



PROPOSED  
**DISTRICT PLAN**

Hamilton City Council

**Return your signed submission to Hamilton City Council by 4:30pm, 18 December 2015.**

Submissions may be:

- posted to City Planning Unit, Hamilton City Council, Private Bag 3010, Hamilton 3240
- delivered to Hamilton City Council in Garden Place, Hamilton
- faxed to 07 838 6464 or emailed to [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz)

**Note:** online submissions can also be made at [hamilton.govt.nz/ruakura](http://hamilton.govt.nz/ruakura)

**Submission form for Variation 1 (Ruakura Variation) to the Proposed District Plan 2015 (Appeals Version)**

<b>1. Submitter Details (all fields required)</b>	
Full name: <b>Natasha &amp; Bryce Carmichael</b>	
Contact name if different from above:	
Address for service of the submitter: <b>6 Brighton Grove, Newstead, Hamilton</b>	Post code: <b>3286</b>
Phone number(s): <b>021 058 5053 / 07 859 3228</b>	
Email: <b>Natasha.carmichael@gmail.com</b>	

<b>2. Trade Competition</b>
If you are a person who could gain an advantage in trade competition through this submission, your right to make a submission may be limited by clause 6(4) of the First Schedule of the Resource Management Act 1991.
<input checked="" type="checkbox"/> <b>I could NOT gain</b> an advantage in trade competition through this submission
<input type="checkbox"/> <b>I could gain</b> an advantage in trade competition through this submission and I am directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.
<input type="checkbox"/> <b>I could gain</b> an advantage in trade competition through this submission and I am <b>NOT</b> directly affected by an effect of the subject matter of this submission that: (a) adversely affects the environment, and (b) does not relate to trade competition or the effects of trade competition.

<b>3. Public Hearing</b>
<input type="checkbox"/> I do OR <input checked="" type="checkbox"/> I do not wish to attend and speak at the Council hearing in support of my 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 Submitter</b> (note: a signature is not required if sending your submission electronically, but please type your name below)
Signature of submitter: <b>_Natasha Carmichael_</b> Date: <b>_12 December 2015</b> (or person authorised to sign on behalf of submitter)

Note: Please turn over to make submission



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The specific provision of the proposal that my submission relates to is: (e.g. Objective 3.7.2.2 or Map 30A) Please list one provision per box	State whether you support, support in part or oppose this provision	State the reasons for your views	I seek the following decision from the Council on this provision: (Please give precise details including any proposed wording changes. The more specific you can be the easier it will be for the Council to understand your concerns.)
Residential Zones 3.7.1.6 (b)	<input type="checkbox"/> Support <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Oppose	<p><i>“There are a number of existing dwellings within this area, and as the staging identifies that development will not be required until at least 2021 a Large Lot Residential Zone has been put in place to retain amenity provisions within this area until such time as a future plan change rezones the land for logistics purposes. Mitigation measures controls apply to the Inland Port and the Logistics Zone to also assist in retaining the amenity of this area in the interim.”</i></p> <p>We oppose the zone approach which refers to the land transitioning from large lot residential to logistics zone in the future. We are a large community of high value residential homes, we have been here a long time, and we deserve to enjoy the lifestyles we have built for ourselves. The zoning should be retained as large lot residential for the long term and there should be no reference anywhere in the PDP or variation to changing us to logistics in the future. Leaving deferred logistics in place adversely affects our residential amenity value, affects our future development opportunities and limits our ability to sell at a fair market price.</p>	<p>That all reference to deferred logistics be removed from our zoning.</p> <p>That we retain our large lot residential zoning.</p>
Large Lot Residential Zones 4.1.4	<input type="checkbox"/> Support <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Oppose	<p><i>The conversion of the rural residential area to a Logistics zoning will require a change or variation to be made to the District Plan when there is sufficient information and certainty about the timing and need for the ‘new’ zoning. This is consistent with the staged industrial land allocation provided in the Regional Policy Statement.</i></p>	<p>Remove this paragraph. That all reference to deferred logistics to be removed from our zoning.</p> <p>That we retain our large lot residential zoning.</p> <p>That no heavy vehicle movements be given access to</p>



