

Ruakura Variation Submission on Publicly Notified District Plan

Clause 6 of Schedule 1, Resource Management Act 1991

To: Hamilton City Council

Date: 17/12/2015

Ruakura Variation Submission method: on-line

Submitter Details:

Individual

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I wish to be heard in support of my submission.

If others make a similar submission, I will consider presenting a joint case with them at a hearing.

I **could not** gain an advantage in trade competition through this submission.

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This is a Ruakura Variation Submission on the Hamilton City Council Proposed District Plan (the Proposal):

The specific provision that my submission relates to is:	Support, Oppose or Support in part	My Ruakura Variation Submission is:	I seek the following decision from the local authority:
10.1 Purpose	Oppose	The proposed logistics area should be located either further away from Hamilton or in an existing area zoned for this purpose. The university is now increasingly surrounded by 2 and 3 storey apartment blocks, while census data shows there has been very fast population growth in the rural areas around the university. The logical and most economically efficient use for rural land near the university is residential housing or businesses associated with the university, together with a farm park extending into the countryside to protect the university's	As such, I suggest the proposed logistics area be moved away from the university and the surrounding residential areas.

The specific provision that my submission relates to is:	Support, Oppose or Support in part	My Ruakura Variation Submission is:	I seek the following decision from the local authority:
		association with the rural sector and for recreational purposes. Logistics areas have low employment density and are now usually located distant from residential housing. It is difficult to see this area being used for logistics in 50 years so why not zone accordingly now?	
4.1.3 Medium-Density Residential Zone	Oppose	To reduce commuting times and costs and to encourage cycling, more housing should be built near the university. The recent redevelopment of the Knighton area shows how an existing area can become more intensely settled quite quickly. Growth of residential areas distant from the central city is causing the CBD to decline.	Explicit recognition of the need for more residential housing near the university and close to the central city rather than just in Hamilton's northern suburbs.
Objective 3.7.2.4	Support in part	I'd like to see some recognition of the need to discourage people driving to work and of the need for bus priority measures.	Some bus only lanes to speed buses and give them priority would be desirable.