Response No: 12

Submission 12 - Harcourts

Q1 Short Text

Full Name:

Heatha Edwards

Q2 Short Text

Company/Organisation (if applicable)

Harcourts

Q3 Short Text

Contact Person (if different)

Heatha Edwards

Q4 Email

Email Address

[redacted]

Q5 Short Text

Address

[redacted]

Q6 Telephone

Mobile Phone

[redacted]

Q7 Telephone

Home Phone

Q8 Select Box

3. Could you gain an advantage in trade competition through this submission (Please tick relevant box)

I could not

Q9 Select Box

4. Are you directly affected by an effect of the subject matter of the submission that:

I am not

Q10 Select Box

5. Do you wish to be heard in support of my submission in person (Please tick relevant box)

I do not wish

Q11 Select Box

6. Will you consider presenting a joint case with other submitters, who make a similar submission, at a hearing. (Please tick relevant box)

I will not

Q12 Select Box

7. Do you wish to present your submission via Zoom?

No

Q13 Select Box

Do you:

Oppose

Q14 Long Text

What specific parts of the proposed changes does my submission relate to? (please reference the specific section or words and attach more pages if required)

We're laying the foundation for over 900 homes to be built on 50-plus hectares of privately owned land over the next 20 years. This requires significant infrastructure investment that will foster sustainable development.
Who is the owner of this privately owned land, and why are they getting the infrastructure for free, when all other developers are charged?
Doesn't sound right.
Thanks to $10.9 million in funding from Central Government, critical infrastructure upgrades to transport, wastewater, water supply, and stormwater systems have been prioritised. Have they?

SOCIALPOINT BY OPEN POINT

The funds should ALL be used to upgrade our current failing systems across CHB, not to fund the infrastructure for whoever owns the ex crown land behind the hospital, and all the other owners involved. That can wait.
It would also be helpful to have all the faultlines that bisect the proposed lots overlaid onto the plan, so the public can see.
I see the council owns a portion. I do not believe the council should be spending ratepayers funds on the risky game of playing property developer, when they make it very clear that our communities infrastuctures are in trouble and need replacing. The council purchased 83 Porangahau Road for 1.3 m of the rate payers funds in 2022, and then spent more money on subdividing and selling off the house a few years later for 830k. Ratepayers none the wiser, but footing the bills.
Is the council planning on providing free infrastructure to the various privately owned land, and then hoping to purchase them as well? At a then inflated price?
Or are the rate payers expected to help fund it all so the chosen few can then reap the rewards of all the free infrastructure.
Or does the council have a deal or a plan to own the whole lot? If so, lets have some transparency please. Is the long term plan then that the ratepayers will be expected to fund the footpaths, streetlights and then the actual builds as well?
Is anyone prepared to answer these questions.

Q15 **What decision are you seeking from Council? (clearly indicate whether you support of oppose the specific provisions or wish to have amendments made, giving reasons).**

Long Text

To pause. The community has had massive rates hikes, and many are now really struggling to make ends meet. Lets get the basics sorted first
Submission point 12.01
Lets sort and repair the existing problems before racing ahead creating new ones and a massive further drain on rate payers.
The owners of the plots of land involved should be paying for the infrastructure. Not everyone else.

Q16 **Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box**

Single Checkbox

Yes

Q17 **Upload additional documentation here**

File Upload

Q18 **Do you:**

Select Box

Support

Q19 **What specific parts of the proposed changes does my submission relate to? (please reference the specific section or words and attach more pages if required)**

Long Text

In theory this could be beneficial as private home owners have the option to add solar to their dwellings/buildings. So why not have the same option for businesses and farms?

Submission point 12.02

Q20 **What decision are you seeking from Council? (clearly indicate whether you support of oppose the specific provisions or wish to have amendments made, giving reasons).**

Long Text

To apply common sense and with an eye on ensuring our lovely corner of the world does not become an eyesore

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Single Checkbox

Yes

Q22 **Upload additional documentation here**

File Upload

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BY OPEN POINT