



PROPOSED
DISTRICT PLAN



RUAKURA VARIATION

Summary of Submissions
by Submitter

Introduction

This is a Summary of Submissions by Submitter for Hamilton City's Proposed District Plan – Ruakura Variation.

- This document presents a summary of the submissions received on the Ruakura Variation.
- It is organised by Submitter number. Within the alphabetical list, find the submitter and this will give you a submitter number to look for within the summary.
- On Council's website www.hamilton.govt.nz/ruakura you can view a summary of submissions by plan provision and access the original submissions.
- On the website you can also search the summary of submissions document by selecting 'Ctrl f' and typing a name or submission number into the box.

Surname / organisation name	Submitter Number
AgResearch	47
Alexander, Deanna-Rose	41
Bothwell, Jenny	04
Broadbent, Morris	15
Browne, Clare	20
Byron, Nigel Christopher	01
Carmichael, Natasha and Bryce	19
Chedworth Properties Limited	33
Chibnall, David Evan and Karlene	31
Cooper, Russell (Rusty Racing)	39
Cowie, William	30
Cycle Action Waikato	10
DSE Nominees Limited	25
Eastside Apostolic Foundation, Hamilton	12
Fairview Downs Residents and Owners Association	43
Fellowship Baptist Church	45
Freight Logistics Action Group	46
Future Proof Implementation Committee	28
Gallagher, Fiona	22
Gallagher, Peter Murray	03
Gibbons, Matthew	06
Goodwin, Graeme Ernest	05
Hamilton City Council	32
Heritage New Zealand Pouhere Taonga	44
Innovation Waikato Limited	38
Julian, Alan and Barbara	29
Kalnins, Alex	14
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49
KiwiRail Holdings Limited	17
Madarang, Domingo	35
Marsters, Derrick and Robyn	18
McIntyre, Isaac	07
Medhurst, David Gordon	08
New Zealand Transport Agency	34
Poirier, Robert	02
Progressive Enterprises Limited (PEL)	24

Property Council of New Zealand	11
Roughton, Judith Annette	13
Ruakura Residents Group	37
Silsbee, Scott and Lori	16
Smith, Noel Gordon	09
Spirig, Wendy and Roland	36
Tainui Group Holdings Limited	48
The University of Waikato	26
Transpower New Zealand Limited	23
Waikato Regional Council	21
Waikato-Tainui Te Kauhanganui Incorporated	27
Wang, Meggie	42
Wang, Yun-Chin and Kung-Yao Lin	40
West, Jennifer	50

Name	Submission Point	Plan Provision	Type	Summary
Byron, Nigel Christopher	01.01	Figure 2-15A New Figure	Oppose	Amend location of Spine Road to be closer to Waikato Expressway.
Byron, Nigel Christopher	01.02	Appendix 14 Noise and Vibration	Support in part	Clarify the city wide characteristics of the Ruakura Industrial Park Zone, including noise, vibration, air quality, hours of operation and light pollution.
Poirier, Robert	02.01	11 Ruakura Industrial Park Zone	Support in part	There will be no access roads to the proposed industrial parks via Fairview Downs, specifically Powells Road. There will be no disruption of essential services to Fairview Downs residents and no need for increased property insurance to compensate for potential elevated risks from industry. Seek on-going information sessions for Fairview Downs residents.
Gallagher, Peter Murray	03.01	11 Ruakura Industrial Park Zone	Support in part	Amend location of Spine Road to be closer to Waikato Expressway.
Bothwell, Jenny	04.01	15.1 Purpose	Support in part	Do not allow public access to the green belt or build a protective fence to keep people out and prevent privacy being invaded.
Bothwell, Jenny	04.02	3.7.1.7 Transportation Network	Oppose	Move the Spine Road closer to the Waikato Expressway. Build residential homes immediately behind Aldona Place and double glaze all homes in Aldona Place. Plant tall trees beside new housing. Make the green belt wider - at least 200m or even 500m. Keep people out of the green zone or build high fences to keep them away from residents property.
Bothwell, Jenny	04.03	4.12 Other Resource Consent Information	Support in part	Remove the T intersection from the plans for the subdivision off Powells Road.
Goodwin, Graeme Ernest	05.01	3.7 Ruakura	Oppose	Amend the underlying zoning for the Percival - Ryburn area to be Residential.
Goodwin, Graeme Ernest	05.02	Figure 2-14 Ruakura Structure Plan – Land Use	Oppose	Amend the structure plan to change the Percival - Ryburn area zoning from Ruakura Logistics Zone to Residential; Or provide compensation to the land owners who are affected by the long term influence of an underlying Ruakura Logistics zoning.
Goodwin, Graeme Ernest	05.03	Features Map	Oppose	Amend to clarify how vehicle and cycle access is to be provided to the Ryburn/Percival Road area when and if Ruakura Road is closed.

