



Future Proof Implementation Committee
c/o Ken Tremaine
Future Proof Implementation Advisor
1601/18 Beach Road
Auckland Central
AUCKLAND 1010

16 December 2015

City Planning Unit
Hamilton City Council
Private Bag 3010
HAMILTON 3240

To whom it may concern

FUTURE PROOF IMPLEMENTATION COMMITTEE SUBMISSION ON VARIATION 1 (RUAKURA) TO THE PROPOSED HAMILTON DISTRICT PLAN

This submission is lodged by the Future Proof Implementation Committee (FPIC) in **support** of *Variation 1 (Ruakura Variation) to the Proposed District Plan 2015 (Appeals Version)* notified on 11 November 2015.

The FPIC is the implementation arm of the Future Proof Growth Strategy (Future Proof, or Strategy). The FPIC includes representatives from the Hamilton City Council (HCC), the Waipa District Council (Waipa DC), the Waikato District Council (Waikato DC), the Waikato Regional Council (WRC) and tāngata whenua (Waikato-Tainui). As the administering authority for the Ruakura Variation, the HCC has abstained from forming a part of this submission. The Future Proof partners may still make individual submissions.

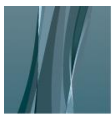
The FPIC supports the implementation of a key aspect of the Future Proof Strategy and the Proposed Waikato Regional Policy Statement settlement pattern within the Proposed Hamilton District Plan through the Ruakura Variation. The detailed matters of support are set out in our formal submissions attached to this letter.

The FPIC is willing to appear in support of its submission. If others make a similar submission, the FPIC would also be prepared to consider presenting a joint case with them at the submissions hearing.

Yours sincerely

A handwritten signature in black ink on a light yellow background. The signature reads "Ken Tremaine" in a cursive, flowing script.

Ken Tremaine
Future Proof Implementation Advisor



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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

Note: online submissions can also be made at hamilton.govt.nz/ruakura

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

1. Submitter Details (all fields required)
Full name: Ken Tremaine, Future Proof Implementation Advisor
Contact name if different from above:
Organisation or Company: Future Proof Implementation Committee
Address for service of the submitter: 1601/18 Beach Rd, Auckland Central, Auckland Post code: 1010
Phone number(s): (09) 309 2515 Mob. 027 476 8300
Email: ken@kentremaine.co.nz

2. Trade Competition
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"/> I could NOT gain an advantage in trade competition through this submission
<input type="checkbox"/> I could gain 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"/> I could gain an advantage in trade competition through this submission and I am NOT 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.

3. Public Hearing
<input checked="" type="checkbox"/> I <u>do</u> OR <input type="checkbox"/> I <u>do not</u> 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

4. Signature of Submitter (note: a signature is not required if sending your submission electronically, but please type your name below)
Signature of submitter:



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Ken Tremaine _____ Date: **17 December 2015** _____
(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: <i>(e.g. Objective 3.7.2.2 or Map 30A) Please list one provision per box</i>	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: <i>(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.)</i>
Chapter 3 – Structure Plans, 3.7 Ruakura	✓ Support	<p>Future Proof supports the changes to this section. These amendments align with the Ruakura Development Plan Change Board of Inquiry Decision (“BOI Decision”). Future Proof gave evidence at this hearing largely in support of the Ruakura development but with some amendments in order to ensure good outcomes were achieved. The Variation also aligns with the Future Proof Strategy and the Proposed Waikato Regional Policy Statement (“PRPS”).</p> <p>The inclusion of the Industrial Land Allocation table of the PRPS in section 3.7 is strongly supported.</p> <p>Future Proof supports the objectives and policies in section 3.7.2.</p> <p>Policy 3.7.2.3c and associated Rule 3.7.3.2 which references the Land Development Plan is supported as this was part of the Board of Inquiry decision.</p> <p>The use of Integrated Transport Assessments is also supported.</p> <p>Rules 3.7.3.3.1 and 3.7.3.3.2 - Industrial Land Staging (PRPS Allocation) is supported as it aligns with the Future Proof Strategy and the Proposed RPS. Future Proof wishes to ensure that industrial land is rolled out in a staged manner as set out in the PRPS so that it can</p>	Retain the amendments to Chapter 3 of the Plan.

		<p>be integrated with infrastructure and funding and that we do not end up with an oversupply of industrial land.</p> <p>Future Proof supports the inclusion of Ruakura Strategic Infrastructure in provisions 3.7.1.12, 3.7.3.4, and amendments to the Objectives and Policies. A detailed understanding of the strategic infrastructure requirements will clearly identify expectations for growth.</p>	
Chapter 4 – Residential Zones	✓ Support	<p>Future Proof supports the amendments in this chapter as they are consistent with the BOI decision, the Future Proof Strategy and the PRPS. We support the use of Land Development Plan. We also support the one integrated retail development as set out in 4.8.1.</p>	Retain.
Chapter 8 – Knowledge Zone	✓ Support	<p>Future Proof supports the amendments in this chapter as they are consistent with the BOI decision, the Future Proof Strategy and the PRPS.</p>	Retain.
Chapter 10 – Ruakura Logistics Zone	✓ Support	<p>Future Proof supports the amendments in this chapter as they are consistent with the BOI decision, the Future Proof Strategy and the PRPS. We also support the extension of a Community Liaison Committee within the Ruakura Logistics Zone.</p>	Retain.
Chapter 11 – Ruakura Industrial Park Zone	✓ Support	<p>Future Proof supports the amendments in this chapter as they are consistent with the BOI decision, the Future Proof Strategy and the PRPS.</p>	Retain.
Chapter 15 – Open Space Zones	✓ Support	<p>Future Proof supports the amendments in the Open Space Zones chapter, specifically the inclusion of the</p>	Retain.

		Ruakura Open Space Zone and the multifunctional use of this zoning.	
Appendix 1.2 Information Requirements	✓ Support	Future Proof supports the amendments in this section as they are consistent with the BOI decision, the Future Proof Strategy and the PRPS.	Retain
Appendix 1.3 Matters of Discretion	✓ Support	Future Proof supports the amendments in this section they are consistent with the BOI decision, the Future Proof Strategy and the PRPS.	Retain
Appendix 2 Structure Plans – Figure 2-14	✓ Support	Future Proof supports the long term use of the Percival / Ryburn Enclave as Logistics.	Retain
Appendix 17 Planning Maps – 40A	✓ Support	Future Proof supports the Large Lot Residential Zoning for the Percival / Ryburn Enclave in the shorter term, with the long term use being Logistics.	Retain

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.