

**IN THE MATTER OF
AND
IN THE MATTER OF**

the Resource Management Act 1991

Proposed Private Plan Change 13 to
the Hamilton City Operative District
Plan: Te Rapa Racecourse

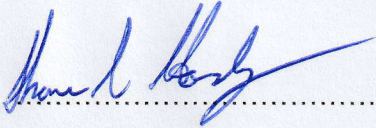
Submitters

Shane Housley

STATEMENT OF EVIDENCE OF SHANE HOUSLEY

1. I am one of the principals of REFT Commercial Properties Limited, the owner of a 2,022m² property at 417 Te Rapa Road, which contains a building with a floor area of 1,000m².
2. The building is leased from REFT Commercial Properties Limited by DNA Global Limited, trading as Lifestyle Furniture Limited. The premises are used for a furniture store at present.
3. As there is a single tenant, any change resulting in termination of that tenancy will leave the property completely unoccupied.
4. When the time comes to find a new tenant or tenants for the property it will be important to be able to attract the widest possible range of new tenants to get the fullest value from the land, the existing building and any other buildings that need to be constructed.
5. I have a serious concern that the rezoning of the adjoining land for intensive residential use will effectively downgrade the zoning of our property and surrounding properties from Industrial Zone to some sort of light industrial zone with a more limited range of viable uses.
6. We and our neighbouring property owners have invested in properties with no special restrictions on the type of activity that can occur, through the Industrial zoning of our land and the non-sensitive racecourse activity next door.
7. I understand other submitters that are opposing this Plan Change have set out the concerns that we have about difficulties with parking and access of the Plan Change goes ahead. I will not repeat the details about the present situation or the potential problems in future in connection with parking and access. I would just like to say that it would be very easy to underestimate the impact that the proposed residential zone will have.
8. My request is that the Proposed Plan Change is rejected and there is some more widespread planning for the Plan Change land and the surrounding land, which will no doubt be opened up for redevelopment some time soon.

Dated: August 2023

A handwritten signature in blue ink, appearing to read "Shane Housley", written over a horizontal dotted line.

Shane Housley