

Temple View Project

[The Church of Jesus Christ of Latter-day Saints, Temple View, Hamilton, New Zealand]

5 July 2016

TO WHOM IT MAY CONCERN

Re: Land for Residential Housing

The Church owns properties throughout NZ for religious purposes and also has 1,600 acres of land located on the south western outskirts of Hamilton in a suburb called Temple View. This land in Temple View, purchased in the 1950's, surrounds a Church Temple and a small residential housing community which has a population of 1,400.

In 2009, the Church closed its private high school in Temple View. Thereafter, consultation and planning occurred resulting in plans to repurpose the campus's 100 acres for a new Church building as well as senior and residential housing, new roads, and infrastructure. Rezoning of this land through the District Plan process including hearings and appeals eventuated. We have not been able to remove old school buildings constructed in the 50's and therefore sell the land for housing, without first complying with current planning rules that require us to undertake a very detailed urban design plan consisting of catchment, earthworks, and engineering studies, providing numbers and sizes of sections with specific house plans. Peer reviews are also required of various studies. We have also worked through the District Plan process to reduce the size of sections to ensure house/land prices are affordable. To date we are still working with planners, solicitors, architects, engineers, and Council in order to remove old school buildings, develop the land, and implement the plans.

Furthermore, a resource consent was obtained to allow the Church to remove old faculty homes located off campus and built in the 50's. This land has been sold to the public for the construction of new homes. Section sales prices (2015) have been in the \$110,000 - \$130,000 range for sections up to 700m² in size. Other parcels of land we are now selling, not on former campus land, will likely be sold in the \$150,000 to \$170,000 range for sections up to 1000m² and as low as \$90,000 for smaller sections. The Church wishes to allow for quality, yet affordable house/land packages to the public.

Other land (1,500 acres) owned by the Church around Temple View is zoned Rural. The plan is to have this land rezoned for urban development and affordable housing. This land is located approximately 15 minutes from the Hamilton CBD. Currently it is being leased for farming. Some studies undertaken by the Church have been completed to assess infrastructure. We have been informed that any development of this rural land is likely to be 15 years away due to the lack of, or the need for a Structure Plan, and that Temple View and surrounds have not been on the Council's radar for urban development. After an appeal through the District Plan process, a Scoping Study is being undertaken preliminary to any Structure Plan. We indicated to Council that the Church would

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be prepared to consider funding a sizeable portion of the Structure Plan costs. However, all the signals to date would indicate any Structure Plan/Rezoning of our rural land for affordable housing remains in the 15 year away time-frame.

One of the top priorities of the community at large we learned through the consultation process has been the need for additional housing in and around Temple View. We have tried to respond to this urgent priority but because of zoning constraints, freeing up additional land for housing seems far away.

The Church is supportive of any measures that the Government can take to speed up the rezoning of land for residential purposes to assist us in our goal of making available more land for affordable housing in this part of Hamilton City. The current timeframes that are proposed by the Hamilton City Council are too slow and will not provide sufficient land in an appropriate timeframe.

Sincerely,



Paul R. Coward

Director

Temple View Project | The Church of Jesus Christ of Latter-day Saints

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