

## RM180108 Summerset Submission Points

### Amenity and character effects

#	Submission point	Submitter numbers
1	The scale of the development will adversely affect the amenity values of surrounding properties including Boulcott School and Kindergarten	1, 13, 42, 43, 45, 50, 51, 54, 57, 59, 62, 69, 72, 73, 79, 82, 89, 90, 91, 94, 96, 107, 113, 116, 120, 123, 161, 163, 165, 166, 168, 174, 175
2	The proposed buildings will result in shading on neighbouring properties including (but not limited to) Boulcott school and Kindergarten	1, 13, 18, 50, 51, 57, 59, 62, 70, 72, 74, 79, 82, 84, 87, 88, 91, 95, 96, 98, 101, 102, 104, 111, 112, 119, 125, 148, 150, 151, 152, 153, 154, 155, 159, 163, 165, 166, 168, 174
3	The scale of the proposed buildings is out of character with the neighbourhood	1, 2, 11, 17, 19, 20, 34, 38, 39, 40, 42, 43, 44, 45, 49, 50, 51, 52, 53, 54, 55, 56, 57, 59, 63, 64, 67, 68, 69, 70, 71, 73, 74, 76, 77, 79, 81, 82, 84, 86, 87, 88, 89, 90, 91, 92, 93, 95, 96, 97, 108, 110, 112, 113, 115, 116, 120, 122, 123, 124, 159, 161, 163, 165, 166, 167, 168, 169, 171, 173, 175
4	The proposal would not result in a significant visual impact on the golf course or on neighbours	7
5	The proposed buildings are architecturally designed and will be compatible with the area	10, 17, 26, 34, 40
6	The proposal has been architecturally designed to a high standard	136
7	The proposal will impact views from the Western Hills and outlook from surrounding properties and the school	18, 38, 47, 50, 57, 59, 62, 74, 82, 87, 89, 91, 96, 107, 110, 112, 113, 120, 122, 123, 128, 146, 150, 151, 152, 155, 159, 163, 175
8	The proposed buildings will concentrate wind flows creating wind tunnelling	13, 18, 47, 72, 79, 88, 112
9	The proposed designs are unattractive	13, 92, 117
10	The proposed building height is too high	28, 35, 47, 49, 50, 52, 53, 54, 56, 57, 59, 62, 64, 65, 67, 68, 68, 72, 77, 84, 87, 88, 89, 90, 91, 92, 94, 96, 98, 101, 102, 103, 108, 110, 111, 113, 114, 122, 124, 150, 151, 155, 157, 158, 161, 162, 166, 167, 168, 169, 171, 173, 178
11	The proposed building density will not provide for permeability across the site (therefore inconsistent with	45, 49, 50, 57, 59, 60, 67, 90, 91, 101, 121, 123, 163, 175

	policy 4A 1.2.1(m) (iii))	
<b>12</b>	The proposed buildings will be visually dominant	<b>50, 52, 59, 60, 62, 63, 82, 86, 87, 91, 111, 120, 123, 163, 168</b>
<b>13</b>	The proposed buildings will cause adverse shading effects internal to the site	<b>50, 51, 57, 62, 92, 112, 163, 166</b>
<b>14</b>	The proposal is contrary to objective 4A 1.1.1 that aims to maintain residential character through the absence of large-scale commercial activities	<b>50, 161</b>
<b>15</b>	The proposed units will have poor amenities for residents	<b>50, 52, 53, 57, 62, 79, 115, 116</b>
<b>16</b>	The design does not follow good urban design principles	<b>54, 57, 59, 89, 92, 116, 173</b>
<b>17</b>	The proposal undermines the special amenity values adjoining special residential area	<b>18, 57, 90, 111, 161</b>
<b>18</b>	The proposal is contrary to policy 4A 1.2.1(l)(i-iii) which requires development to be compatible with the scale, location and form of existing residential and school developments and contribute to a positive relationship with its neighbours through urban design	<b>57, 59, 60, 62, 79, 90, 91, 95, 121, 123, 163, 169</b>
<b>19</b>	The proposed design does not have any unique or distinctive features	<b>57, 89</b>
<b>20</b>	The proposal will not be consistent with policy 4A 1.2.1(m) (iv) that requires an attractive and well-designed edge treatment when viewed from the new stopbank and avoids buildings that have inappropriate mass or length.	<b>57</b>
<b>21</b>	The proposal will result in adverse privacy effects on neighbouring properties and surrounding area	<b>57, 59, 62, 82, 92, 95, 111, 178</b>
<b>22</b>	A two storey building height could fulfil the requirements of policy 4A 1.2.1(m) in relation to views over the stopbank	<b>57, 63, 89, 91, 163</b>
<b>23</b>	A two or three storey building height could fulfil the stated desire of the applicant to maximise views across the Lower Hutt Golf Course	<b>161</b>
<b>24</b>	The proposal will adversely affect public amenity	<b>57</b>
<b>25</b>	The proposal severs the connection between the SRAA and wider residential area to the special amenity landscape of the river corridor which is contrary to GRWC RPS objective 18, policy 27 and policy 25 parts b) ii), e) and g).	<b>57</b>
<b>26</b>	The proposal is not consistent with the urban design principles set out of appendix 2 of the GWRC RPS	<b>57</b>
<b>27</b>	The large evergreen trees proposed will further compound shading effects from the proposed buildings	<b>59</b>
<b>28</b>	The proposed roading will adjoin the rear of several dwellings, which have not been designed with a road in mind	<b>59</b>
<b>29</b>	The proposal will result in light spill affecting adjoining properties	<b>59, 74</b>
<b>30</b>	The Pohutukawa tree on the access strip between 32 and 34 Hathaway Avenue provides amenity value and should not be removed	<b>68</b>