Gibbons, Matthew	06.01	10.1 Purpose	Oppose	Amend the location of the proposed logistics area away from the University and surrounding residential areas.
Gibbons, Matthew	06.02	4.1.3 Medium-Density Residential Zone	Oppose	Amend to recognise the need for more residential housing near the university and close to the central city.
Gibbons, Matthew	06.03	Objective 3.7.2.4	Support in part	Amend to discourage people driving to work and prioritise bus movements.
McIntyre, Isaac	07.01	15.1 Purpose	Support	Retain 15.1 Purpose - Open Space.
McIntyre, Isaac	07.02	15.2.10 Ruakura Open Space Zone	Support	Retain 15.2.10 Ruakura Open Space Zone.
Medhurst, David Gordon	08.01	11.1 Purpose	Oppose	Amend location of Spine Road away from existing housing and provide a larger buffer zone between existing and proposed housing in Fairview Downs.
Smith, Noel Gordon	09.01	Figure 2-16 New Figure	Oppose	For LDP Areas E, A, F, C and G; Amend the maximum height restrictions on buildings, machinery and stacking material to a 2 level commercial building or 4 shipping containers height. Address noise, lighting effects and hours of operation.
Smith, Noel Gordon	09.02	10 Ruakura Logistics Zone	Oppose	For LDP Areas E, A, F, C and G; Amend the maximum height restrictions on buildings, machinery and stacking material to a 2 level commercial building or 4 shipping containers height. Address noise, lighting effects and hours of operation.
Smith, Noel Gordon	09.03	11 Ruakura Industrial Park Zone	Oppose	For LDP Areas E, A, F, C and G; Amend the maximum height restrictions on buildings, machinery and stacking material to a 2 level commercial building or 4 shipping containers height. Address noise, lighting effects and hours of operation.
Smith, Noel Gordon	09.04	25 City-wide	Oppose	For LDP Areas E, A, F, C and G; Amend the maximum height restrictions on buildings, machinery and stacking material to a 2 level commercial building or 4 shipping containers height. Address noise, lighting effects and hours of operation.
Cycle Action Waikato	10.01	1 Plan Overview	Support in part	Add the 'Safe System' approach as set out in the Government's Safer Journeys strategy.
Cycle Action	10.02	3 Structure Plans	Support	Add the 'Hamilton Biking Plan' to the list of HCC documents (along with ACCESS Hamilton, etc).

Waikato			in part	
Cycle Action Waikato	10.03	Figure 2-18 New Figure	Support in part	A number of amendments to Figure 2-18 Ruakura Cyclist and Pedestrian Network Plan. Including; alignment with Hamilton Biking Plan, intersection upgrades and infrastructure improvements to improve cycle and pedestrian connectivity and safety.
Property Council of New Zealand	11.01	3.7 Ruakura	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.02	4 Residential Zones	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.03	8 Knowledge Zone	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.04	10 Ruakura Logistics Zone	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.05	11 Ruakura Industrial Park Zone	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.06	15 Open Space Zones	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.07	23 Subdivision	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.08	25 City-wide	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.09	Appendix 1 District Plan Administration	Support	Accept the Ruakura Variation in its entirety.

Zealand				
Property Council of New Zealand	11.10	Appendix 2 Structure Plans	Support	Accept the Ruakura Variation in its entirety.
Property Council of New Zealand	11.11	Appendix 17 Planning Maps	Support	Accept the Ruakura Variation in its entirety.
Eastside Apostolic Foundation, Hamilton	12.01	Figure 2-14 New Figure	Oppose	Delete the proposed Ruakura Industrial Park zoning over the EAF Site and all properties to the north of Powells Road. Rezone all land on the northern side of Powells Road as Medium Density Residential Zone. Rezone the EAF Site Medium Density Residential Zone.
Eastside Apostolic Foundation, Hamilton	12.02	Figure 2-15A New Figure	Support	Retain Figure 2-15A and the proposed indicative collector road.
Eastside Apostolic Foundation, Hamilton	12.03	Figure 2-15B New Figure	Support	Retain Figure 2-15B as proposed.
Eastside Apostolic Foundation, Hamilton	12.04	Figure 2-16 New Figure	Support in part	Retain the proposed Land Development Plan Areas within Figure 2-16. Delete the proposed 'Ruakura Industrial Park Zone' zoning of the EAF Site; and Rezone 'Area R' as Ruakura Medium Density Residential Zone.
Eastside Apostolic Foundation, Hamilton	12.05	Figure 2-18 New Figure	Support	Retain Figure 2-18 as proposed.
Eastside Apostolic Foundation, Hamilton	12.06	30A	Oppose	Delete the Industrial zoning from Planning Map 30A and rezone the EAF Site Residential Medium Density. Delete the Ruakura Interface Design Control Area notations from Planning map 30A.

Eastside Apostolic Foundation, Hamilton	12.07	Appendix 17 Planning Maps	Oppose	Amend the Map Labelled 'Ruakura Variation Area' as follows; Delete the proposed 'Ruakura Industrial Park Zone' zoning over the EAF Site; and rezone all land on the northern side of Powells Road as Medium Density Residential Zone.
Eastside Apostolic Foundation, Hamilton	12.08	Objective 3.7.2.2	Support in part	Retain Objective 3.7.2.2 and Policy 3.7.2.2a. Either Retain Policy 3.7.2.2b and Amend Figures 2-14, 2-15A and B, 2-16, 2-17 and 2-18 - to rezone the land to the north of Powells Road as Residential Medium; or Amend Policy 3.7.2.2b so that it does not preclude residential land use, subdivision and development of the EAF site.
Eastside Apostolic Foundation, Hamilton	12.09	3.7.3.1 Ruakura Structure Plan Area	Oppose	Either Retain Rule 3.7.3.1 and amend the Ruakura Structure Plan Figures 2-14, 2-15A and B, 2-16, 2-17 and 2-18 - to rezone the land to the north of Powells Road as Residential Medium; or Amend Rule 3.7.3.1 so that it does not preclude residential land use, subdivision and development of the EAF site.
Eastside Apostolic Foundation, Hamilton	12.10	4.5.4 Activity Status Table – Ruakura Medium-Density Residential Zone	Support in part	Retain Rule 4.5.4(a)(b) and (c) as proposed; and Amend Rule 4.5.4 so the following are restricted discretionary; managed care facilities, residential centre, rest home, place of assembly and place of worship. Retain Rule 4.5.4; and amend all associated plans so that the EAF Site is zoned Medium Density Residential.
Eastside Apostolic Foundation, Hamilton	12.11	11 Ruakura Industrial Park Zone	Oppose	Either - Amend Chapter 11 to allow residential development to occur at the EAF site, or rezone the EAF site Residential Medium Density.
Eastside Apostolic Foundation, Hamilton	12.12	11.1 Purpose	Oppose	Either amend Chapter 11 to allow residential development to occur at the EAF site, or rezone the EAF site Residential Medium Density.
Eastside Apostolic Foundation, Hamilton	12.13	Objective 11.2.1	Oppose	Either amend Chapter 11 to allow residential development to occur at the EAF site, or rezone the EAF site Residential Medium Density.
Eastside Apostolic Foundation,	12.14	11.3 Rules – Activity Status Table	Oppose	Either amend Rule 11.3 to provide for Residential dwellings and Community facilities as a Permitted Activity at the EAF site or rezone the EAF site to Residential Medium.

