

Ruakura Variation Fact Sheet November 2015

What is a Variation?

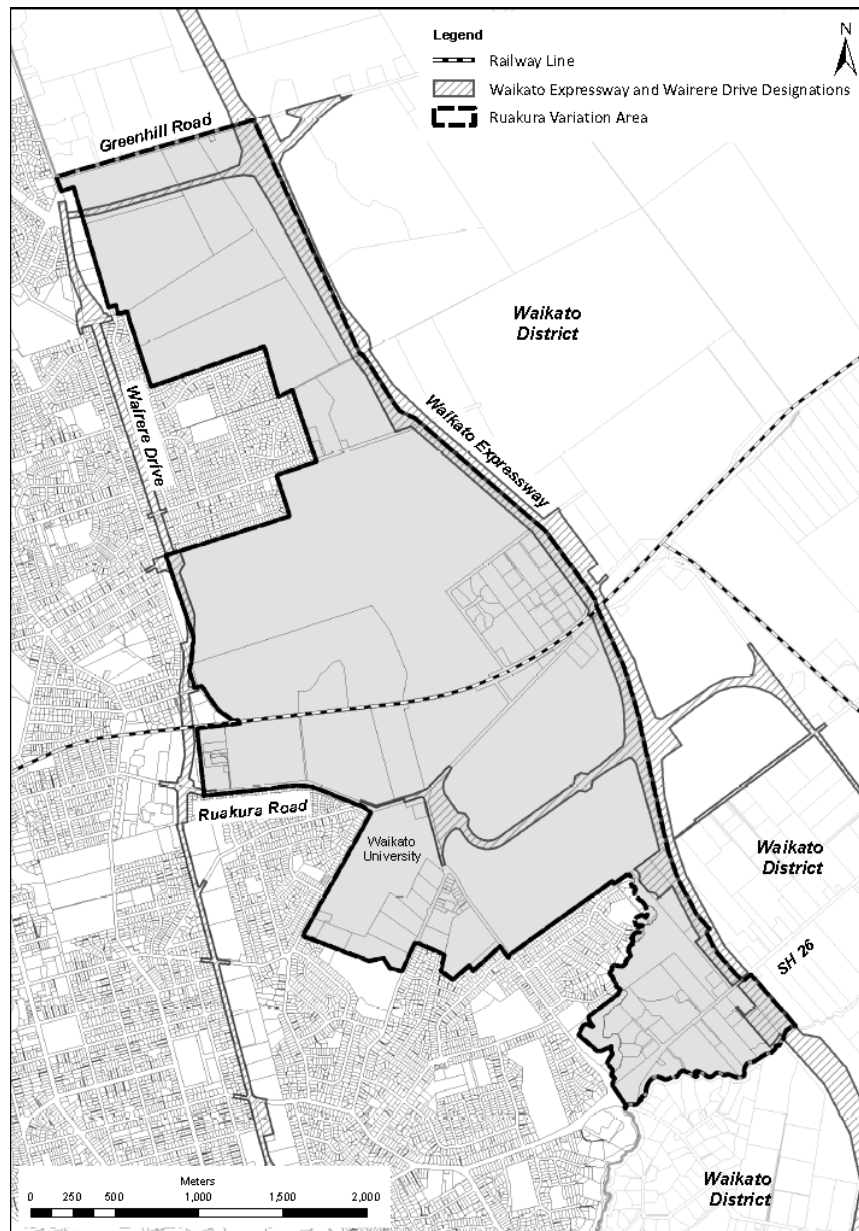
A Variation is an alteration to a proposed plan.

What is being proposed?

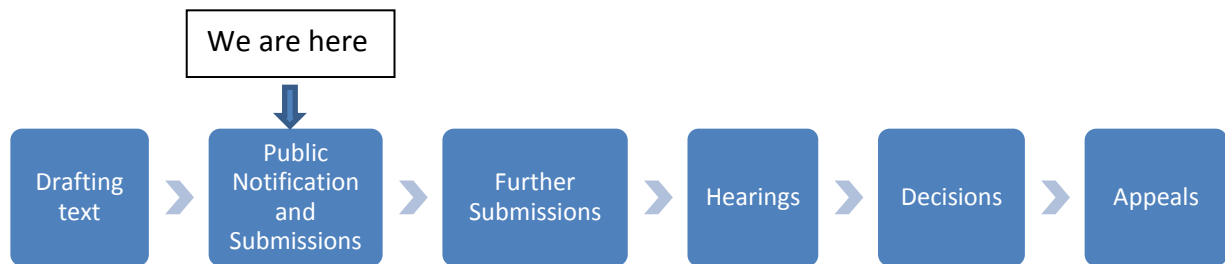
The Council has prepared a Variation to the Proposed District Plan (PDP) for the Ruakura area. The Variation will confirm the land use provisions for the Ruakura area. It will integrate the Board of Inquiry Decision, www.epa.govt.nz, which is a national level planning process, and the Proposed District Plan provisions into one planning framework for the Ruakura area.

