

For office use only

Submission number _____

Code _____

Hamilton City Operative District Plan October 2017 Proposed Plan Change 7 – Rotokauri North Private Plan Change

(Form 5 - Submission on a Limited Notified Plan Change Under Clause 6A of the First Schedule to the Resource Management Act 1991)

Send completed submission forms to:

Address: Plan Change 7 Submissions

Freepost 172189

City Planning Unit

Hamilton City Council

Private Bag 3010

Hamilton 3240

Email: districtplan@hcc.govt.nz

REMINDER: SUBMISSIONS MUST REACH COUNCIL BY 4.30PM ON MONDAY 23 MARCH 2020

Please print and do not use pencil. Please attach more pages if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. Further information on how to make a submission and the submission process is available in a summary sheet from the Council, on the Council website hamilton.govt.nz/planchange7, or phone (07) 838 6699 (City Planning Unit).

To: Hamilton City Council

Submission on: Proposed Plan Change 7 – Rotokauri North Private Plan Change

Your full name: Lorraine Patricia van ASBECK

Company name: _____

Your postal address: 4 EDENPAK DRIVE, ROTOTUNA 3210

Your email address: van-asbeck@tra.co.nz

Phone number: 07 8551421 027 2456855

Contact name and address for service of person making the submission:

This is the person and address to which all communications from the Council about the submission will be sent. You do not need to fill this in if the details are the same as the above

Telephone number: _____ Email address: _____

1. The specific provisions of the Proposed Plan Change that my submission relates to are as follows: [Please refer to the specific section or part]

Attachment 13 Commute Assessment 6.2.3

6.2.4.

6.2.7.

Introduction

I am the owner of 336, 338 and 360 Te Kowhai Road, presently all being dairy farmed.

336 and 338 are lifestyle blocks and opposite the proposed Collector Road 1/SH intersection. A residential building will begin shortly there with daily access from SH39.

My submission is that:

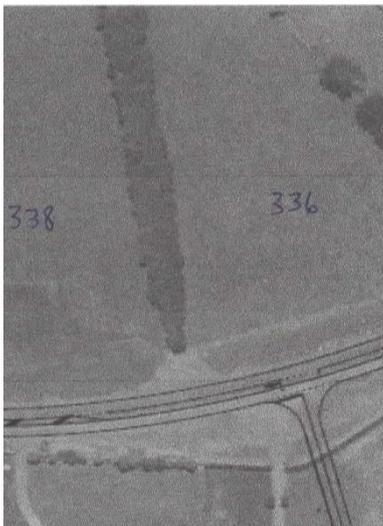
Concentrated suburban traffic entering directly onto a busy Highway is unsafe and unnecessary, traffic exiting the subdivision could be split to access SH39, SH1 and Hamilton City via Exelby and Burbush Roads.

I oppose the Collector Road 1/SH39 intersection – give way sign or future roundabout.

My concerns are:

An intersection at Collector Road 1/SH39 with a give way sign

1. Difficult access to my property driveway At the proposed intersection, when travelling from an easterly direction, a right hand turn into my two properties would be difficult with a proposed 60 metre turning right bay on SH39 western approach into the subdivision. A pull off area would need to be provided, clear of left hand turning traffic from the subdivision {Commute Assessment Figure 6-3 }



2. Safety issues with suburban traffic exiting onto a busy Highway.

A roundabout at Collector Road 1/SH39

1. Compromised access to my properties 336 and 338 Te Kowhai Road. Any right hand turn in to my properties from SH39 east would result in sitting in the roundabout until the queue clears, which would hold up traffic following from the east, and traffic exiting the subdivision. With

development in the Te Kowhai village area, east bound traffic is, and will increase to further make a crossing difficult.

2. Increased water run off from the asphalted surface area of the roundabout will add to the flooding at the front of my properties. Since 2014 when Te Kowhai Road was raised, realigned and the roadside drainage altered, the front of my properties have flooded, and continue to do so from the inefficient roadside drainage. A survey of the front of my properties in 2019, and a resultant report by Dr Steven Joynes, established that since the 2014 drainage change, the drain is now higher than my land and my land becomes a holding pond. Discussions with NZTA are still ongoing.

The following image was taken in early September 2019; the proposed roundabout will sit immediately at the front of 338 (where this image is taken from).



The flooding to my farm results in;

- i. loss of milk production
 - ii. the additional expense of re-grassing and fertilising
 - iii. the devaluation of the land
 - iv. continual stress
3. Noise disturbance. Te Kowhai Road/SH39 is a busy arterial highway and with many trucks day and night using this western bypass, and engine braking [even though prohibited], residents in the area will suffer increased disturbance with the deceleration and acceleration of vehicles, not only on my property and the neighbours, but also those in the proposed subdivision.

4. Devaluation of land With a proposed roundabout at the boundary of subdivided land with resultant loss of rural view and lifestyle, noise disturbance and unwanted water runoff, this creates less desirable attributes for sale.

I seek that Hamilton City Council's decision is no direct access onto Te Kowhai Road/SH39 from the proposed Rotokauri North Subdivision.