Hamilton				
Eastside Apostolic Foundation, Hamilton	12.15	3.7.3.2 Land Development Plan	Support in part	Retain the boundaries of the proposed Land Development Plan Areas. Amend 3.7.3.3d so that there are no 'staging' for development.
Eastside Apostolic Foundation, Hamilton	12.16	3.7.3.3 Staging and Traffic Requirements	Oppose	Delete the second bullet point in Rule 3.7.3.3.d, and any other Rules that dictate the timing or order of individual Areas for development (insofar as the affect Area R). Delete the proposed Industrial zoning of the EAF site; and rezone the land as Residential. Rezone an alternative area of land nearby as Industrial, and to zone the EAF Site as Residential.
Eastside Apostolic Foundation, Hamilton	12.17	3.7.3.3.4 Medium Density Residential Staging Rule	Support in part	Extend the residential zoning to include the EAF Site. Amend Rules in 3.7.3.3.4 to enable a greater number of dwellings to be constructed.
Eastside Apostolic Foundation, Hamilton	12.18	3.7.3.3.5 General Residential Staging	Support	Retain 3.7.3.3.5 and amend to include the EAF site.
Eastside Apostolic Foundation, Hamilton	12.19	3.7.3.3.6 Staging Activity Status	Support in part	Retain Rule 3.7.3.3.6, but with clarification whether this would apply to residential activities on the EAF site. Delete 3.7.3.3.6(i) which refers to consistency with industrial land allocation.
Eastside Apostolic Foundation, Hamilton	12.20	3.7 Ruakura	Support in part	Retain LDP approach to development. Oppose consideration of industrial land allocation.
Eastside Apostolic Foundation, Hamilton	12.21	4.5.5 Rule – Ruakura Structure Plan Area – Staging	Support in part	Amend Rule 4.5.5.a) so that it also applies to the EAF Site.
Roughton, Judith Annette	13.01	38A	Support in part	Increase size of green belt around Fairview Downs to 100m

Kalnins, Alex	14.01	3.7 Ruakura	Oppose	Provide a green barrier or wall for the Rigtger Place East Street residences and for the Claudelands area.
Kalnins, Alex	14.02	38A	Oppose	Provide a green barrier or wall for the Rigtger Place East Street residences and for the Claudelands area.
Broadbent, Morris	15.01	3.7 Ruakura	Support in part	Clarify how 1600 additional residential houses will impact on peak travel times on Powells Road and Wairere Drive.
Silsbee, Scott and Lori	16.01	3.7.3.1 Ruakura Structure Plan Area	Support in part	Amend 3.7.3.1 to remove the word 'general' so land use and development is in accordance with.
Silsbee, Scott and Lori	16.02	3.7.3.4.3 Stormwater Network	Support in part	Amend 3.7.3.4.3a by removing 'where available'. Delete 3.7.3.4.3b which refers to the stormwater network in the absence of an ICMP.
Silsbee, Scott and Lori	16.03	11.1 Purpose	Support in part	Insert a requirement to commission a study on the combined effect of pollution and air quality for existing residential areas including Fairview Downs, Silverdale, Hillcrest, and other affected areas and provide mitigation for homes affected.
Silsbee, Scott and Lori	16.04	15.1 Purpose	Support in part	Provide mitigation including plantings in the swale for loss of visual amenity, double glazing for increased noise, ventilation for pollution and other necessary requirements for loss of existing amenities.
Silsbee, Scott and Lori	16.05	25.4.5.1 Activities Required to be Assessed using the Hazardous Facility Screening Procedure	Support in part	Include a full hazard risk assessment and subsequent necessary requirements.
Silsbee, Scott and Lori	16.06	3.7.1 Structure Plan Components	Support in part	Request that the residential areas adjacent to the Spine Road should be given full consideration for loss of amenity and required mitigation to resolve issues.
Silsbee, Scott and Lori	16.07	3.7.1.9 Stormwater	Support in part	Amend 3.7.1.9 to require an ICMP to provide flood projection for Fairview Downs.
Silsbee, Scott and Lori	16.08	Objective 3.7.2.1	Support in part	Amend Objective to remove the word 'general' so development is in accordance with the vision.
Silsbee, Scott and Lori	16.09	Objective 3.7.2.2	Support in part	Amend 3.7.2.2a to align with amenity for the rest of Hamilton City.
Silsbee, Scott and Lori	16.10	25.8.3.7 Noise Performance Standards for Activities in all Zones	Support in part	Amend 25.8.3.7 by removing 'Ruakura Industrial' so that Ruakura Industrial noise limits are the same as other industrial areas in Hamilton.

