

Ruakura Variation Submission on Publicly Notified District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Hamilton City Council

Date: 16/12/2015

Ruakura Variation Submission method: on-line

Submitter Details:

Individual

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I wish to be heard in support of my submission.

I **could not** gain an advantage in trade competition through this submission.

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This is a Ruakura Variation Submission on the Hamilton City Council Proposed District Plan (the Proposal):

The specific provision that my submission relates to is:	Support, Oppose or Support in part	My Ruakura Variation Submission is:	I seek the following decision from the local authority:
15.1 Purpose	Support in part	I live in Aldona place and will back onto a new green space beside the planned spine road. I have lived with a public space behind my home previously in Hamilton. Despite a burglar alarm we were burgled 3 times. We moved. Having public walkways, seats etc in the green space offers dishonest people a wonderful viewing place to monitor our routines and gives them easy access to our backyards. I strongly oppose such use and do not wish to experience home invasion again. How would we be protected from this new threat?	Please do not allow public access to the green belt or build some sort of protective fence to keep people out and prevent our privacy being invaded.

The specific provision that my submission relates to is:	Support, Oppose or Support in part	My Ruakura Variation Submission is:	I seek the following decision from the local authority:
		<p>Because all our big windows and ranch sliders face that way we will lose our privacy and will be unable to even sit outside without being watched! Maybe even watched while inside! Please protect our safety and privacy.</p>	
3.7.1.7 Transportation Network	Oppose	<p>My name is Jenny Bothwell and my home backs onto the proposed Industrial area of this development. I have some serious health and safety issues which will result if the current proposal goes ahead. Us Fairview Downs residents have a huge development planned on our doorstep which will surround us on 3 sides, and which will negatively impact on us greatly.</p> <p>History: The homes in Fairview Downs were built before double glazing rules and when common opinion city-wide thought that if city growth reached a point where the city expanded eastwards we would expect residential development over our back fences. The homes which border the current farmland have all their large single glazed windows facing East to appreciate the rural views. Any tractor noise from the farmland currently is heard clearly and loudly inside our homes. Luckily this is very infrequently at present. There is a HUGE difference between the expected urbanisation and having industry and a major road there.</p> <p>I have several major concerns but the first is with regard to the SPINE Road.</p> <p>1. This road is planned to be as close to the Fairview Downs homes as the developers can place it. The so called green belt has had various widths from 20 m to 50m. At the last open day I attended a width of 40m was talked about. Internationally whenever an industrial/inland port type of development occurs it ALWAYS has a buffer of between 500m and 1500m to the nearest house. These are in place for things such as the explosion in Japan earlier this year at a similar site where homes in a 2km radius were evacuated. Why are we in NZ not getting the same protection? Accidents will occur</p>	<p>My solution: 1. Move the spine road over closer to the expressway. 2. Build a line of residential homes immediately behind our homes which can be double glazed, have sound proof gib wall linings and no major windows facing the industrial area. 3. Double glaze all the homes in Aldona Place 4. Plant tall trees the other side of the new housing (see 2) to remove CO2 etc from the air. 5. Make the green belt wider. At least 200m or even 500m as with overseas standards. 6. Either keep people out of the green zone or build some high fence to keep them away from residents property.</p> <p>Please do not give consent until these serious issues have been completely mitigated.</p>

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		<p>on such sites. Fire brigade officers say it is not IF but WHEN an accident will happen.</p> <p>The green belt had original plans for bunds (small hills) to help mitigate noise and pollution. However since the drainage of the area and high water table was investigated the proposal is to lower the level of the ground over our back fences and put in ponds to deal with the excess water. This solves the drainage problem but makes noise transmission and airborne gasses and particles much easier to reach our homes. The prevailing wind locally is from the East as shown by a wind vane and washing movement. Also the ponds will be great breeding ground for mosquitoes etc.</p> <p>The applicant’s evidence in the Board of inquiry states that “The expressway and the Spine Road will be constructed to accommodate HIGH volumes of light and Heavy traffic. Initially it (Spine Road) will be constructed as 2 lanes but will allow space to develop it into a 4 lane carriageway”.</p> <p>They also said they anticipate an increase in traffic volumes on the Fairview Downs network and cross city connector routes. They even say some current heavy vehicles will change routes from local roads and use the spine road. They proudly say that heavy vehicles will transfer onto the expressway and the spine road. Heavy traffic will make up 65% of the daily total of the Inland Port. They also expect other traffic going to the University and Rototuna to use the spine road in future. The conservative figure predicted 11,300 vehicles per day on the spine road including 700 heavy vehicles (not including construction vehicles).As construction may continue for 50 years there will be a constant stream of those trucks increasing this total.</p> <p>Each one of these vehicles making as much noise inside our homes as a tractor, stopping conversation and blocking the sound of the phone ringing. What I have not seen is the cumulative effect of construction, the spine road and the expressway and the operation of the inland port. Each one is individually considered but we will experience the cumulative effects.What mitigation will be put in place to protect the Fairview Downs residents?</p>	

