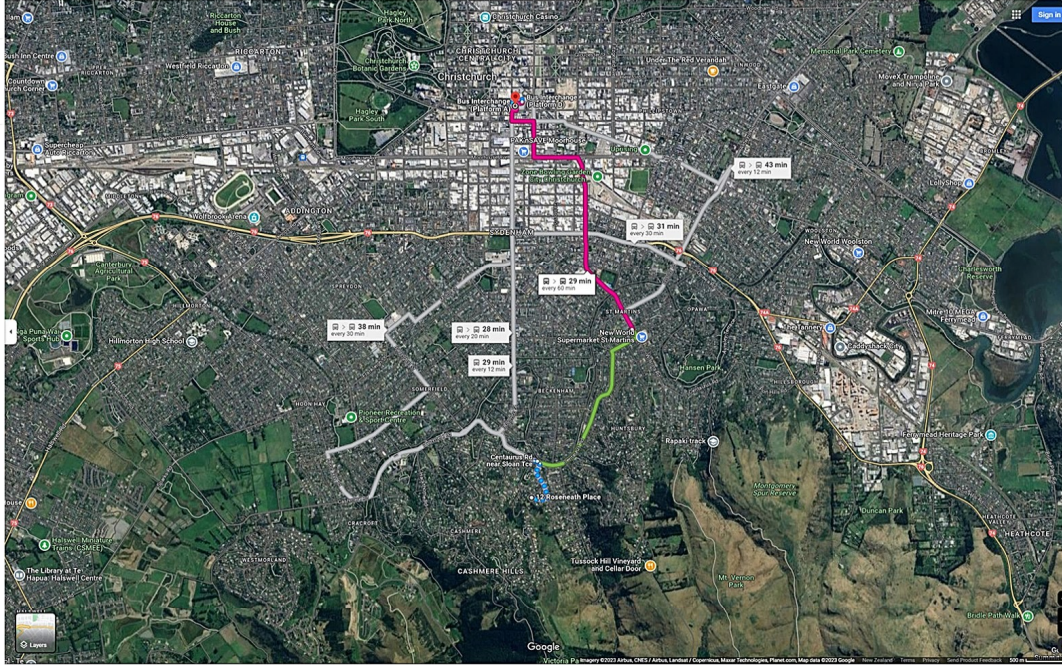
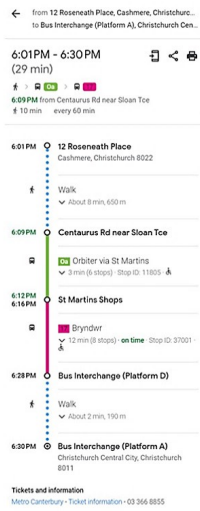
F. 1 Kimbolton Ln. - 10min.walk. to Centaurus Rd.



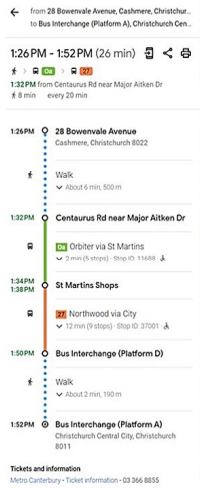
G. 55 Whaka Tce. - 8min.walk. to Centaurus Rd.



H. 21 Lookaway Pl. - 9min.walk. to Hackthorne Rd.



I. 12 Roseneath Pl. - 8min.walk. to Centaurus Rd.



J. 28 Bowenvale Ave. - 8min.walk. to Centaurus Rd.