



# 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)**

**1. Submitter Details (all fields required)**

Full name: Property Council of New Zealand	
Contact name if different from above: Alex Voutratzis, Policy Director	
Organisation or Company: Property Council of New Zealand	
Address for service of the submitter: PO Box 335, Hamilton	Post code: 3240
Phone number(s): 0274 213 945	
Email: tracey@propertynz.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.

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

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.

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**

I **do** OR 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

Yes     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: 

Date: 15 December 2015



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Alex Voutratzis, Policy Director  
(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.)
<p>The entirety of Variation 1 to the Hamilton City Proposed District Plan October 2015 Appeal Version: Ruakura Variation</p>	<p><input checked="" type="checkbox"/> Support</p> <p><input type="checkbox"/> Support in part</p> <p><input type="checkbox"/> Oppose</p>	<p><b>Property Council’s view</b></p> <p>Property Council had originally requested that the Minister for the Environment determine that Ruakura is a project is of national significance and that it should be directed to a Board of Inquiry.</p> <p>Now that that step is completed, Property Council supports the Ruakura Variation to align the rulings of the EPA and the Proposed District Plan to help speed up the processing times for development of the project.</p> <p>Reasons why Property Council supports this plan change include:</p> <p><b>Economic Growth</b></p> <p>The development of Ruakura will have benefits of attracting new development and investment into Hamilton. It represents an 8% increase in the overall size of Hamilton and will be a very important economic driver not only in Hamilton but in the Upper North Island.</p> <p><b>National Significance</b></p> <p>The scale and national significance of the project is one to encourage given its location in the “golden triangle” and its equidistance to the Ports of Auckland and Tauranga.</p>	<p>To accept the Ruakura Variation in its entirety.</p>



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		<p><b>Alignment with Government Investment</b></p> <p>The Government has already made significant investment in transport infrastructure in the region being the Waikato Expressway as well as the Kiwirail turnaround plan. The proposed Ruakura development capitalises on this investment and emphasises the flow-on benefit of the Government's investment to the region.</p> <p><b>Employment</b></p> <p>Once fully built it is estimated that the proposed development will create 11,000 new jobs.</p> <p><b>Sustainable Management</b></p> <p>The EPA concluded that the Plan Change will promote the sustainable management of natural and physical resources within the definition of the Resource Management Act, and that potentially adverse effects that could arise are able to be mitigated by proposed provisions.</p>	
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**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.