		Except Major Facilities, Knowledge, and Open Space Zones, Ruakura...		
Silsbee, Scott and Lori	16.11	25.8.3.13 Noise Performance Standards for Activities in the Ruakura Logistics and Ruakura Industrial Park Zones	Support in part	Amend 25.8.3.13 by removing 'Ruakura Industrial' so that Ruakura Industrial noise limits are the same as other industrial areas in Hamilton.
Silsbee, Scott and Lori	16.12	1.2.2.21 Ruakura Industrial Park Zone	Support in part	Amend to require assessment for >250 vehicles per day, making it consistent with other industrial areas in Hamilton City.
KiwiRail Holdings Limited	17.01	3.7.1.7 Transportation Network	Support	Retain 3.7.1.7f) - requiring a grade separated crossing of the ECMT.
KiwiRail Holdings Limited	17.02	Objective 3.7.2.4	Support	Retain Policy 3.7.2.4e) - improved safety, accessibility, connectivity and efficiency within the transportation network.
KiwiRail Holdings Limited	17.03	3.7.3.2.1 Consent for Land Development	Support	Retain Rule 3.7.3.2.1f)iv which requires Land Development Plans to show future rail sidings and connections to the ECMT.
KiwiRail Holdings Limited	17.04	4.1.4 Large Lot Residential Zone	Support	Retain provision 4.1.4a)ii. which references the ECMT as a boundary for the Large Lot Residential Zone.
KiwiRail Holdings Limited	17.05	Objective 8.2.2	Support	Retain Policy 8.2.2b and 8.2.2c which relates to an integrated passenger transport hub for both road and rail networks.
KiwiRail Holdings Limited	17.06	10.3 Rules – Activity Status Table	Support	Retain Rule 10.3q) which relates to rail sidings in Sub Area B.
KiwiRail Holdings	17.07	10.7 Restricted Discretionary Activities	Support	Retain Rule 10.7 as notified.

Limited		Matters of Discretion and Assessment Criteria		
KiwiRail Holdings Limited	17.08	25.8.3.11 Noise-sensitive Activities – Ruakura Logistics Zone, Ruakura Industrial Park Zone and Precinct C of Knowledge Zone	Support	Retain Rule 25.8.3.11 - noise sensitive activities.
KiwiRail Holdings Limited	17.09	25.8.3.12 Operational Vibration from Rail Lines – Activities in All Zones	Support	Retain Rule 25.8.3.12 - Operational Vibration from Rail Lines.
KiwiRail Holdings Limited	17.10	Integrated Transport Assessment	Support	Retain 1.2.2.25r) which relates to any proposed crossing of the East Coast Main Trunk Railway by the Spine Road.
Marsters, Derrick and Robyn	18.01	40A	Support	Retain the Large Lot Residential Zone for all land in the Ryburn Road / Percival Road residential enclave.
Marsters, Derrick and Robyn	18.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Marsters, Derrick and Robyn	18.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Marsters, Derrick and Robyn	18.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Marsters, Derrick and Robyn	18.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Marsters, Derrick and	18.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.

Robyn				
Marsters, Derrick and Robyn	18.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Marsters, Derrick and Robyn	18.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Marsters, Derrick and Robyn	18.09	Figure 2-15A New Figure	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking and cycling, in the direction of the University and Silverdale.
Marsters, Derrick and Robyn	18.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Marsters, Derrick and Robyn	18.11	11 Ruakura Industrial Park Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Carmichael, Natasha and Bryce	19.01	3.7.1.6 Residential Zones	Oppose	Retain the Large Lot Residential Zoning for the Percival / Ryburn Roads area and remove any reference to deferred logistics for this area.
Carmichael, Natasha and Bryce	19.02	4.1.4 Large Lot Residential Zone	Oppose	Retain the Large Lot Residential Zoning for the Percival / Ryburn Roads area and remove any reference to deferred logistics for this area. Amend so no heavy vehicle movements be given access to logistics sites from Percival or Ryburn Roads.
Carmichael, Natasha and Bryce	19.03	Objective 4.2.10	Support in part	Amend to require plantings a minimum of 10 metres high along Ryburn Road. Add a new provision to provide a sound proof wall or barrier. Add a new provision to provide a 40 metre buffer strip and planted bund down all of Percival Road. Add a new provision that prevents access of heavy vehicle movements to logistics sites from Percival or Ryburn Roads.
Carmichael, Natasha and Bryce	19.04	Objective 4.2.11	Oppose	Delete Objective 4.2.11 which relates to development within the Large Lot Residential Zone.

Carmichael, Natasha and Bryce	19.05	4.4.1 Density	Oppose	Amend 4.4.1a)i. to provide for minimum net site area of 2500m ² for Percival and Ryburn Road properties.
Carmichael, Natasha and Bryce	19.06	Objective 10.2.3	Support in part	Amend to give the same protection from light spill, noise and vibration from future logistics development as other residential areas within the city. Extend the Community Liaison Committee's role to all of Percival Road.
Carmichael, Natasha and Bryce	19.07	10.5.1 Inland Port Community Liaison Committee	Support	Retain 10.5.1 Inland Port Community Liaison Committee but include all of Ryburn and Percival Road residents.
Carmichael, Natasha and Bryce	19.08	10.5.4.1 Stage One (West of Percival Road)	Support in part	Amend the planted bund or buffer strip to 40m down all of Percival Road.
Carmichael, Natasha and Bryce	19.09	10.5.4.2 Stage Two (Following Closure of Ruakura Road and Percival Road)	Support in part	Amend the planted bund or buffer strip to 40m down all of Percival Road.
Carmichael, Natasha and Bryce	19.10	10.5.4.3 Stage Three (north of east coast main trunk railway)	Support in part	Amend the planted bund or buffer strip to 40m down all of Percival Road.
Carmichael, Natasha and Bryce	19.11	23.7.1 Allotment Size and Shape	Oppose	Seek the same rights as other large lot residential zoned areas.
Browne, Clare	20.01	3.7 Ruakura	Oppose	Add a new provision that includes providing fencing, planting and other methods of noise and visual disturbance for the increase in rail traffic along the railway corridor.
Waikato Regional Council	21.01	3 Structure Plans	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.02	4 Residential Zones	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.

