

**Further Submission to Hamilton City Council in regard to Variation 1 (Ruakura Variation) to Proposed District Plan 2015 (Appeals Version)**

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**Trade Competition**

I could not gain advantage in trade competition through this submission.

**Public Hearing**

I do wish to attend and speak at the Council hearing in support of my submissions and further submission.

I will consider presenting a joint case with others who make a similar submission, but I would prefer to present my own case.

This is a further submission in response to the Amended Summary of Submissions advertised on 6 April 2016, which were points omitted from the first summary. My further submission on the original Summary of Submissions is also relevant.

**I support:**

The submission of Ruakura Residents Group, submission point 37.21, to retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave. My earlier Further Submission also supports them in their request for this zoning for Ryburn/Percival Road area.

The Large Lot Residential Zone should replace the Logistics zone overlay on Planning Map 40A, and any other maps of the Logistics and Future Logistics zone marked in yellow with black hatching showing the Ryburn/Percival Road enclave, and should be **clearly** marked.

I observe that Updated Figure 2-16 has Large Lot Residential zone marked as white with pink hatching. This colouring does not show up clearly on small screen computers and has potential to be mistaken for General Residential zone.

**I do not support :**

The submission of Chedworth Property Holdings Ltd (CPHL), submission point 33.54, to "amend Activity Status Table to provide: Residential buildings on sites 250m2 or greater as permitted;

Residential buildings on sites less than 249m<sup>2</sup> as restricted discretionary, and Semi-detached, duplex and terrace housing as permitted.”

I request that 4.5.4 Activity Status Table remain unchanged, ie. a) Residential building on sites 400m<sup>2</sup> or greater as Permitted; b) Residential buildings on sites 399m<sup>2</sup> or less as Restricted Discretionary; and c) Semi-detached, duplex and terrace housing as Restricted Discretionary.

Even though a Transport Development Plan is required by the developer for each phase of development, I request that HCC also employ their own separate fully independent traffic engineer to assess effects of any Medium-Density Residential zone on current, indicative and/or proposed roading provisions, so that any shortcomings in the provision of roading and design in a Land Development plan at resource consent stage is able to be assessed and remedied before construction begins.

Jennifer West

20.4.16