31	The proposal will enhance the amenity values of surrounding properties	78, 80
32	The proposal does not maintain or enhance the streetscape	89
33	The landscaping proposed will take years to mature and when mature will negatively impact on surrounding dwellings	89
34	The site will be too densely developed such that it is inconsistent with the surrounding area (and Policy 4A 1.1.1(c))	112, 116, 122, 123, 162, 165, 169
35	The proposed buildings should be of a height that is consistent with Proposed Plan Change 43	113, 163, 171, 173, 175
36	The earthworks will adversely affect amenity for surrounding sites	121
37	Reverse sensitivity – the school can be loud during break times and this may disturb residents of Summerset village	152
38	The proposal is inconsistent with Policy 4A 1.1.2 which encourages higher density development along major transport routes, around commercial centres or in specified residential areas where impacts on amenity values will be lesser.	161
39	The proposal is inconsistent with 4B 1.1.1 which promotes the protection of characteristics and amenity values of special residential areas from unsympathetic development and amenity values	161
40	The buildings are too long	168
41	The proposal is inconsistent with Policy 4A 1.2.1 (c)	123, 175
42	The applicant's urban design assessment focuses on a very small area (75m to 100m)	42, 43
43	The indicative drawings by the applicant make it difficult to determine whether there is any visual permeability across the site	42, 43, 60, 163
44	The buildings heights will be taller than stated in the application due to the increase in ground level	50, 79, 82, 89, 91, 95, 111, 163, 166, 168
45	Measurement of building height should be from a height that is level with the adjacent properties on Hathaway Avenue	168
46	Detailed 3D modelling should be provided by the applicant	50, 57, 59, 92
47	The drawings do not represent the scale and dominance of the proposal	57
48	The drawings provided to illustrate compliance with the building length rule 4A 2.1.1(f) do not accurately show the length of the buildings.	57
49	The applicants shading effects assessment misrepresents the shading effects and does not consider the fringe winter months	57
50	The applicants landscape report inadequately represents the visual dominance of the proposed buildings	57

