

Ohinewai Area Committee



Chair: Peter Brown, **Secretary:** Catherine Maher
Presenter: David Whyte

Outline

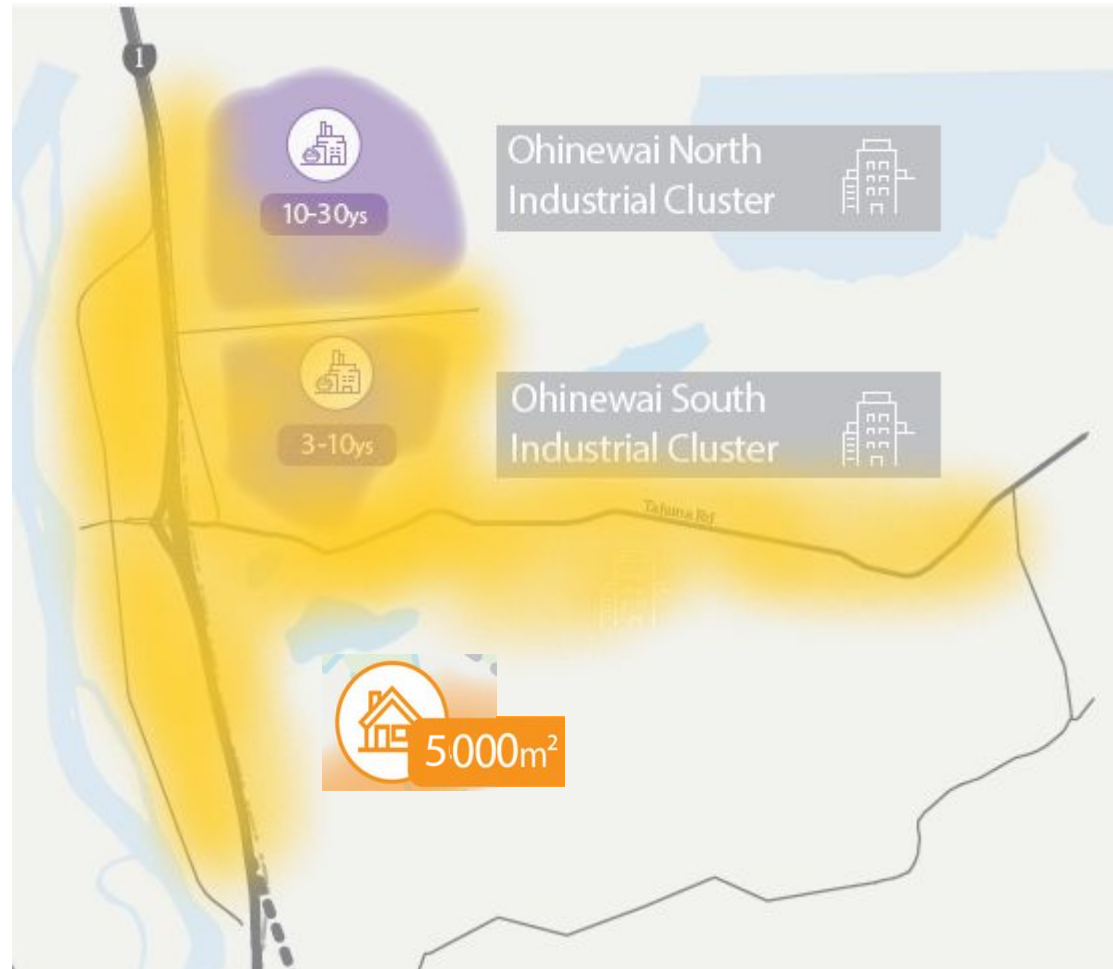
- WDC Blueprints
- WDC 2070 plan
- Concerns around high density housing
- Additional comments

WDC Blueprints

- Two very clear messages
 - Wanted Lifestyle block development
 - Foot / bike access over express way and railway line
- Other feedback included
 - Renovation of ‘cowboys’
 - Local cafe

