

Submission on Ruakura Variation to the Proposed Hamilton District Plan

Clause 5 of Schedule 1, Resource Management Act 1991

Russell Cooper (Rusty Racing) - Submission

To: Hamilton City Council

SUBMITTER DETAILS

Name of Submitter: Russell Cooper

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 affects an existing Business
- b) Do not relate to trade competition or the effects of trade competition.

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
- c) Chapter 10 Ruakura Logistics Zone

SUBMISSION AND RELIEF SOUGHT

Russell Cooper's submission is:

INTRODUCTION

The Submitters' Land is located at 318 Ruakura rd. On the Eastern side of the East Coast Main Trunk Railway (ECMT), immediately north/East of the proposed Inter-Modal Freight Terminal (IMT)

In terms of the surrounding area, the ECMT (freight only) runs in an east-west direction along the northern side of Ruakura Road. The proposed Waikato Expressway (WEX) route alignment runs in a

north-south direction immediately north/east of the Submitter's Land. It is understood that the construction of the Hamilton section of the four-lane highway is planned to commence in late 2016. The University of Waikato (University) is located approximately 1.2km southwest. Ruakura AgResearch is located 1.6km west of the subject land. The area is predominantly rural in character and is principally used for dairy farming purposes.

The Submitters' Land is located within the Hamilton City Council's (HCC) wider Ruakura Structure Plan (Structure Plan) area which encompasses approximately 800ha of land at the eastern extremity of the HCC jurisdiction and west of the proposed WEX.

The Submitters' Land was formerly located within the Waikato District Council jurisdiction. This land is now located within the HCC jurisdiction, however, is still subject to the provisions of the Waikato District Plan (Operative Plan). Under the Operative Plan, the Submitter's Land is zoned Rural.

The Submitter's Land and Plan Change area is also subject to the provisions of the Ruakura Variation to the Proposed Hamilton District Plan (Proposed Plan). The Ruakura Variation to the Proposed Plan has identified land is proposed to be zoned Ruakura Logistics Zone

In summary, the Submitters' Land is characterised by Farming, residential country lifestyle activities that are afforded a spacious and green outlook and peaceful amenity.

ZONING AND STRUCTURE PLAN APPROACH

the submitter opposes the identification of a future "Ruakura Logistics Zone" for my land of the Proposed District Plan for the following reasons:

The Ruakura Structure Plan shows the long term vision for land use development in the area, and indicates that the Submitters' land will be zoned Ruakura Logistics Zone. This prevents me from any further development to be able to sustain the level of lifestyle to which I have at present. The Ruakura Road closure at the expressway will have an adverse effect on my Business. This closure is a result of TGH and the future development of the inland port. Going through 13 random quote books from the last 5 years (650 quotes written for customers) 145 were from the North /East of my location. 22% of my Custom. With an approx. 4500 vehicles per day going past my address it was a draw card to the location for my business 18 years ago. I was aware of the plans for the expressway back then, but Ruakura Rd was expected to continue to run under it. It is very important for the survival of my business that some reasonably large signage similar to my existing is placed at any of the new Ruakura Rd intersections, for two reasons, my exciting customers will have no problems

finding me and to compensate for the nil cars passing my address (I'll be at the dead end of Ruakura road)

There will be a cost for having to rewrite stationary, advertising and signage when the existing Ruakura Rd will be renamed. No to mention the increase in my advertising budget.

Relief sought:

Signage to be permitted at all major intersections redirecting customers to my location.

If further development of my property is required to remain in business may be seen as a temporary activity and added to proposed rules until it is clearly identified that it will be required for the use of an inland port or TGH ltd purchases the land.

HEARING

I Russell Cooper wish to be heard in support of this submission.

Date: 18 December 2015

ADDRESS FOR SERVICE

Russell Cooper

P.O.Box 14002

Five Cross Roads

Hamilton 3252

Email. rvcooper181@gmail.com