## Traffic effects

#	Submission point	Submitter numbers
51	The proposal would lead to increased traffic and impact on normal traffic flows	1, 18, 42, 43, 50, 51, 57, 59, 60, 62, 63, 69, 83, 84, 94, 112, 113, 114, 122, 127, 130, 134, 137, 141, 143, 144, 145, 148, 157, 158, 162, 163, 165
52	The increase in vehicular and pedestrian traffic would impact on the safety of children attending nearby schools / kindergartens	2, 16, 44, 18, 42, 43, 47, 50, 57, 59, 60, 69, 83, 84, 89, 90, 99, 100, 105, 106, 107, 108, 109, 113, 115, 116, 118, 119, 121, 122, 123, 125, 134, 139, 142, 143, 144, 145, 149, 150, 162, 172, 175, 178
53	There should be alternative entrances to the retirement village	35, 64, 68, 76, 105
54	The additional traffic and parking demand would not be unduly disruptive to neighbours	9
55	The proposal will increase traffic congestion in an already congested area	2, 13, 18, 25, 35, 45, 47, 51, 52, 57, 59, 60, 63, 65, 68, 70, 71, 72, 76, 77, 79, 84, 85, 86, 89, 90, 91, 92, 94, 95, 97, 99, 100, 105, 106, 107, 108, 109, 111, 112, 113, 115, 116, 118, 122, 123, 125, 129, 134, 161, 165, 169, 172, 174, 175
56	The proposal will increase demand for on-street parking when parking demand is already high	35, 57, 60, 62, 64, 68, 72, 85, 89, 91, 92, 94, 99, 106, 107, 108, 109, 112, 115, 116, 118, 129, 131, 134, 135, 139, 141, 178
57	The land between 32 and 36 Hathaway Avenue should not be used for access	38
58	The proposed turning circle and entryway at the end of Boulcott Street will affect the access to Boulcott School from the cycling and pedestrian path that runs along the stopbank from Ariki Street.	42, 43, 57, 59, 60, 97, 109
59	Traffic lights would not resolve the traffic concerns	50, 57, 68, 70, 84, 92, 95, 108, 112, 113, 122, 123, 157, 158, 162, 166
60	Late night shift changes of retirement village staff will mean that the adverse traffic effects continue into the evening	59, 62
61	A Service Management Plan is inadequate to address the servicing concerns	60
62	The proposal is not consistent with policy 4A 2.3.1(n) that requires the safe and efficient movement of all vehicles and pedestrian traffic	90, 123
63	The increase in traffic and lack of parking would make it	85

	difficult for service vehicles to respond to emergency events in Boulcott	
64	The streets are too narrow for extra traffic flows	112, 113, 115, 121, 122, 123, 161, 163, 172, 176
65	Boulcott Street should not be used as an access to the construction site	172
66	The applicant's traffic report does not consider peak traffic flow periods	18, 42, 43, 44, 108, 113, 123, 113, 169, 174
67	No attempt has been made to model traffic congestion on the smaller surrounding streets that offer alternative connections from the proposed village to High Street.	57, 60, 97
68	The traffic report should forecast the increase in hospital numbers and any potential developments from additional land sold by the golf course to Summerset and the effect of this on traffic and parking in the area	92
69	Increased traffic on Ariki Street (private) is likely to increase road maintenance costs for residents	68

### Hazard effects

#	Submission point	Submitter numbers
70	The proposal will locate vulnerable people in an area prone to flooding	18, 57
71	The proposal will cause stormwater overflow onto surrounding areas	34, 38, 44, 50, 51, 57, 59, 60, 62, 64, 70, 71, 74, 79, 82, 87, 88, 91, 94, 163, 165, 168, 176
72	Construction of the village will weaken the ground of the surrounding area increasing the potential for liquefaction	38, 64
73	The proposal will increase flood risk in the area	47, 51, 57, 59, 62, 64, 68, 82, 91, 94, 111, 165
74	The proposal will not meet GRWC's policy statement chapter 3.8, objective 18, policy 29 relating to hazard mitigation	50, 57, 59, 62, 71, 79, 163, 165
75	More frequent and intense rainfall resulting from climate change may mean the 1 in 400 year stopbank may not remain sufficiently robust for flood protection	57
76	Springs from the Taita shallow unconfined alluvial aquifer system discharge at Boulcott and may cause seepage through the stopbank	57, 59
77	The proposed pump is not sufficient mitigation for potential flooding or secondary overflow of stormwater	57, 60, 64, 68, 82, 87, 91, 111, 165
78	The proposed drainage system could fail causing flooding and damaging surrounding properties	112
79	The four to five storey height of the buildings would put elderly residents at risk in an earthquake	62, 70, 92
80	Summerset should have to remove the large strand of macrocarpa trees along with school boundary as they pose	97

	a natural hazard risk	
<b>81</b>	Changes in wind patterns may create a risk for Boulcott School	<b>113</b>
<b>82</b>	Flooding??	<b>157</b>
<b>83</b>	There are known drainage issues in the area, particularly the school field and Boulcott Street	<b>159, 169, 174, 176</b>
<b>84</b>	The applicants stormwater considerations do not factor in the stormwater from the existing springs and ground water	<b>59</b>
<b>85</b>	Increased flood risk could compromise house insurance	<b>68, 88</b>