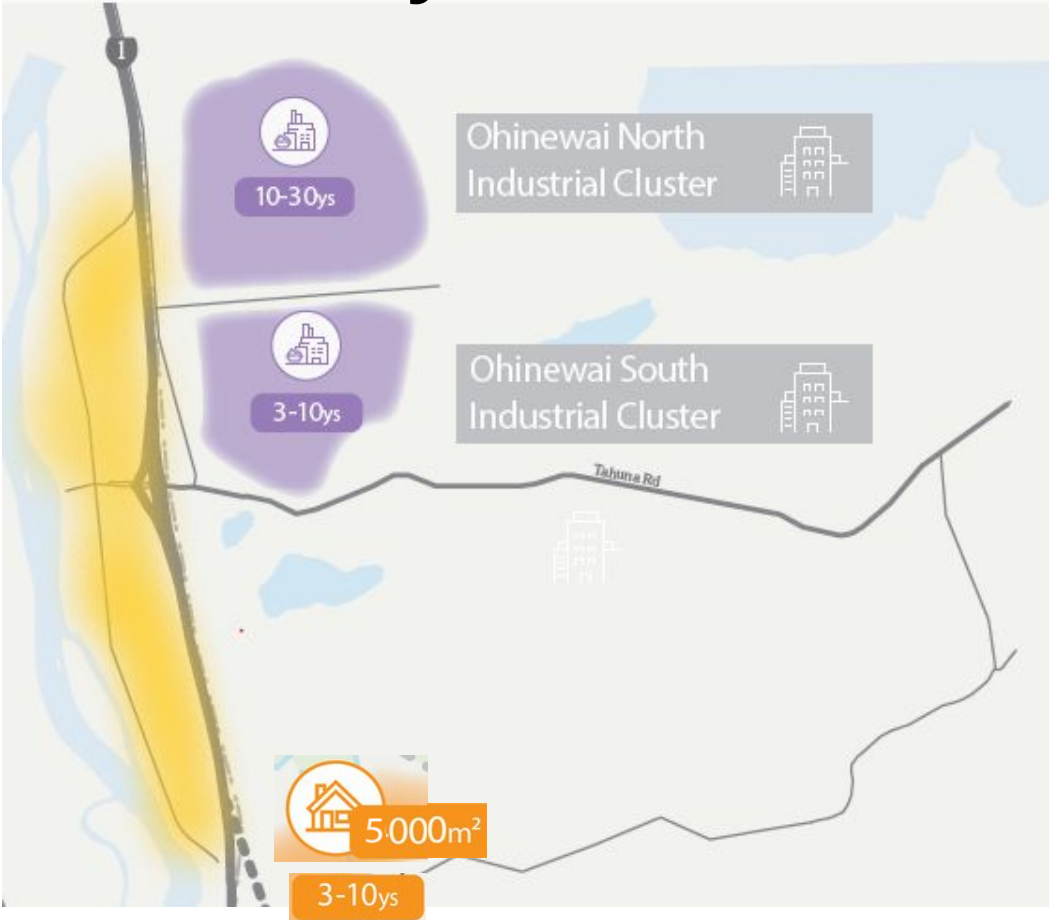
The OAC submission
to WDC 2070 plan

Blueprint: 1 Lifestyle Blocks

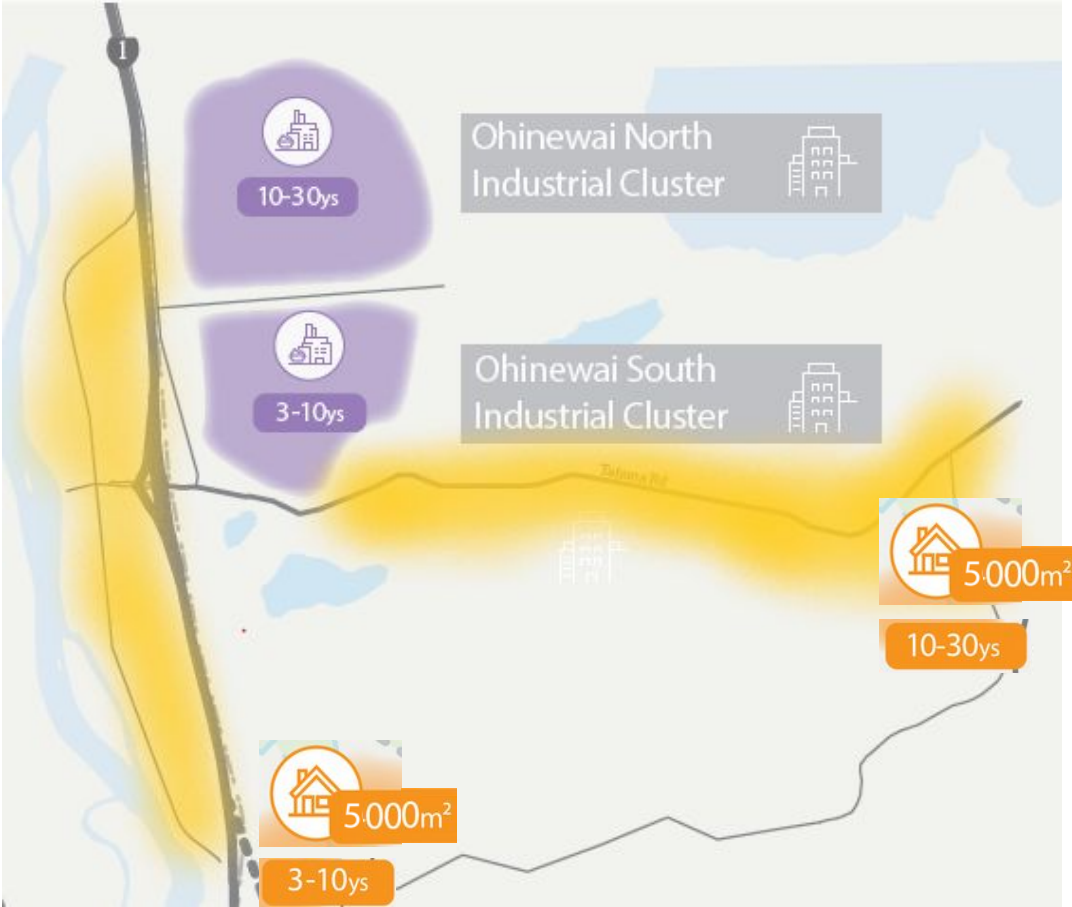


Realistically

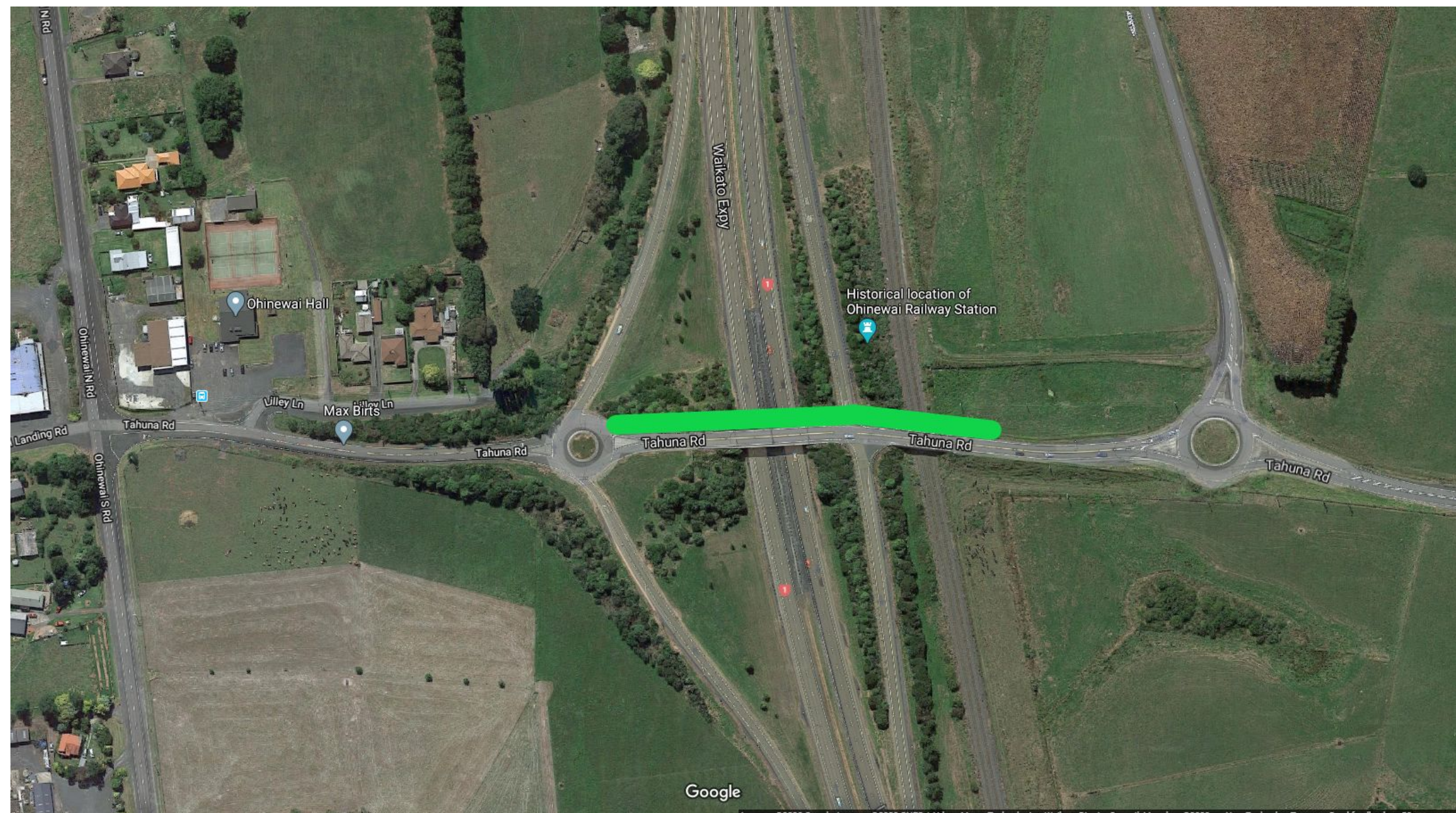
Definitely at least



Possibly given 50yr

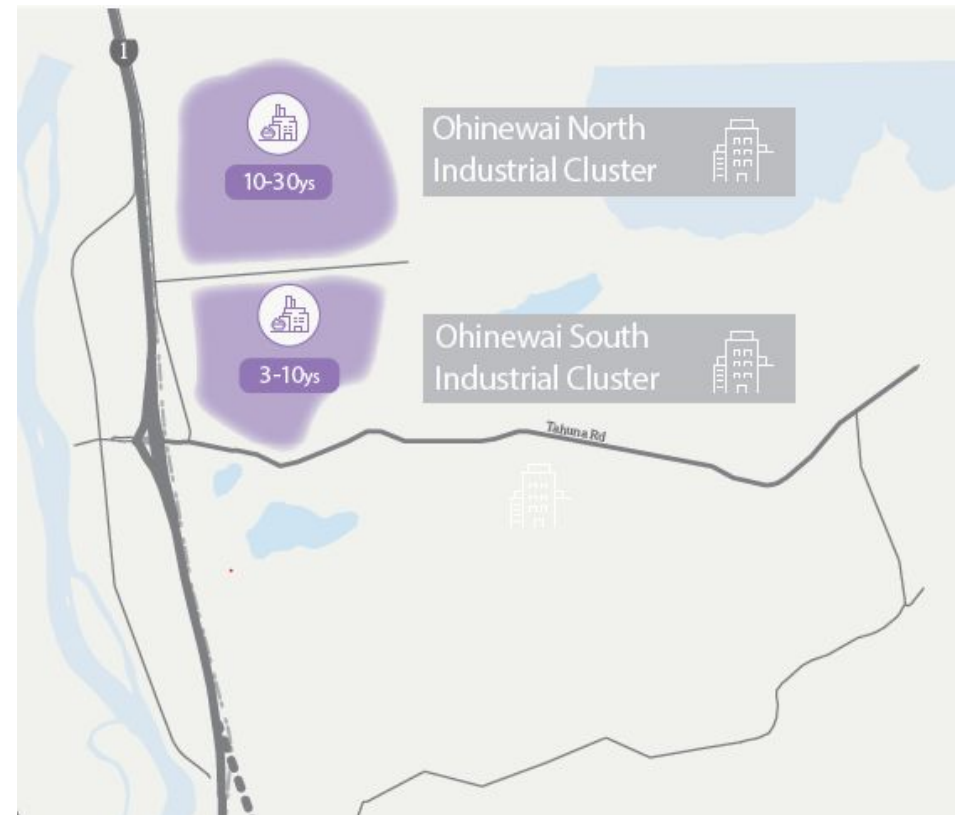


Blueprint: 2 Access



