

Submission on Ruakura Variation to the Proposed Hamilton District Plan

Clause 5 of Schedule 1, Resource Management Act 1991

Deanna-Rose Alexander - Submission

To: Hamilton City Council

1. SUBMITTER DETAILS

Name of Submitter: **Deanna-Rose Alexander**

This is a submission on the Ruakura Variation to the Proposed Hamilton District Plan.

The submitter could not gain an advantage in trade competition through this submission. In any event, the submitter is directly affected by effects of the subject matter of the submission that:

- a) Adversely affect the environment; and
- b) Do not relate to trade competition or the effects of trade competition.

2. SCOPE OF SUBMISSION

Without limiting the generality of this submission, the specific aspects and provisions of the Ruakura Variation that this submission relates to are:

- a) Chapter 3 Structure Plans
- b) Chapter 4 Residential Zones
- c) Chapter 10 Ruakura Logistics Zone
- d) Chapter 11 Ruakura Industrial Park Zone
- e) Chapter 23 Subdivision

3. SUBMISSION AND RELIEF SOUGHT

I request the following:

Either:

- Apply the same Large Lot Residential Zone rules to the Ryburn Road/Percival Road residential enclave as for all other Large Lot zoned areas in Hamilton City, including a 2,500m² minimum lot size.

- Remove all reference to a future Ruakura Logistics Zone or other employment zone for this residential land.
 - a. The section 32 report provides insufficient analysis of the viability of a future industrial zoning of our land to justify identifying this within the current District Plan. Any potential future rezoning of our land should be subject to full section 32 analysis at that time, and should not be pre-empted by the current District Plan without sufficient analysis.
 - b.** Further, the ‘pre-empting’ of a potential zone change provides uncertainty and has significant implications on the ongoing use and enjoyment of our property, and compromises our ability to on-sell our property at the current market value. That is, the section 32 analysis does not sufficiently analyse the costs and benefits of indicating a future logistics zoning for our site at this time. I quote from a developers email to me during failed negotiations to sell my property to him:

“... key issue is that the Tainui Inland Port overlay is widely publicised showing that the land will become logistics albeit in 2050 - 2060. So whomever decides to buy sections now and then build houses will be getting warnings from their lawyers about this potential future situation. This also may cause issues with banks only willing to take a lower security meaning they will lend less to purchase this land. I believe that this will all negatively impact on the sale price of any future sections. ... As it stands now if the port works then Tainui will just pick people off as they need to, knowing that the land will be devaluing in its current state and they will come in and buy it up only as they need it.”

Or:

- Apply Ruakura Logistics Zone to the Ryburn Road/Percival Road residential enclave immediately. This then at least takes away the uncertainty for buyers and sellers, It would likely restore property values and enable current owners to move forward with a level playing field.

Furthermore I request the following:

- That we retain a route (when Ruakura Rd is closed completely) which provides for travel in the general direction of the University and Silverdale and enables children , University students and residents to walk and cycle without significant detours in terms of distance travel times and connectivity. A route which avoids severance effects for the Percival/Ryburn Rd community.
- I support the inclusion of provisions in the Ruakura Variation relating to establishment of a Community Liaison Committee, consistent with the Board of Inquiry decision of the Ruakura Plan Change to provide an efficient and effective mechanism for the proactive management of the effects of inland port operations on the neighbouring residential land for both Percival and Ryburn Road residents.

4. HEARING

I, Deanna-Rose Alexander, am not able to be present to be heard in support of this submission.



Date: 18 December 2015

Deanna-Rose Alexander

5. ADDRESS FOR SERVICE

Deanna-Rose Alexander

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