Waikato Regional Council	21.03	8 Knowledge Zone	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.04	10 Ruakura Logistics Zone	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.05	11 Ruakura Industrial Park Zone	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.06	15 Open Space Zones	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.07	23 Subdivision	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.08	25 City-wide	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.09	Appendix 1 District Plan Administration	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.10	Appendix 2 Structure Plans	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.11	Appendix 17 Planning Maps	Support	Ensure that the Variation is consistent with the provisions of the Proposed Waikato Regional Policy Statement.
Waikato Regional Council	21.12	3.7 Ruakura	Support	Retain provision 3.7ii, Appendix 2 Figures 2-15A and 2-15B and rules 3.7.3.3 (including rules 3.7.3.3.1 – 3.7.3.3.7) and 3.7.3.4.

Waikato Regional Council	21.14	Figure 2-15A New Figure	Support	Retain provision 3.7ii, Appendix 2 Figures 2-15A and 2-15B and rules 3.7.3.3 (including rules 3.7.3.3.1 – 3.7.3.3.7) and 3.7.3.4.
Waikato Regional Council	21.15	Figure 2-15B New Figure	Support	Retain provision 3.7ii, Appendix 2 Figures 2-15A and 2-15B and rules 3.7.3.3 (including rules 3.7.3.3.1 – 3.7.3.3.7) and 3.7.3.4.
Waikato Regional Council	21.16	3.7.3.3 Staging and Traffic Requirements	Support	Retain provision 3.7ii, Appendix 2 Figures 2-15A and 2-15B and rules 3.7.3.3 (including rules 3.7.3.3.1 – 3.7.3.3.7) and 3.7.3.4.
Waikato Regional Council	21.17	3.7.3.4 Ruakura Strategic Infrastructure	Support	Retain provision 3.7ii, Appendix 2 Figures 2-15A and 2-15B and rules 3.7.3.3 (including rules 3.7.3.3.1 – 3.7.3.3.7) and 3.7.3.4.
Waikato Regional Council	21.18	Objective 3.7.2.3	Support	Retain objectives 3.7.2.3 and 3.7.2.4 and policies 3.7.2.3a-e and 3.7.2.4a-d
Waikato Regional Council	21.19	Objective 3.7.2.4	Support	Retain objectives 3.7.2.3 and 3.7.2.4 and policies 3.7.2.3a-e and 3.7.2.4a-d.
Waikato Regional Council	21.20	3.7.3.2.1 Consent for Land Development	Support	Retain rule 3.7.3.2.1.
Waikato Regional Council	21.21	3.7.3.2.3 Notification Rule	Support in part	Amend the Rule 3.7.3.2.3 to require affected party approval from the NZ Transport Agency, Waikato Regional Council and the Waikato District Council for all Land Development Plan applications.
Waikato Regional Council	21.22	3.7.3.3.6 Staging Activity Status	Support	Retain Rule 3.7.3.3.6.
Waikato Regional Council	21.23	3.7.3.3.7 Traffic Generation	Support in part	Amend Rule 3.7.3.3.7 to require affected party approval from the NZ Transport Agency, Waikato Regional Council and the Waikato District Council as per the BOI decision.

Waikato Regional Council	21.24	Figure 2-14 Ruakura Structure Plan – Land Use	Support	Retain Appendix 2 Figures 2-14 - 2-18.
Waikato Regional Council	21.25	Figure 2-15A Ruakura Strategic Infrastructure – Transport	Support	Retain Appendix 2 Figures 2-14 - 2-18.
Waikato Regional Council	21.26	Figure 2-15B Ruakura Strategic Infrastructure – Three Waters	Support	Retain Appendix 2 Figures 2-14 - 2-18.
Waikato Regional Council	21.27	Figure 2-16 Ruakura Land Development Plan Areas	Support	Retain Appendix 2 Figures 2-14 - 2-18.
Waikato Regional Council	21.28	Figure 2-17 Inland Port Building Setbacks and Landscape Controls	Support	Retain Appendix 2 Figures 2-14 - 2-18.
Waikato Regional Council	21.29	Figure 2-18 Ruakura Cyclist & Pedestrian Network Plan	Support	Retain Appendix 2 Figures 2-14 - 2-18.
Waikato Regional Council	21.30	Objective 4.2.10	Support	Retain objectives 4.2.10 and 4.2.11 and polices 4.2.10a – 4.2.10e and 4.2.11a.
Waikato Regional Council	21.31	Objective 4.2.11	Support	Retain objectives 4.2.10 and 4.2.11 and polices 4.2.10a – 4.2.10e and 4.2.11a.
Waikato Regional Council	21.32	20A	Support	Support the extension of the medium density residential zone to the eastern side of the Spine Road.
Waikato Regional Council	21.33	29A	Support	Support the extension of the medium density residential zone to the eastern side of the Spine Road.