Accept Sleepyhead

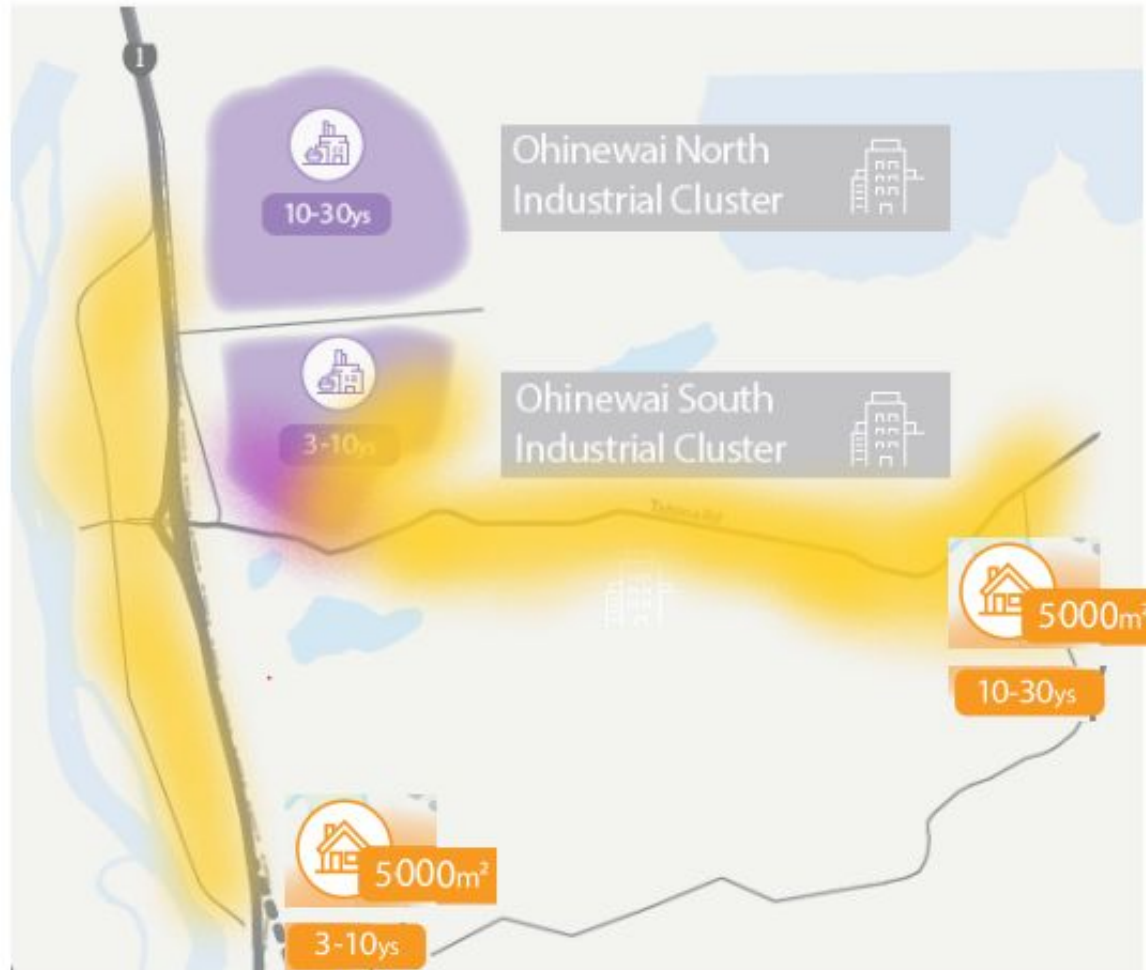
- Gives access across SH1/Rail
- Gives development
 - Possibility of cafe
 - Possibility of petrol station & ‘dairy’



Not just Industrial

- OAC does not support High Density housing
- But does support mixed development
 - Including commercial
 - Including Residential

Conclusion



- In principle support the industrial and commercial development at Sleepyhead
- However have **major concerns** about the high density living
- How is sleepyhead going to **overcome the negative and potentially negative outcomes / consequences ?**

Overarching question

- Are senior management / owners going to come down and live in Ohinewai ?
 - Or is it a place just for the factory floor workers

City to country



Vs

Potential negative impact

- Culture shock of transitioning to a very different community
- Bored and frustrated youth
 - Never a good thing !

