

## Updated information regarding the development at 215 Houghton Bay Rd

After reading the flier from 'Friends of Houghton Valley', which was included in the previous newsletter, we realised that we need to put out some updated information on the development. We don't want people worrying about out of date or incorrect information.

As you will see below the issues that were discussed in the flier are essentially all resolved. If anyone has further concerns about the development the most constructive approach is probably to let us know directly. As always we are happy to discuss any perceived effects on either people or the environment.

### Re. stormwater

Since the consent has been issued we have had GDC consulting engineers specify a set of water detention measures that mean that the stormwater from the finished development will be the same or less than the current flows from the site. This is called '**water sensitive urban design**' and is a feature of good modern developments.

### Re. the comment that the development is a 'continent of concrete'

This development is absolutely not a 'continent of concrete' as was described in the flier. The sections surrounding each house are **almost entirely planted (as specified by the ecologist)**.

### Re. the comment that it is too 'dense'

The houses cover an average of 28% of their section, which is in keeping with the neighbourhood and less than the 35% that they are allowed by the District Plan. The **section sizes are also in keeping with the majority of the neighbourhood** as shown in the image attached.

### Re. concern about landslips

The reality is that the site will be even **more stable after development than it is now**. Let us reassure everyone that we have professional geotech and structural engineers dictating the methods of work on the site.

### Re. concern about crossing Houghton Bay Rd

The finalised proposal has a **footpath within the development** so pedestrians leaving the development will be able to safely wait on it before crossing to the Council footpath on the other side.

### Re. traffic

The driveway will be two lanes wide where it intersects with Houghton Bay Rd. This is to stop any congestion that could be caused by a driveway with a single lane entrance.

Since hearing of residents' concerns about traffic we took the extra step of talking to the WCC about getting speed bumps to discourage traffic going up Houghton Bay Rd. The Council said **that even if we paid they wouldn't allow them** because there is no record of traffic incidents... We will take this up again with the Council now that we know it is a main community concern.

### **Re. parking**

The District Plan requires 16 or 17 car parks for this development but we have well exceeded this by having 24 off street parks. The method of calculating required car parks used by the 'Friends of Houghton Valley' in the flier may unnecessarily concern some people (they calculate that an average house needs more than 5 off street car parks). Please be assured that most families do not require this many off street car parks and that **a couple is sufficient**.

### **Re. that we are not 'locals'**

We are not from Auckland, Sydney or Hong Kong: of the three of us one lives in Owhiro Bay, one in Melrose and one is moving to the Lyall Bay side of Hungerford Rd. Two of us are settled but one wants a house in the development. My boy (currently three months old) will go to Houghton Valley School. **We are local guys**.

### **Re. visual impact and the character of the council reserve**

Please be assured that the development does not extend up the hill into the council reserve. The houses are **no higher than the house that has been built at number 209**. Also see the images attached to this document.

### **Re. taking the WCC to High Court**

The site is zoned 'Outer Residential' so it is allowed to be developed in a way that fits with the district plan rules. Each of our houses on each of our sections fit with the district plan rules.

A Judicial Review is an investigation to see if there has been a mistake in the process that the WCC used; it is not a challenge against the details of our consent. Even if the WCC is found to have made a mistake, and are required to reprocess our consent, the details of the new consent may be the same or similar the current one. We are told that it may cost the WCC tens of thousands of ratepayer dollars to defend themselves against the 'Friends of Houghton Valley'. We think **letting us know any remaining concerns might be more constructive** than taking the Council to court. As we have demonstrated we are happy to see if there are mutually agreeable solutions.

### **A final comment from us**

We have put extra time, effort and expense into doing a really good job of the development. We have been happy to do more than is required of us (the water sensitive urban design, the involvement of the ecologist, the participation in the Homestar program, the low profile house designs, the huge amount of native planting, the extra car parks, the community meetings, the on-going updates to the locals, etc.). This subdivision is an example of how well a development can be done and **it is completely worthy of being in Houghton Bay**.

See [www.houghtonbay.co.nz](http://www.houghtonbay.co.nz) for more info.

(Images below)

Kind regards

-Smith Geursen

[Immaculate.construction.nz@gmail.com](mailto:Immaculate.construction.nz@gmail.com)



This image gives a rough comparison of section sizes within the development and in the neighbourhood. The section sizes in the development are in keeping with the majority of the neighbourhood.



To see the development from the coast road you need to be in the right spot and look back toward the houses in Houghton Valley, away from the headland and ocean. It does not change the character of the coast.



The development at 215 does not change the character of the coast road and generally can't be seen.