Waikato Regional Council	21.34	30A	Support	Support the extension of the medium density residential zone to the eastern side of the Spine Road.
Waikato Regional Council	21.35	Central City, Business and Industry	Support	Retain policy 2.2.4a and objective 8.2.5 and policies 8.2.5a-8.2.5c.
Waikato Regional Council	21.36	Objective 8.2.5 Ruakura Retail Centre	Support	Retain policy 2.2.4a and objective 8.2.5 and policies 8.2.5a-8.2.5c.
Waikato Regional Council	21.37	Objective 8.2.1	Support	Retain policy 8.2.1f.
Waikato Regional Council	21.38	Objective 8.2.4	Support	Retain objective 8.2.4 and policies 8.2.4a-8.2.4c.
Gallagher, Fiona	22.01	11 Ruakura Industrial Park Zone	Support in part	Amend to provide clarity on the type of Industrial, including construction, noise and hours of operation.
Gallagher, Fiona	22.02	Figure 2-15A New Figure	Support in part	Amend the location of the Spine Road and change the land use to residential.
Transpower New Zealand Limited	23.01	3.7.3.2 Land Development Plan	Support	Retain Rule 3.7.3.2.1 - Consent for Land Development.
Transpower New Zealand Limited	23.02	3.7.3.2.1 Consent for Land Development	Support	Retain Rule 3.7.3.2.1 - Consent for Land Development.
Transpower New Zealand Limited	23.03	8.3.1 Rules – Activity Status for Precincts A, B and D	Support	Retain 8.3.1 Note 1 which relates to any activities or buildings in the Electricity Transmission Corridors.
Transpower New Zealand	23.04	10.3 Rules – Activity Status	Support	Retain 10.3 Note 1 which relates to activities and buildings in the Electricity National Grid Corridor.

Limited		Table		
Transpower New Zealand Limited	23.05	11.3 Rules – Activity Status Table	Support	Retain 11.3 Note 1 which relates to activities or buildings in the Electricity National Grid Corridor.
Transpower New Zealand Limited	23.06	23.8 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support	Retain 23.8(a)(ii) cross reference to N - Ruakura.
Transpower New Zealand Limited	23.07	23 Subdivision	Oppose	Add a new Rule to Chapter 23 Subdivision that requires Transpower NZ Ltd to be served notice of any application within the Ruakura Variation area requiring resource consent due to its location within a National Grid Yard or National Grid Corridor.
Transpower New Zealand Limited	23.08	25 City-wide	Oppose	Add a new Rule to 25.2 that requires Transpower New Zealand Limited to be served notice of any application within the Ruakura Variation area requiring resource consent due to its location within a National Grid Yard or National Grid Corridor. Amend Rule 25.2.6 right hand header column in the table in Rule 25.2.6 to refer to Volume 2, Appendix 1.3.3, and add new cross references in clause (ii) of the table to <i>I – Network Utilities and Transmission</i> , and <i>N – Ruakura</i> .
Transpower New Zealand Limited	23.09	25.7.4 Rules – Activity Status – Electricity National Grid Corridor	Support	Retain Rule 25.7.4 and the relevant notes which relate to the Electricity National Grid Corridor.
Transpower New Zealand Limited	23.10	25.7.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support	Retain Rule 25.7.7 cross reference to <i>I – Network Utilities and Transmission</i> , and <i>N – Ruakura</i> .
Transpower New Zealand Limited	23.11	1.1.2 Definitions Used in the District Plan	Support	Retain the amended definition of National Grid Corridor.
Transpower New Zealand Limited	23.12	1.2.2.25 Land Development Plans	Support	Retain Rule 1.2.2.25 - Land Development Plans.
Transpower New Zealand	23.13	N1 Land Development Plans	Support in part	Amend 1.3.3N1(r) to include effects of any earthworks and changes to ground levels regarding National Grid support structures or clearances from National Grid transmission lines.

Limited				
Transpower New Zealand Limited	23.14	N7 National Grid Corridors	Support in part	Amend 1.3.3 Ruakura N9 to reflect the Board of Inquiry decision, including the matters Council shall restrict its discretion to and the preamble for matters Council shall have regard to in determining applications for resource consent.
Transpower New Zealand Limited	23.15	N8 National Grid Corridors	Support in part	Amend 1.3.3 Ruakura N9 to reflect the Board of Inquiry decision, including the matters Council shall restrict its discretion to and the preamble for matters Council shall have regard to in determining applications for resource consent.
Transpower New Zealand Limited	23.16	N9 National Grid Corridors	Support in part	Amend 1.3.3 Ruakura N9 to reflect the Board of Inquiry decision, including the matters Council shall restrict its discretion to and the preamble for matters Council shall have regard to in determining applications for resource consent.
Transpower New Zealand Limited	23.17	N10 National Grid Corridors	Support in part	Amend 1.3.3 Ruakura N9 to reflect the Board of Inquiry decision, including the matters Council shall restrict its discretion to and the preamble for matters Council shall have regard to in determining applications for resource consent.
Transpower New Zealand Limited	23.18	N11 National Grid Corridors	Support in part	Amend 1.3.3 Ruakura N9 to reflect the Board of Inquiry decision, including the matters Council shall restrict its discretion to and the preamble for matters Council shall have regard to in determining applications for resource consent.
Transpower New Zealand Limited	23.19	Figure 2-14 New Figure	Support	Retain Figure 2-14 Ruakura Structure Plan - Land Use.
Transpower New Zealand Limited	23.20	Figure 2-16 New Figure	Support	Retain Figure 2-16 Land Development Plan Areas.
Transpower New Zealand Limited	23.21	Figure 2-17 New Figure	Support	Retain Figure 2-17 Inland Port Building Setbacks and Landscape Controls.
Transpower New Zealand Limited	23.22	20B	Support	Retain Features Map 20B.
Transpower New Zealand	23.23	29B	Support	Retain Features Map 29B.