### Construction effects

#	Submission point	Submitter numbers
<b>86</b>	Construction of the village will create dust nuisance	<b>1, 18, 35, 47, 55, 56, 57, 59, 60, 61, 65, 70, 71, 79, 83, 84, 86, 88, 91, 93, 95, 98, 100, 104, 106, 107, 108, 112, 114, 115, 116, 120, 122, 123, 125, 127, 128, 129, 130, 131, 132, 134, 135, 137, 139, 140, 141, 142, 143, 144, 145, 146, 147, 149, 150, 151, 152, 153, 157, 158, 159, 161, 162, 163, 168, 171, 175, 176</b>
<b>87</b>	Construction of the village will create adverse noise effects	<b>1, 16, 18, 35, 47, 50, 55, 56, 57, 59, 61, 65, 70, 71, 73, 74, 79, 81, 84, 86, 88, 91, 93, 94, 95, 97, 98, 99, 101, 103, 106, 107, 108, 109, 111, 112, 114, 115, 116, 117, 118, 119, 120, 122, 123, 125, 126, 128, 129, 132, 133, 134, 135, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 157, 158, 159, 161, 163, 165, 168, 171, 174, 175, 178</b>
<b>88</b>	Construction of the village will create adverse vibration effects	<b>35, 44, 55, 56, 57, 59, 61, 72, 79, 83, 84, 88, 91, 95, 98, 99, 101, 103, 104, 106, 107, 108, 109, 110, 114, 115, 116, 117, 118, 122, 123, 125, 126, 138, 150, 161, 163, 168, 171, 175, 176</b>
<b>89</b>	Construction of the village will create air pollution	<b>16, 81, 101, 104, 115, 125</b>
<b>90</b>	The construction effects will impact on the learning and playing environments (both inside and outside) of Boulcott School and Kindergarten	<b>18, 23, 42, 44, 50, 57, 61, 62, 65, 69, 70, 71, 72, 74, 76, 79, 81, 83, 84, 85, 86, 89, 90, 91, 92, 93, 94, 97, 98, 99, 100,</b>

		101, 102, 103, 104, 106, 107, 108, 109, 110, 112, 114, 115, 116, 117, 118, 119, 120, 123, 125, 126, 127, 129, 130, 131, 132, 133, 135, 137, 138, 140, 141, 142, 143, 144, 146, 147, 148, 149, 150, 151, 152, 154, 159, 162, 168, 169, 171, 173, 174, 175
91	The construction effects will impact on residents quality of life and enjoyment of their properties	28, 42, 57, 59, 69, 71, 79, 85, 86, 94, 98, 106, 111, 112, 115, 134, 175
92	Traffic, vibration, fill compaction, dust, noise, stench, and ponding will negatively impact the neighbourhood and education precincts	163
93	The construction period is too long	28, 35, 55, 56, 57, 58, 71, 74, 76, 79, 82, 83, 84, 85, 86, 88, 90, 91, 94, 98, 100, 101, 106, 107, 108, 110, 112, 114, 115, 116, 118, 121, 122, 125, 131, 132, 137, 140, 141, 142, 153, 157, 158, 162, 168
94	Nearby fences, dwellings and gardens may be affected during construction	28, 176
95	The volume/height of earthworks is significant	47, 57, 59, 91, 112, 121, 122
96	Construction should not be permitted six days a week	57, 59, 71, 82, 88
97	Dust mitigation via a water cart is not sufficient to minimise dust nuisance	57, 59
98	Construction activity such as stockpiling of topsoil may result in offensive odours	59, 79, 88, 91, 95, 115, 120
99	Construction traffic will disrupt normal traffic flows and affect parking availability	2, 13, 18, 25, 35, 45, 47, 51, 52, 57, 59, 60, 74, 79, 83, 86, 89, 92, 94, 99, 104, 105, 108, 112, 115, 116, 119, 121, 122, 132, 138, 142, 150, 161, 165
100	Construction effects are a particular concern for higher needs and hearing impaired students attending Boulcott school	62, 98, 104, 107, 114, 115, 123, 174
101	The proposed water main upgrade under Boulcott Street will cause disruption particularly to the school	60, 62, 83
102	Construction contractors may pose a security risk to the school	93
103	Construction may impact on student's and teacher's mental health & wellbeing	108, 114, 115, 123, 126, 128, 134, 138, 139, 150, 151, 159, 169, 173, 175
104	Dust from construction may adversely affect the physical health of students, teachers and residents (e.g. by exacerbating asthma, eczema, or causing injury)	114, 115, 118, 120, 123, 125, 128, 137, 140, 152, 159, 171, 173, 175
105	It is difficult to monitor dust, noise and vibration effects	55, 56, 61