		<p>We oppose the zone approach which refers to us changing to logistics zoning or 'new' zoning in the future. I can't see why there is a need to change our enclave of properties to logistics zoning in the future. Tainui have enough land to proceed with the inland port plans without including ours. Leave our zoning alone. As above, this adversely affects our residential amenity value, affects our future development opportunities and limits our ability to sell at a fair market price.</p> <p>We are also concerned about road traffic noise from trucks operating associated with the industrial park and logistics zone activities.</p>	logistics sites from Percival or Ryburn Roads.
4.2.10	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Oppose	<p>We need to ensure the planting and bunding provided is sufficient to protect the amenity values of our property. I don't think the plans go far enough to do this.</p>	<p>We request you add a requirement to use plantings a minimum of 10 metres high along Ryburn Road to ensure we are effectively screened from the development. If this has an impact on the electricity lines, then as per discussions at the EPA hearings, these should be put underground to ensure there is no issue.</p> <p>We request that a sound proof wall or barrier is installed.</p> <p>We also request that you include the requirement to have a 40 metre buffer strip and planted bund down all of Percival Road.</p>
4.2.10	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Oppose	<p>To protect the amenity values of our properties, there should be mention in here of the adverse effect of road traffic noise from trucks operating associated with the industrial park and logistics zone activities.</p>	<p>We request that an additional clause be added that states that no heavy vehicle movements be given access to logistics sites from Percival or Ryburn Roads, or within the buffer/bund being planted down Percival and Ryburn Roads.</p>



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<p>4.2.11</p>	<p><input type="checkbox"/> Support <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Oppose</p>	<p><i>Further development within the Large Lot Residential Enclave does not compromise any long-term future employment zoning of that land.</i></p> <p>Tainui doesn't own this land, we do. Tainui have confirmed that they have more than enough land to create the plans they want without the need to include us.</p> <p>This state of 'transition' provides uncertainty for us and have significant implications on the ongoing use and enjoyment of our properties. The future development potential of our properties is adversely affected when compared to other similarly zoned land. The ability to onsell our land at current market value is compromised.</p>	<p>Remove this section.</p> <p>We should be granted the same rights as other large lot residential zoned areas which is the right to subdivide our properties to 2,500 m2.</p>
<p>4.4.1</p>	<p><input type="checkbox"/> Support <input type="checkbox"/> Support in part <input checked="" type="checkbox"/> Oppose</p>	<p><i>2500m2 (SH26) Ruakura Structure Plan 5000 m2 2ha (Percival/ Ryburn Roads) Ruakura</i></p> <p>You are limiting our ability to further improve (add value) or subdivide our properties.</p>	<p>Delete reference to 5000 m2 for Percival/Ryburn Road properties.</p> <p>We request to be given the same rights to subdivision as accorded to the southern large lot residential area, which is 2,500 sqm per lot.</p>
<p>10.2.3</p>	<p><input type="checkbox"/> Support <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Oppose</p>	<p><i>The protection of amenity for those properties within the Percival/Ryburn Road locality has been provided for through Proposed District Plan – Appeals and Ruakura Variation October 2015 – Hamilton City Council Volume 1 10 Ruakura Logistics Zone Page 10-4 measures to manage effects at the boundary through planting, screening and bulk and location controls. The establishment of a Community Liaison Committee is one means to promote the constructive discussion of these matters. Any adverse effects of logistics and freight handling activities and infrastructure extending to the Knowledge Zone, including AgResearch, Waikato Innovation Park and the University of Waikato which require protection through mitigation measures outlined in the</i></p>	<p>That we be given the same protection from light spill, noise and vibration from future logistics developments as other residential areas within the city.</p> <p>That the Community Liaison Committee's role be extended to cover all of Percival Road.</p>

		<p><i>logistics provisions, should be considered in combination with other city-wide rules that address issues such as noise and odour.</i></p> <p>We consider that the rules proposed within the Ruakura Logistics zone will not go far enough to protect the amenity value of the land from the adverse effects of logistics activities.</p>	
10.5.1	<input checked="" type="checkbox"/> Support <input type="checkbox"/> Support in part <input type="checkbox"/> Oppose	<p>We support the forming of the Inland Port Community Liaison Committee. It's important that it includes cover to all of Ryburn and Percival Road residents.</p>	Support.
10.5.4.1 (b) and 10.5.4.2	<input type="checkbox"/> Support <input checked="" type="checkbox"/> Support in part <input type="checkbox"/> Oppose	<p>We support the inclusion of a planted bund or buffer strip, but it doesn't go far enough to protect our properties.</p>	<p>We request that you increase the requirement to have a 40 metre buffer strip and planted bund down all of Percival Road.</p>

**Note:**

- Please ensure that you fill in all columns of the table for each provision you are submitting on. Use additional sheets of this page if required.
- Acknowledgement of submissions will take place after the submission period closes.