Limited				
Transpower New Zealand Limited	23.24	38B	Support	Retain Features Map 38B.
Transpower New Zealand Limited	23.25	39B	Support	Retain Features Map 39B.
Transpower New Zealand Limited	23.26	40B	Support	Retain Features Map 40B.
Transpower New Zealand Limited	23.27	47B	Support	Retain Features Map 47B.
Transpower New Zealand Limited	23.28	48B	Support	Retain Features Map 48B.
Transpower New Zealand Limited	23.29	49B	Support	Retain Features Map 49B.
Progressive Enterprises Limited (PEL)	24.01	8.3.3 Rules – Activity Status for Precinct C - Ruakura Retail Centre only	Support in part	Amend 8.3.3(u) to provide for more than one supermarket or building improvement centre over 1000m2 within the Ruakura Retail Centre.
DSE Nominees Limited	25.01	20A	Oppose	Rezone the site at 4 Greenhill Road / 8 Gordonton Road from a Medium Density Residential Zone to either a Business 1 (Commercial Fringe) or 5 (Suburban Fringe) Zone.
The University of Waikato	26.01	3.7 Ruakura	Support	Adopt the provisions of the Knowledge Zone which were developed through the Proposed Plan review process. Adopt the decision of the BOI into the Proposed Plan in whole subject to exceptions. Amend to provide a planning framework for Permitted Activities as well as a mechanism to enable a Concept Plan.
The University of Waikato	26.02	8.1 Purpose	Support	Retain 8.1 Purpose.

The University of Waikato	26.03	Objective 8.2.1	Support in part	Amend Policy 8.2.1(f) to remove reference to Precinct D. Alternatively, amend as above and introduce a new policy specifically for the University.
The University of Waikato	26.04	Objective 8.2.2	Support	Retain Objective 8.2.2 and Policy 8.2.2a
The University of Waikato	26.05	Objective 8.2.3	Support	Retain Objective 8.2.3 and Policy 8.2.3a
The University of Waikato	26.06	Objective 8.2.4	Support in part	Amend Objective 8.2.4 and the associated policies to clarify which parts of the Knowledge Zone they apply to.
The University of Waikato	26.07	Objective 8.2.6 University of Waikato Precinct	Support	Retain Objective 8.2.6 and Policies 8.2.6 a-f.
The University of Waikato	26.08	8.3.1 Rules – Activity Status for Precincts A, B and D	Support in part	Retain Activity Rules 8.3.1aa) to ee) and gg) to ww) Delete Rule 8.3.1ff).
The University of Waikato	26.09	8.4.1 Provision of Concept Plans for the Waikato Innovation Park, AgResearch and University of Waikato Precincts	Oppose	Amend or delete Rule 8.4.1h) which refers to development not in accordance with a Concept Plan.
The University of Waikato	26.10	8.6 Rules – Specific Standards for University of Waikato Precinct	Oppose	Retain Rules 8.6.1, 8.6.2 and 8.6.3 - Building Setbacks, Buildings Standards and Permeable Surfaces.
The University of Waikato	26.11	8.6.1 Building Setbacks	Oppose	Retain Rule 8.6.1 - Building Setbacks.
The University of Waikato	26.12	8.6.2 Building Standards	Oppose	Retain Rule 8.6.2 - Building Standards.
The University of Waikato	26.13	8.6.3 Permeable Surfaces	Oppose	Retain Rule 8.6.3 - Permeable Surfaces.
The University	26.14	8.9 Restricted Discretionary Activities	Support	Amend Rule 8.9xxix to acknowledge that activities may still be Permitted Activities even if they are not in accordance with an approved Concept Plan and to link to the Assessment Criteria - C Knowledge Zone and Major facilities Zone.

of Waikato		Matters of Discretion and Assessment Criteria	in part	
Waikato-Tainui Te Kauhanganui Incorporated	27.01	3.7 Ruakura	Support	Insert Chapter 3.7 of the Ruakura Variation into the District Plan.
Waikato-Tainui Te Kauhanganui Incorporated	27.02	Objective 3.7.2.5	Support	Retain Policy 3.7.2.5e. Retain Policy 3.7.2.5f.
Waikato-Tainui Te Kauhanganui Incorporated	27.03	4 Residential Zones	Support	Insert Chapter 4 of the Ruakura Variation into the District Plan.
Waikato-Tainui Te Kauhanganui Incorporated	27.04	4.5.4 Activity Status Table – Ruakura Medium-Density Residential Zone	Support in part	Amend 4.5.4 f) to provide for Papakainga as a restricted discretionary activity.
Waikato-Tainui Te Kauhanganui Incorporated	27.05	4.11 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Oppose	Amend Provision 4.11 to provide new assessment criteria for Papakainga.
Waikato-Tainui Te Kauhanganui Incorporated	27.06	8 Knowledge Zone	Support	Insert Chapter 8 of the Ruakura Variation into the District Plan.
Waikato-Tainui Te Kauhanganui Incorporated	27.07	10 Ruakura Logistics Zone	Support	Insert Chapter 10 of the Ruakura Variation into the District Plan.
Waikato-Tainui Te Kauhanganui Incorporated	27.08	11 Ruakura Industrial Park Zone	Support	Insert Chapter 11 of the Ruakura Variation into the District Plan.
Waikato-Tainui Te Kauhanganui Incorporated	27.09	15 Open Space Zones	Support	Insert Chapter 15 of the Ruakura Variation into the District Plan.

