

TO: Hamilton City Council

SUBMITTER: Fairview Downs Residents and Owners Association

SUBMISSION ON: Plan Change 15: Tainui Group Holdings (TGH)

This submission is made on behalf of Fairview Downs Residents and Owners Association.

Fairview Downs sits adjacent to the North of Tuumata and the development has the potential to impact our suburbs, parks and traffic.

Fairview Downs Residents and Owners Association support the re-zoning of Industrial Land within the Ruakura Structure Plan to Residential.

We are concerned that there does not appear to be sufficient open space allowed within the Tuumata development for parks and playgrounds that will need to cater for upwards of 3,000 residents.

We request that a playing field, pocket parks and playgrounds be included within this development.

We would like further consideration be given to walking and cycling connections to Fairview Downs to enable access to Raymond Park from Tuumata and for Fairview Downs residents to access the Tuumata shopping center.

Concerns around safety have been raised over walking/cycling paths being placed directly behind/adjacent to existing properties. Distance between backyards and pathways allows more visibility of anyone attempting to unlawfully enter these properties.

We request the path behind Northolt Road be placed further from properties and consultation be undertaken with affected properties.

With new housing to the north of Fairview Downs impacting peak hour traffic in and around the neighbourhood there are concerns on how this development will impact traffic within and access to Fairview Downs.

It is noted that PC15 now connects the eastern end of Powells Road to the ETC/Webb Drive/Spine Road and while another access route in and out of the area is appreciated, the original Ruakura Structure Plan did not have this connection as it was believed that vehicles would use Powells Road as a shortcut to the Industrial area to the east rather than the Fifth Avenue Extension.

Although not part of PC15 the development of Tuumata Rise at the eastern end of Powells Road has raised concerns that the intersection at Wairere Drive and Powells Road may be altered, initial information on this development showed an altered intersection with no access to Tramway Road.

We point out that much of the current and historic social connections with Fairview Downs are to the West in Enderly, Fairfield and Chartwell.

Any alteration to access in and out of Fairview Downs needs to take this into account. We request that comprehensive consultation with Fairview Downs residents be undertaken as many are still unaware of proposed changes and implications to neighbourhood traffic.

We wish to be heard in support of this submission.

On behalf of Fairview Downs Residents and Owners Association
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