<b>106</b>	The applicant's statement about construction truck access from Harcourt Werry Drive is not credible	<b>60</b>
<b>107</b>	The applicant has not consulted with the community on details of a potential Construction Noise and Vibration Management Plan	<b>123</b>
<b>108</b>	There is not enough information about how the effects of noise, dust and project management will be mitigated during construction, nor about ongoing monitoring to ensure compliance	<b>163, 168, 173</b>

### Social and economic effects

#	Submission point	Submitter numbers
<b>109</b>	There is demand for elderly housing.	<b>3, 11, 19, 21, 22, 26, 27, 32, 34, 36 78, 80, 115, 116, 136, 159, 177</b>
<b>110</b>	The proposal will provide homes for the homeless	<b>148</b>
<b>111</b>	The retirement village would allow Lower Hutt residents to remain in Lower Hutt	<b>4, 5, 6, 8, 9, 10, 12, 14, 15, 17, 21, 22, 23, 25, 29, 30, 32, 33, 37, 41, 78, 80, 97, 136, 177</b>
<b>112</b>	The proposal would benefit the economy	<b>9, 17, 27, 36, 48, 136, 177</b>
<b>113</b>	The proposal will create additional jobs	<b>11, 48, 75, 78, 80, 136, 148</b>
<b>114</b>	The creation of a retirement village will free up the housing market	<b>16, 39, 48</b>
<b>115</b>	The retirement village will provide social benefits to residents and the local community	<b>17, 19, 20, 26, 32, 35, 115, 150, 152, 153</b>
<b>116</b>	The proposal will provide homes for a large number of residents	<b>22, 48, 75, 78, 80, 136</b>
<b>117</b>	The proposed retirement facility will provide for the health and well-being of residents and their families	<b>20, 48, 78, 136, 148, 153</b>
<b>118</b>	The retirement village is well located for families to visit	<b>27</b>
<b>119</b>	The retirement village is located near to the Hutt Hospital	<b>27, 33</b>
<b>120</b>	The retirement village is located near to public transport	<b>27, 33</b>
<b>121</b>	The proposed village will change the dynamics of the area	<b>35, 70, 90, 95</b>
<b>122</b>	The proposal is likely to make Boulcott Kindergarten a less attractive place for staff and students resulting in a reduced demand for places, which could impact on the financial viability of the Kindergarten	<b>42, 43, 89, 159</b>
<b>123</b>	The proposal will enhance the Riverside Promenade Project	<b>46</b>
<b>124</b>	There is little evidence that there is a demand in Lower Hutt for a high-rise retirement village	<b>50, 62</b>
<b>125</b>	The net economic impacts of the proposal have been overstated by the applicant and are likely to be negligible or immaterial	<b>57</b>
<b>126</b>	The village will result in Boulcott becoming a disproportionately aged suburb	<b>70</b>
<b>127</b>	The design of the development does not follow best practice for reducing social and psychological risks to	<b>70</b>



	elderly	
128	The proposal is likely to result in a fall in Boulcott School roll and teaching staff	70, 89, 91, 95, 107, 109, 110, 114, 115, 123, 125, 126, 129, 130, 155, 159, 175
129	Due to staff turnover and disruption due to construction, learning outcomes will be reduced	114, 115, 123
130	Staff and student turnover will result in a loss of community and sense of belonging	115
131	The site is inappropriately located being separated from any shopping centres or public parks	70
132	A low-rise development would result in better quality of life for village residents	18, 38, 70, 115, 159
133	The proposal will produce positive outcomes for elderly residents	125, 150
134	Increased shading will result in negative economic and psychological effects	163

### Heritage effects

#	Submission point	Submitter numbers
135	The proposal will impact on the site of the Battle of Boulcott farm which is of significant importance to NZ history	31, 62, 160
136	The proposal will impact on the archaeological site R27/516 Fry's Farm & Cottage	160
137	The proposal is inconsistent with GWRC's RPS objective 15, policy 21 parts b) and i); policy 22 parts a) and b); and policy 46 parts c), d) and i) in that the design fails to acknowledge the site's historical context	57
138	Neither the applicant nor the regulating authority have referred to 2014 Archaeological reports relating to R27/515 Boulcott Farm Stockade and possibly R27/516 Fry's Farm & Cottage	160
139	The significance of Boulcott Farm Stockade and Fry's Farm & Cottage has been downgraded in terms of significance to NZ military history	160