What is the Variation area?

The map below identifies the Ruakura Variation area in black. The area is bounded by the Waikato Expressway Designation to the east and the previous city boundary to the west. This land was transferred into Hamilton in July 2011.



What is the process and where are we up to?



We are now welcoming submissions on the provisions of the Variation until the 18 December 2015. Following the submission period, the next opportunity to provide input will be through the further submission process.

How to read the Variation document?

When drafting the provisions we considered:

1. The provisions confirmed by the Board of Inquiry were adopted wherever possible.
2. The provisions of the PDP (Appeals version) were adopted unless there was a justifiable resource management reason to amend them.

What does the different text mean?

1. In Chapters 8 (Knowledge Zone), 10 (Logistics Zone) and 11 (Ruakura Industrial Park Zone), standard black text is derived from the Board of Inquiry Decision, red track changed text (with additions shown underlined, and deletions shown struck through) illustrate the text as originally notified in the Proposed District Plan.
2. In the remaining chapters (excluding 8, 10 and 11), standard black text is derived from the Proposed District Plan Appeals Version October 2015, red track changed text is derived from the Board of Inquiry Decision.
3. Any red track changed italics text within the variation is new text.

Why are some parts of the variation document highlighted with comment boxes?

Any comment boxes relate to appeals to the PDP at the 9th October 2015 that are still being resolved. These appeals do not relate specifically to the Ruakura Variation.

Which parts of the Proposed District Plan have been amended?

For completeness the provisions include key chapters:

- Chapter 3.7 Structure Plans
- Chapter 4 Residential Zones
- Chapter 8 Knowledge Zone
- Chapter 10 Ruakura Logistics Zone
- Chapter 11 Ruakura Industrial Park Zone
- Chapter 15 Open Space Zones
- Appendix 1.1.2 Definitions
- Appendix 1.2 Information Requirements (1.2.2.20 – 1.2.2.27)
- Appendix 1.3 Assessment Criteria (1.3.2 F and 1.3.3 N)
- Appendix 2 – Structure Plans (Figures 2-14 – 2-18)

Amendments have also been made to the following:

- Chapter 1 Plan Overview
- Chapter 2 Strategic Framework
- Chapter 23 Subdivision

- Chapter 25 City Wide (25.7, 25.8 and 25.10)
- Appendix 3 Residential Zones
- Appendix 14 Noise and Vibration
- Appendix 17 Planning Maps

What are the documents included in the Notification Package?

- The Ruakura Variation text (proposed changes to the PDP)
- Section 32 assessment – This is a statutory requirement in accordance with Section 32 of the Resource Management Act 1991
- Technical Reporting Documents
- Assessment of the Variation against the Waikato-Tainui Environmental Plan
- Referenced Documents

Where can I view the Board of Inquiry information?

The Environmental Protection Authority at www.epa.govt.nz.

Where can I get more information?

The Ruakura Variation documentation is available at www.hamilton.govt.nz/ruakura, and while the submission period is open, it may also be viewed at any of the Hamilton City Libraries (Central Garden Place Library, St Andrews Library, Chartwell Library, Hillcrest Library, Glenview Library, Dinsdale Library).

If you have any specific queries regarding the Ruakura variation, please call Sam Le Heron directly on 07 838 6909, or send an email to districtplan@hcc.govt.nz.

Also, a **drop-in information session** will be held on 17 November 2015 at the Marist Rugby Club, 147 Old Farm Road, Hamilton East, from 4pm-7:30pm.

How can I get involved?

You can make a submission to the Council online at www.hamilton.govt.nz/ruakura, or by using the hard-copy submission form (available at all Hamilton Libraries, at the main Council offices or downloaded from the website). A hard copy submission can be emailed to districtplan@hcc.govt.nz, or posting to care of City Planning Unit, Hamilton City Council, Private Bag 3010, Hamilton 3240. The submission period closes at **4:30pm on Friday 18 December 2015**.