Possible solutions

- Work with Huntly township to start developing connections
 - le Communities of faith, kura
- Community Centre as part of development
 - Built at start, not end of development

In a company town

- What happens if the company goes bankrupt?



- Huntly has experienced this multiple times
- Homes sold cheap by receivers
- Leads to slum Ohinewai
- Makes homes transportable
 - ie not from concrete / brick
 - ‘owners’ can take them away
 - Don’t get stuck in location no other options

Potential for poor sales?



CENTURY 21

Listed Tue, 14 Jul

110 Rayner Road, Huntly
110 Rayner Road, Huntly, Waikato

2 1 73 m² 678 m²

\$359,000



CENTURY 21

Listed Wed, 24 Jun

This property is half way through its make over
42 Harris Street, Huntly, Waikato

3 1 89 m² 835 m²

\$369,000



Harcourts

Listed Fri, 21 Aug

River Character
250 Great South Road, Huntly, Waikato

2 1 383 m²

\$372,000



LJ Hooker

Listed Mon, 3 Feb

HUGE PRICE REDUCTION
43 James Henry Crescent, Huntly, Waikato

3 1 100 m² 695 m²

\$374,000



Current Huntly entry level homes



Harcourts

Listed Fri, 13 Mar

Ideal Investment - First Home Buyers
32 Roto Street, Te Kauwhata, Waikato

4 2 603 m²

\$570,000



RayWhite

Listed Sun, 15 Mar

ACT NOW ! Investment opportunity
19 Matau Close, Te Kauwhata, Waikato

3 2 607 m²

\$579,000



RE/MAX Apex

Listed Thu, 6 Aug

Turn-key in TK
10 Rata St, Te Kauwhata, Waikato

Brendon Pulman

3 2 123 m² 1,179 m²

\$585,000



Inspire | New Zealand

Video Listed Fri, 12 Jun

Invest or create your home here
2 Ribbonwood Close, Te Kauwhata, Waikato

Tina Lum

4 2 165 m² 454 m²

\$589,000

T. K. Good reputation



BAYLEYS

Listed Wed, 24 Jun

Affordable Kiwi lifestyle

164 Rimu Street, Te Kauwhata, Waikato

Nigel White & Mark Fourie

🏠 2 🛏 1

\$480,000



BAYLEYS

Listed Wed, 24 Jun

Your dreamy first home

134 Rimu Street, Te Kauwhata, Waikato

Mike Woods & Nigel White

🏠 2 🛏 1

\$480,000



BAYLEYS

Listed Wed, 24 Jun

Start fresh and future-proofed

140 Rimu Street, Te Kauwhata, Waikato

🏠 2 🛏 1

\$480,000



Lake
-side
very
poor
sales

Bare minimum

- Restrictions of number of homes sold to
 - Kāinga Ora (ex Housing NZ)
 - To other social housing groups
 - Sold to investors
- Thus safe guarding the community from development contrary to what is being proposed

OAC also notes

- There isn't space in Huntly for the numbers of homes proposed
 - Those who suggest this show complete lack of understanding of geography of Huntly
 - Steep hills, lakes, swampy ground, mine tailings, river and rail corridors, heritage sites, lack of industrial and commercial options for expansion

- Ohinewai already has basic public transport
 - Bus run to / from Hamilton and further north
 - This is likely to increase over time, with or without the development



Now bypass has moved SH1

- Walking / biking connections to Huntly already exist
 - Seen primary school student using this route

Summary

- Yes – to industry
- Yes – to commercial
- Yes – to low density homes
- Very concerned about high density and impact upon community