

18 November 2020

The Occupier  
365 Te Kowhai Road  
RD 8  
Hamilton 3288

Dear Sir/Madam

**Plan Change 7: Rotokauri North Private Plan Change – Limited Notification**

We are writing to let you know that Hamilton City Council resolved on 5 September 2019 to accept (from Green Seed Consultants Ltd) and notify Plan Change 7 – Rotokauri North Private Plan Change as a limited notification.

The Plan Change was open for submissions from 21 February till 23 March 2020.

You have been identified as a directly affected party and this letter is to notify you that the Summary of Submissions is now available and is open for further submissions.

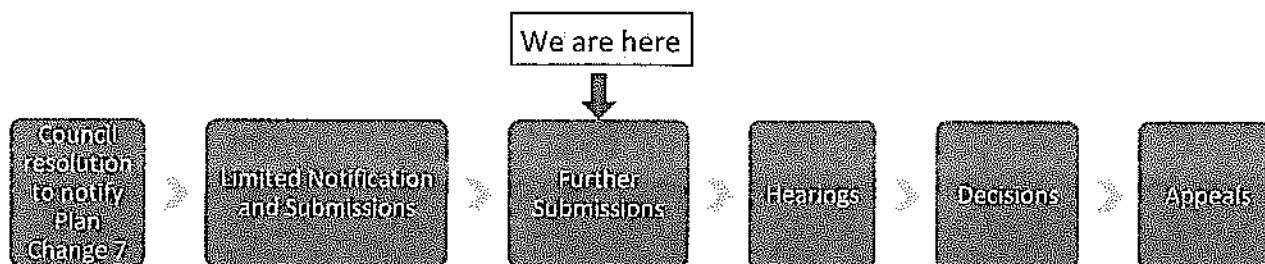
**Plan Change 7**

This plan change applies to land being referred to as Rotokauri North, which is located in the north western corner of the city (see the attached locality plan). The private plan change was lodged with Council to rezone the area from Future Urban zone to Medium Density Residential zone and a Business 6 Zone. The purpose of the plan change is to enable urban residential development within the area.

**The key elements of the plan change include:**

- The rezoning of approximately 137 hectares from Future Urban zone to Medium Density Residential zone. This could enable up to 2000 residential units comprising a mixture of single dwellings, duplex dwellings, terraced houses and ancillary dwellings.
- The rezoning of approximately 1 hectare from Future Urban zone to Business 6 zone (Neighbourhood Centre).
- The existing Significant Natural Area will be retained (approximately 1.2 hectares).
- The existing Rotokauri Structure Plan will be amended to remove the Rotokauri North area, with a new structure plan for this area added.

Where are we up to in the process?



**How can I view the Plan Change and make a further submission?**

You can view the summary of submissions and the plan change at [hamilton.govt.nz/planchange7](http://hamilton.govt.nz/planchange7)

Alternatively, you can view the summary of submissions at the Central Hamilton City Library or Dinsdale Library.

As a person who is considered to be directly affected by the proposed private plan change and has accordingly been notified, you may make a further submission.

Further submissions can only be made in support or opposition of the original submissions.

A copy of the submission form and fact sheet on making a submission are attached. If you require additional submission forms please contact us.

**Further Submissions close on 18 December 2020 at 4.30pm.**

Send completed submission forms to:

Email: [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz)

Post: Freepost 172189  
Submissions Plan Change 7  
City Planning Unit  
Hamilton City Council  
Private Bag 3010  
Hamilton 3240

If you have any questions, please contact Jamie Sirl, City Planning Unit on 07 929 2714, or email [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz).

Yours faithfully

Luke O'Dwyer  
City Planning Manager

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

(Further Submission on a Limited Notified Plan Change Under Clause 8(1A) of the First Schedule to the Resource Management Act 1991)

Send completed submission forms to:

Address: Proposed Plan Change 7  
Freepost 172189  
City Planning Unit  
Hamilton City Council  
Private Bag 3010  
Hamilton 3240

Email: [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz)

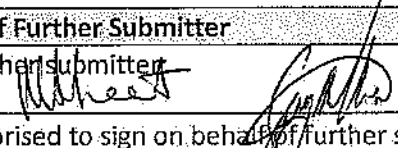
**IMPORTANT REMINDER: FURTHER SUBMISSIONS MUST REACH COUNCIL BY 4.30PM, 18 December 2020**

*Please print and do not use pencil.*

<b>1. Submitter Details (all fields required)</b>
Full name: Gary John Martin and Maree Anne Leet
Organisation or Company (if relevant):
Your postal address: 365 Te Kowhai Road, Te Kowhai Hamilton NZ Post code: 3288
Email: mareeleet516@hotmail.com
Phone number: 021 935 395

<b>2. Further Submitter Relevance</b>
I am: (select one)
<input checked="" type="checkbox"/> A person given limited notification under clause 5A(3); <input type="checkbox"/> A person given a copy of the proposed change under clause 5A(8); or <input type="checkbox"/> The local authority for the relevant area.

<b>3. Public Hearing</b>
<input type="checkbox"/> I <u>do</u> OR <input checked="" type="checkbox"/> I <u>do not</u> wish to attend and <del>and speak</del> at the Council hearing in support of my further submission
If others make a similar submission, I will consider presenting a joint case with them at the hearing <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>4. Signature of Further Submitter</b>
Signature of further submitter:  Date: 30/11/20
(or person authorised to sign on behalf of further submitter)

The specific part of the original submission to which my further submission relates is: (list one provision per box - e.g. 47.02)	State whether you support or oppose this specific part of the original submission	State the reasons for your support or opposition	What decision do you seek from Council on this submission (or part of a submission) I seek that the whole (or part [describe below]) of the submission be either: Allowed / Disallowed
Subdivision 23.2.2	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose PPC7	Subdivision 23.2.2 iv - Stop Plan change 7 as under this clause our property will be affected with the risk of multi level housing surrounding us - we do not want this to happen as it will devalue our property - no multi story dwellings around our home	Stop Plan Change 7 remain - F U Z - 2028
23.2.4 Subdivision	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose PPC7	23.2.4.3 Subdivision - Infrastructure to support development - we would require access to the rear of our property to benefit from proposed changes if they were to proceed.	negotiation with developers' council access to rear of our property -
Residential 4.1.5 4.2.4 4.2.1b 4.2.2	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Oppose PPC7	District Plan Residential zone: PPC7 does not meet the regulations set out in this document: Design and layout - no demarcation of residential character Visual attributes - Subjective Low level noise - unattainable	Stop Plan Change 7 remain F U Z - 2028

Note:

- A copy of your further submission must be served on the original submitter within 5 working days after it is served on the local authority. This is your responsibility.
- Please ensure that you fill in all columns of the table for each submission(s) or submission point(s) you are further submitting on. Use additional sheets of this page if required.
- Acknowledgement of further submissions will take place after the further submission period closes in due course.
- Please be aware when providing personal information that further submissions may be reproduced and included in Council public documents. These documents are available on Council's website.