

**From:** rainbbo@naver.com  
**Sent:** Monday, 23 March 2020 16:30  
**To:** District Plan  
**Subject:** Re: Submission for Private Plan Change 7 (Rotokauri North Private Plan Change)

To City Planning Unit, Hamilton City Council,

Thank you for your letter notifying of the private plan change 7 on 18 February 2020. I am writing this submission on behalf of my mother, the proprietor of 301 Te Kowhai Road, Hamilton.

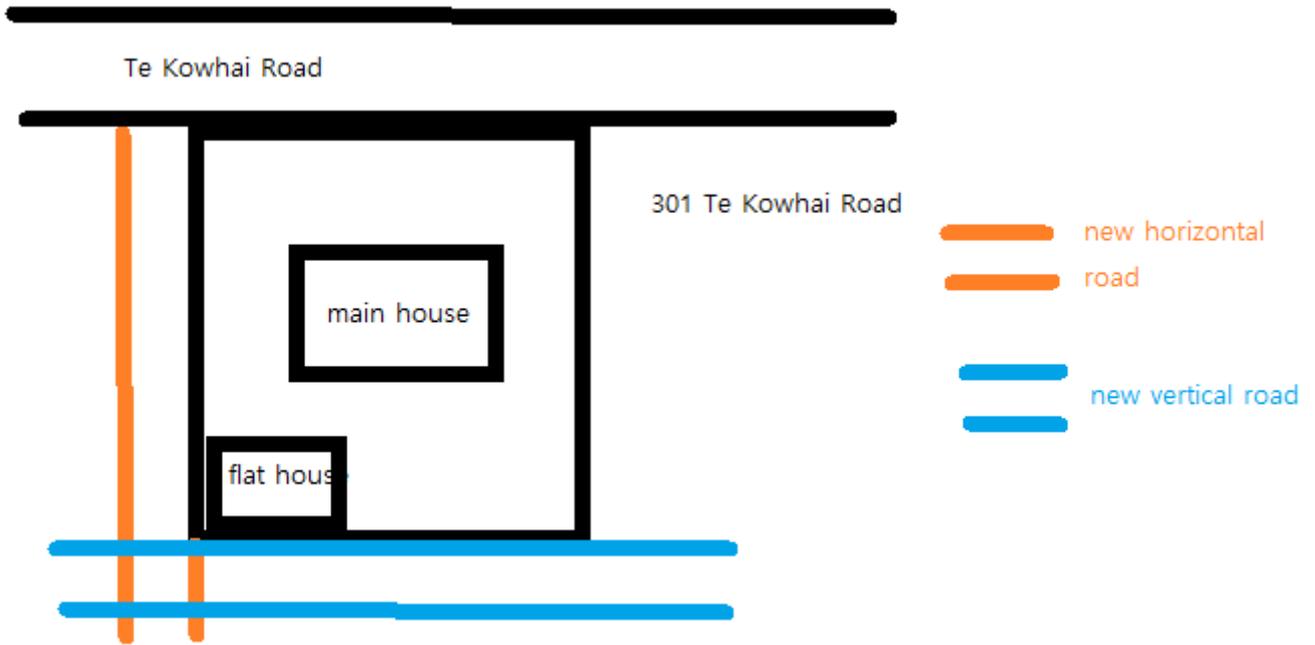
First of all, I support for the private plan change 7 to seek to enable urban development of the approximately 140 ha of land in Rotokauri North area currently zoned Future Urban because the demand for homes in Hamilton is far greater than the supply for ones.

As I own the property at 301 Te Kowhai Road (which is on the SH39), Clause O Rotokauri North (specifically clause O(1) & (2) at 1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria, in Appendix 1: District Plan Administration, together with Figure 2-8A: Rotokauri North Structure Plan in Planning Maps adjacent to the SH39 network bring my attention.

Due to the high volume of traffic on the SH39 network as the possible result of urban development, the suggested plan will block the direct access from my home to the SH39. If I had the bigger land, I would not have any problems to create the private rear lane as suggested in Clause O(2) at 1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria. But my land size is just 5,210 square metres and there are two houses whose total area is 390 square metres (as the main house floor area is 260 square metres and the flat house is 130 square metres). At the time of development in due course, I will have the only option to demolish all my houses whose garages and doors are currently facing the SH39 and create the private rear lane in connection to the new main road, which is not confirmed yet. I presume that the neighbouring big land should establish the new main road first and I have to seek for their permission to connect my private rear lane to theirs. I cannot accept this inconvenience. I have a right to use the direct access to the SH39 and I can elect my option to do subdivision at any time under the Rotokauri Structure Plan. As long as the Rotokauri North Private Plan Change 7 is consistent with the Rotokauri Structure Plan, I support for the Rotokauri North Private Plan Change 7.

Therefore, I may suggest the new main roads should be established like the below picture so that I can have my house's access to the new main road before the SH39 access is blocked. There are four houses with relatively small size of land along the SH39 and they will be affected by this blocking of the direct access to the SH39 like my house.

If the blocking of direct access to the SH39 is a necessity, given that the immediately adjoining land of my property is the Rotokauri North SHA which holds much bigger land without dwelling houses, I request the local roads to be built within the boundary of the Rotokauri North SHA without intruding my property – say that the new local road should go through the left side of my property's boundary vertically and the new local road should go through the bottom side of my property's boundary horizontally. The following picture demonstrates how the new local roads should be made without touching my property.



My email address is [rainbbo@naver.com](mailto:rainbbo@naver.com) which is the most convenient way to hear the outcome or decision I would like to hear from the Hamilton City Council. I am not able to be heard in support of my submission at the Council Hearing as I live overseas.

My postal address is my mother's residential address at 35 Brad Avenue, Flagstaff, Hamilton.

Regards,  
Bo Ram Yu