

1. Introduction

- 1.1 This submission is made on behalf of Richard Ruske (RR) to Hamilton City Council regarding the Private Plan Change 7 (PC7). Richard Ruske has been identified as an affected party to proposed PC7.

2. The Site

- 2.1 Richard Ruske owns Lot 1 DP 449172 held within record of title 568962 (subject site). The subject site is located at 121 Burbush Road, Hamilton. The subject site borders the proposed Rotokauri North Structure Plan (RNSP) area on its northeast boundary, a length of approximately 155m.
- 2.2 Under the Operative District Plan, the site is identified in the Future Urban Zone. The site is not part of the RNSP therefore this zoning does not change under PC7.

3. The Submission

- 3.1 RR generally supports PC7 and its intention to deliver residential development in the Rotokauri Structure Plan (RSP) area. The general support extends to the proposed Medium Density Residential Zoning proposed for most of the site. The submission is neutral on the proposed Business Zone 6.
- 3.2 Specific submission points are outlined in the enclosed table in addition to the commentary below.
- 3.3 The submission generally seeks a more detailed understanding of catchment wide servicing to enable residential development beyond the boundaries of the RNSP area. It is reasonable to expect that a staging plan and indicative infrastructure provision should be required in a structure plan that demonstrates how adjacent and upstream sites will be catered for, such as the subject site. PC7 demonstrates an interim and fully developed scenario of the PC7 land within its boundaries but lacks connectivity with adjoining land.
- 3.4 There is a lack of clarity for the Rotokauri South stormwater catchment and the potential effects the RNSP will have on it. The subject site is located within this catchment. Specifically with regard to stormwater management generally, this submission notes:
- The Rotokauri South sub-catchment receiving environment has not been assessed to the level of other outlets;

- Consideration to the effects during large rainfall events over several durations, as per the Rotokauri South ICMP have not been taken into consideration;
 - Water quality information provided needs to be qualified to understand the potential effects to the receiving environment
- 3.5 The reports* that support the application for PC7 have considered the Rotokauri North catchment, with some providing information on the sub catchment immediately upstream of the subject site of 121 Burbush Road. This sub catchment is the Rotokauri South sub catchment.
- 3.6 Whilst the focus of the majority of the reports and assessments are to the Ohote Stream receiving environment the consideration to the outcomes for the Rotokauri South sub-catchment needs more refinement to assess the effects sufficiently under a plan change scenario. The ICMP whilst referring to the outcomes has not actually assessed the effects as per the Ohote Stream and other outlets.
- 3.7 The stormwater management reporting has made mention of treatment levels that are ambitious however do not actually link with the current ICMP's in adjoining catchments. This may be due to more recent research outcomes being made available to the industry or assumptions that have not been reviewed by consenting authorities.

*In text above, "the reports" refers to:

- Rotokauri North Catchment Stormwater modelling, Ohote Stream Capacity Assessment Model build report, DRAFT, AECOM, 12 Oct 2018
- Rotokauri North sub-catchment ICMP, Stormwater and MUSIC Modeling report, Technical Appendix to sub-catchment Integrated Catchment Management Plan, Revision 3, March 2019
- Rotokauri North sub-catchment ICMP, Catchment Modeling, Revision 2, April 2019
- Rotokauri North sub-catchment ICMP, Receiving Environment and Rapid Erosion Assessment, DRAFT, 22 November 2018

Plan Section	Support/Oppose	Resolution Sought	Reason
<p>Richard Ruske (RR) seeks the following decision from Waikato District Council:</p> <ul style="list-style-type: none"> ▪ The amendments and changes set out in the table below are accepted; and ▪ Any consequential amendments necessary as a result of the amendments to grant the relief sought above <p>Richard Ruske wishes to be heard in support of its submission.</p> <p>If others make a similar submission, Richard Ruske will consider presenting a joint case with them at the hearing.</p>			
Maps – Rotokauri North Structure Plan	Support	To rezone the RNSP to a combination of Medium Density Residential and Business Zone 6 (Neighbourhood Centre).	RR supports the rezoning of the RNSP area from Future Urban to Medium Density Residential.
Maps – Future Reserve	Neutral	The RNSP does not identify the future reserve shown in the RSP. This area straddles the subject site and therefore places uncertainty over the future boundary conditions.	Clarity is sought on the interface of the proposed zoning and whether PC7 enables or precludes this future reserve area.
Maps – Community Focal Point	Neutral	The RNSP does not identify the community focal point shown in the RSP. This provides uncertainty as to the development of this area and key community facilities expected to be delivered in this area, that would otherwise be difficult in a medium density zone.	Clarity is sought on the potential delivery mechanism of the community focal point.
Maps – Transport Corridor	Oppose	The RSP currently shows a collector road which links the minor arterial road east of the site through the RNSP site, to the subject site. This collector road is not provided for and provides uncertainty for delivery of transport and key civil infrastructure likely to be contained within it.	RR seeks the collector road shown in the RSP to be provided as it provides key linkages to network infrastructure.

Three waters - Miscellaneous (includes Chapter 25.13)	Neutral	There is a lack of clarity as to how the RNSP provides for connectivity of infrastructure to adjacent and/or upstream land, such as the subject site. There is insufficient information to determine if upsizing of infrastructure will cater for wider network growth which could be enabled by the RNSP.	
Wastewater	Oppose	The RNSP and associated reporting state that the RNSP will mean that capacity within the Far Western Interceptor will be reached. This means that no other intensification or growth beyond the low-density yields anticipated will be viable, without significant capital expenditure, which would lead to increased DC's payable by others, and not relating to the direct cause of the demand being the RNSP.	
Chapter 3 – Residential	Support	RR supports insertion of the RNSP into the ODP.	
Chapter 4 – Residential	Support	The MDRZ provisions proposed in the RNSP are supported.	