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		<p>2. One of the statements published by the council (10th Dec 2012) says that the council wishes to balance population growth while retaining the special character of our neighbourhoods.</p> <p>I for one purchased in Fairview Downs because of the affordability of the homes AND its special character. I paid more for my home on the edge of the suburb than one not on the edge because of these special qualities: the quiet (most days are silent except for pleasant ambient noise eg rustling of trees), the fresh air from the farmland full of oxygen and absent of pollutants, the pleasant vista of a rural outlook, the absence of through traffic (no through roads to anywhere else) and the bonus of better stargazing with minimal nighttime lighting. I look forward to the council making decisions which retain Fairview Downs special character. Quiet is what ALL of Fairview Downs residents experience. It is a place of peace and serenity. That is our special character.</p> <p>Noise is particularly stressful for me. I am a teacher and have always sought quiet at home. The research findings of Kate Bridger (an audiologist) found that teachers aged between 30-60 years have a higher sensitivity to noise than the general population. (I fit this criteria). (PPTA News Vol 34 #9 pg 10) So for my own health it is essential I maintain a quiet home.</p> <p>The average truck makes 107 dBells of noise and at least 700 will pass near my home daily on the spine road. These trucks will be travelling frequently 24 hours a day as the inland port will never close. The result on me even if the noise raises to the maximum city limit will be serious. Measurements only take into account air noise but vibration through the ground of large rumbling trucks 24 hours a day may well prevent sleep altogether.</p> <p>3. Lighting is my next point</p> <p>The spine road will probably be well lit (similar to the ring road), and many consider this is pollution as it will light our homes at night and interfere with body clocks, sleep patterns and star gazing. Tired residents may be more at risk on the roads driving as a result.</p> <p>4. Air Quality is my next concern.</p>	

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		<p>The spine Road and Powells Road are expected to have 20,000 vehicles per day all putting out airborne pollution. Add to this the expected 28,000 vehicles on the expressway and the knowledge that 80% of winds come from the farmland onto our sections. We will be breathing an unhealthy cocktail of pollutants, C particles and poisonous gasses which are known to cause respiratory distress, breathing difficulties, and serious lung conditions. Combined with this will be the dust placed into the air as 1.7 million cubic meters of soil is removed. The construction will continue for decades so will not be temporary. This air pollution needs to be stopped before it reaches us.</p> <p>5. Biohazards. The inland port will be the place where many containers from overseas are opened. Insects , snakes, etc could all be a hazard and the proposed ponds will be the first place flying insects will retreat to. Closest to us residents. Auckland’s fruit fly problem may be minor compared to what we get. How will we be protected?</p> <p>6. Security I have lived with a public space behind my home previously in Hamilton. Despite a burglar alarm we were burgled 3 times. We moved. Having public walkways, seats etc in the green space offers dishonest people a wonderful viewing place to monitor our routines and gives them easy access to our backyards. I strongly oppose such use and do not wish to experience home invasion again. How would we be protected from this new threat? Because all our big windows and ranch sliders face that way we will lose our privacy and will be unable to even sit outside without being watched! Maybe even watched while inside! Please protect our safety and privacy.</p> <p>7. Emotional Obviously the current plans are causing me and my neighbours much anxiety and worry. Amelia Linzey in her report said quote” There will be a change to the sense of place and peace and</p>	

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		<p>tranquility. This change and potential impacts will be experienced by residents of the Fairview Downs area.” “There will be adverse social effects from rural to business and industry. These adverse impacts will likely be experienced by those on the existing edge of Fairview Downs”</p> <p>It appears our council, (that we elect) is our only hope left to stand up for our rights and quality of life. What is planned will destroy so many positive aspects of our current lives. Please help us maintain our special character where home is a place of peace, quiet, tranquility, fresh air with a rural feel and the serenity of the view....etc I believe we have the right and deserve not to have our physical, mental and emotional health damaged.</p>	
4.121 Other Resource Consent Information	Support in part	<p>The proposed homes being built off Powells Road have a proposed ring type road. Where this road exits at a T intersection onto Powells Road will result in car headlights shining directly into windows of those homes already on Powells road (Light strike). They were built to face that rural view. They will also get more exhaust pollution from cars waiting at this intersection. Boy racers could use this ring road as a race track. Best avoided. I believe if ALL of Fairview downs currently functions with the one access road at the Wairere road traffic lights then this little subdivision should have a P shaped road and access opposite Aldona Place only. Lacking that T intersection will provide another section for sale. Mitigation must be provided for current owners.</p>	Remove the T intersection from the plans for the subdivision off Powells Road.