

## Ruakura Variation Drop-in Session Information Sheet

### What is being proposed?

The Council has prepared a Variation to the Proposed District Plan (PDP) for the land use provisions in the Ruakura area. It integrates the Board of Inquiry Decision ([www.epa.govt.nz](http://www.epa.govt.nz)), which is a national planning process, and the Proposed District Plan provisions, into one planning framework for the Ruakura area.

### What has happened so far?

#### 2011

- Boundary adjustment to bring in 822ha of land into Hamilton City for employment purposes
- Preparation of draft Ruakura Structure Plan and Open Days (November)

#### 2012

- Draft of Ruakura Structure Plan released for feedback (April)
- Notification of Proposed District Plan (December)

#### 2013

- Submissions and Further Submissions received on Proposed District Plan
- Tainui Group Holdings and Chedworth Properties Limited lodge Private Plan Change application to Environmental Protection Authority (June)
- Minister for the Environment deems project is of National significance and sets up a Board of Inquiry to hear Private Plan Change
- Most Proposed District Plan matters relating to Ruakura deferred until after the Board's final decision

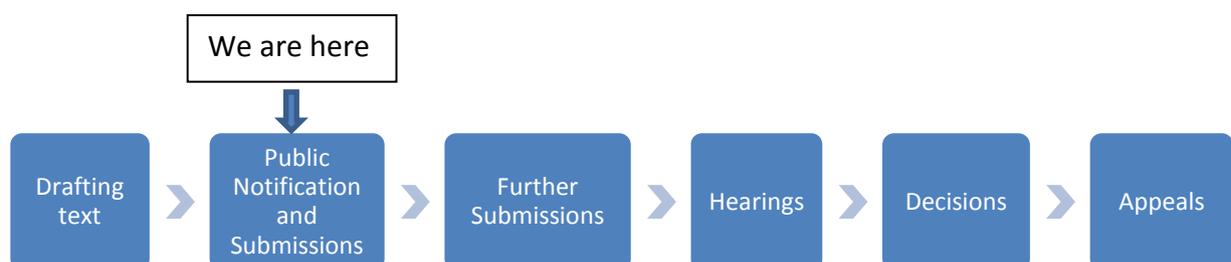
#### 2014

- Board of Inquiry hearings (May – June)
- Final decision (September)
- Council approves Board of Inquiry decision and integrates into Operative District Plan (November)
- Council resolves to prepare a variation for Ruakura (December)

#### 2015

- Draft of Variation circulated to landowners within Ruakura Structure Plan for feedback (July)
- Council resolves to notify variation (October)
- Notification of variation for submissions (November)

### What is the process and where are we up to?



### What type of feedback was received on the draft provisions?

A total of 27 respondents provided feedback on the draft provisions circulated to landowners within the variation area, stakeholders and previous submitters. The feedback provided contributed to changes within the variation document including amendments to the Ruakura Strategic Infrastructure provisions, Figures 2-14 – 2-18 and subdivision provisions for the Large Lot Residential Zone amongst other changes.

### What are some of the key topics?

- **Noise**
  - Board of Inquiry process involved experts in the development of noise provisions
  - The Proposed District Plan provisions are slightly different to the Board's decision
  - The Variation recommends the Board's provisions for the entire Ruakura Structure Plan area
- **Large Lot Residential Zone**
  - Bounded by Percival and Ryburn Roads, and to the north of the Inland Port
  - Land is identified as future Logistics on the Structure Plan – giving effect to Regional Policy Statement
  - Landscape buffer adjoining Percival Road which includes a 20m vegetation buffer
  - Retention of existing Operative District Plan subdivision standards of 5,000m<sup>2</sup>
- **Ruakura Open Space Zone**
  - Multifunctional open space area – including connectivity, buffer interface, stormwater treatment, ecological enhancement, recreation and amenity
  - An open space corridor runs north – south, the length of the Ruakura growth cell
- **Ruakura Logistics Zone**
  - Provides for establishment of Inland Port and supporting logistics activities
  - Will generally comprise of large warehouses and large areas of hardstand
  - Activities include container storage, unloading/loading, biosecurity/customs procedures, warehousing and distribution
- **Ruakura Industrial Park Zone**
  - Adjacent to the logistics area – providing for additional industrial land and support for industrial uses
  - Higher standard of design for all buildings, landscaping and buffer areas and restricting certain types of industrial activities
- **Land Development Plans**
  - The planning mechanism for growth occurring at Ruakura
  - Consent for development must be obtained for the entire LDP area or staged sections
  - Provides for a comprehensive consideration of associated issues; including transport, three waters, ecological management and open space functions

### What has happened to previous submissions to the Proposed District Plan relating to Ruakura?

The majority of submissions relating to Ruakura were deferred until after the Board of Inquiry made its final decision. The Variation will address all previous submissions (unless they are withdrawn) and all new submissions as part of the hearing process.

### How can I make a submission?

**Online:** at [www.hamilton.govt.nz/Ruakura](http://www.hamilton.govt.nz/Ruakura) or

**Hard-copy:** submission forms available at all Hamilton Libraries, at the main Council offices or downloaded from the website, and can be emailed to [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz), or posted to the City Planning Unit, Hamilton City Council, Private Bag 3010, Hamilton 3240.

The submission period closes at **4:30pm on Friday 18 December 2015**.

### Who can I contact to discuss in more detail?

Please call Sam Le Heron on 07 838 6909 or email [districtplan@hcc.govt.nz](mailto:districtplan@hcc.govt.nz)