### Infrastructure effects

#	Submission point	Submitter numbers
140	The proposal will result in additional demand on already struggling infrastructure	44, 71, 73, 86, 178
141	The density of the proposal will put undue pressure on infrastructure	122
142	The location of the underground gas pipes should be identified prior to commencing work	66
143	Construction should not be permitted over existing underground gas pipes at 33 Hathaway Avenue or pipes should be relocated	66
144	The applicant should adhere to the protocols of 'The National Code of Practice for Utility Operators Access to Transport Corridors 2011'	66

<b>145</b>	Existing issues with sewerage after heavy rain along Boulcott Street	<b>178</b>
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### Process matters

<b>#</b>	<b>Submission point</b>	<b>Submitter numbers</b>
<b>146</b>	The proposal will result in more significant effects than the supporting documents by Summerset indicate	<b>18, 159</b>
<b>147</b>	This area of Lower Hutt has not been identified for intensification in the District Plan <b>change 35</b>	<b>18</b>
<b>148</b>	Summerset purchasing Hathaway Avenue properties is interference with the due process	<b>18, 51, 57, 62, 71, 89, 92</b>
<b>149</b>	Boulcott has not been signalled in the District Plan as appropriate for intensification including proposed plan change 43	<b>50, 57, 59, 63, 79, 89, 90, 91, 94, 163, 169, 173</b>
<b>150</b>	Summerset have disregarded the initial consultation with Council and residents in which they said the development would be low-rise	<b>51, 57, 61</b>
<b>151</b>	The applicant should have engaged with the community to design an acceptable, financially viable proposal	<b>166</b>
<b>152</b>	The secondary river corridor designation on the site should not have been removed in PC35	<b>57</b>
<b>153</b>	The risks associated with seepage through the new stopbank from covered over spring outlets were underestimated by the hearings commissioners of PC35	<b>57</b>
<b>154</b>	The piecemeal approach to planning the stopbank location and the current application is counterintuitive to the sustainable management principles (Part 2) of the RMA	<b>59</b>
<b>155</b>	The wind assessment completed by Opus Consultants is now void as the modelling was based on 3 stories	<b>68</b>
<b>156</b>	Wind tunnel assessment should have been undertaken	<b>113</b>
<b>157</b>	Preparatory earthworks consent should not have been considered on a non-notified basis	<b>70</b>
<b>158</b>	The applicant has not adequately considered alternative locations, development forms and methods	<b>122</b>
<b>159</b>	The applicant is incorrect when they state that the school playground is not utilised outside of school hours.	<b>123, 147, 169, 175</b>

### Other

<b>#</b>	<b>Submission point</b>	<b>Submitter numbers</b>
<b>160</b>	Policy 4A 1.2.1 as it relates to 'good urban design' is unclear, poorly defined and will be difficult to assess and monitor	<b>165</b>
<b>161</b>	Other proposals for similar developments have been declined	<b>57, 59, 70, 89, 169</b>
<b>162</b>	It is Summerset's problem that they paid too much for the land	<b>39, 62</b>
<b>163</b>	Prior to the plan change 35, the application site has been open space and residents in the area expected this to continue	<b>57, 59</b>

<b>164</b>	The regulator has a duty of care to ensure societies most vulnerable citizens are not forced in environments that are unpleasant or lack amenity	<b>57</b>
<b>165</b>	The regulator should demonstrate strong leadership and provide clear direction in regards to the form of development possible on site	<b>159</b>
<b>166</b>	The applicant misled the commissioners and submitters during PC35	<b>57, 59</b>
<b>167</b>	The development of 10-14 Hathaway Avenue falls short of the purpose of the SRAA	<b>62</b>
<b>168</b>	The proposal would impact on the market value of properties in the area	<b>69, 79, 84, 111, 112, 157, 158, 162</b>
<b>169</b>	The construction timeframe will impact on the market values of nearby properties	<b>37</b>
<b>170</b>	Summerset has corporate financial motives	<b>70, 91, 115, 116, 159,</b>
<b>171</b>	The proposal would set a precedent for other developers to exceed the District Plan limits	<b>91</b>
<b>172</b>	Summerset should fund any additional maintenance costs for the school including washing buildings and heat pump maintenance	<b>97</b>
<b>173</b>	The application site is currently used for Boulcott School cross country and they would have to find a new location	<b>99, 101, 125, 148, 149, 150, 151, 153, 154</b>
<b>174</b>	Five stories is not appropriate for elderly people who may mobility issues	<b>150</b>
<b>175</b>	Plan Change 43 should not be allowed to proceed within Boulcott	<b>168</b>