Future Proof Implementation Committee	28.01	3.7 Ruakura	Support	Retain the amendments to Chapter 3 of the Plan as notified.
Future Proof Implementation Committee	28.02	4 Residential Zones	Support	Retain the Residential Zone provisions as notified.
Future Proof Implementation Committee	28.03	4.8.1 One Integrated Retail Development (see Figure 2-14 in Appendix 2)	Support	Retain Provision 4.8.1 which provides for one integrated retail development.
Future Proof Implementation Committee	28.04	8 Knowledge Zone	Support	Retain Chapter 8 Knowledge Zone as notified.
Future Proof Implementation Committee	28.05	10 Ruakura Logistics Zone	Support	Retain Chapter 10 Ruakura Logistics Zone as notified.
Future Proof Implementation Committee	28.06	11 Ruakura Industrial Park Zone	Support	Retain Chapter 11 Ruakura Industrial Park Zone as notified.
Future Proof Implementation Committee	28.07	15 Open Space Zones	Support	Retain Chapter 15 Open Space Zones and specifically the inclusion of the Ruakura Open Space Zone as notified.
Future Proof Implementation Committee	28.08	1.2 Information Requirements	Support	Retain Appendix 1.2 Information Requirements as notified.
Future Proof Implementation Committee	28.09	1.3 Assessment Criteria	Support	Retain Appendix 1.3 Assessment Criteria as notified.
Future Proof Implementation Committee	28.10	Figure 2-14 New Figure	Support	Retain Figure 2-14 New Figure.

Future Proof Implementation Committee	28.11	40A	Support	Retain Planning Map 40A which identifies a Large Lot Residential Zoning in the shorter term, with the long term use being Logistics.
Julian, Alan and Barbara	29.01	40A	Support in part	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave. Seek protection of amenity values for Percival/Ryburn Road.
Julian, Alan and Barbara	29.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Julian, Alan and Barbara	29.03	4.4.1 Density	Support in part	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area. Seek protection of amenity values for Percival/Ryburn Road.
Julian, Alan and Barbara	29.04	23.7.1 Allotment Size and Shape	Support in part	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area. Seek protection of amenity values for Percival/Ryburn Road.
Julian, Alan and Barbara	29.05	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Julian, Alan and Barbara	29.06	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Julian, Alan and Barbara	29.07	Figure 2-15A New Figure	Oppose	Amend to provide a more direct link between the Percival / Ryburn Road area and Ruakura Road to the south and the city prior to closing Ruakura Road.
Julian, Alan and Barbara	29.08	10.5.4.3 Stage Three (north of east coast main trunk railway)	Support in part	Retain the existing landscape screening provisions in Rule 10.5.4.3 and include the ability to further assess as part of a Land Development Plan process.
Julian, Alan and Barbara	29.09	11.5.3 Landscape Screening	Support in part	Retain the existing landscape screening provisions in Rule 11.5.3 and include the ability to further assess as part of a Land Development Plan process.
Julian, Alan and Barbara	29.10	Objective 4.2.10	Support in part	Amend to recognise the amenity values of the existing Percival and Ryburn Road area.
Julian, Alan and Barbara	29.11	3.7.1.7 Transportation Network	Support in part	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.

Julian, Alan and Barbara	29.12	10.5.1 Inland Port Community Liaison Committee	Support	Retain 10.5.1 Inland Port Community Liaison Committee.
Cowie, William	30.01	40A	Support in part	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave.
Cowie, William	30.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Cowie, William	30.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Cowie, William	30.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Cowie, William	30.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Cowie, William	30.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Cowie, William	30.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Cowie, William	30.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Cowie, William	30.09	Figure 2-15A New Figure	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking and cycling, in the direction of the University and Silverdale.
Cowie, William	30.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Cowie, William	30.11	11 Ruakura Industrial Park Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Chibnall, David Evan and Karlene	31.01	40A	Support in part	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave.

Chibnall, David Evan and Karlene	31.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Chibnall, David Evan and Karlene	31.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Chibnall, David Evan and Karlene	31.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Chibnall, David Evan and Karlene	31.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Chibnall, David Evan and Karlene	31.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Chibnall, David Evan and Karlene	31.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Chibnall, David Evan and Karlene	31.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Chibnall, David Evan and Karlene	31.09	Figure 2-15A New Figure	Support in part	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking and cycling, in the direction of the University and Silverdale.
Chibnall, David Evan and Karlene	31.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Chibnall, David Evan and Karlene	31.11	11 Ruakura Industrial Park Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.

Hamilton City Council	32.01	3.7 Ruakura	Support	Amend second paragraph of 3.7j to delete reference to 'two stages' and amend cross reference to 3.7.3.3.4 and 3.7.3.3.5.
Hamilton City Council	32.02	3.7.1.5 Ruakura Retail Neighbourhood Centre	Support	Amend the provision to refer to a potential passenger transport hub connecting to the Central City.
Hamilton City Council	32.03	3.7.1.6 Residential Zones	Support	Amend cross references. Amend to refer to development being unlikely to be required during the current planning period in the Large Lot Residential Zone.
Hamilton City Council	32.04	3.7.1.7 Transportation Network	Support	Amend to provide additional clarity to which area the underground 110kV transmission lines apply, ie Ruakura Medium Density Residential Zone.
Hamilton City Council	32.05	3.7.1.8 Open Space Network	Support	Amend to clarify the area and radius for a neighbourhood reserve, ie 0.5 ha and 500m.
Hamilton City Council	32.06	Objective 3.7.2.1	Support	Amend Policy 3.7.2.1e to refer to multiple functions of open space.
Hamilton City Council	32.07	Objective 3.7.2.2	Support	Amend to include reference to Figure 2-18 Cyclist and Pedestrian Network Plan.
Hamilton City Council	32.08	Objective 3.7.2.3	Support	Amend to provide reference to Ruakura Strategic Infrastructure Figures. Amend Policy 3.7.2.3a to refer to Ruakura Strategic Infrastructure being secured by an appropriate legal mechanism.
Hamilton City Council	32.09	3 Structure Plans	Support	Replace any general reference to 'Three Waters Infrastructure' with 'Ruakura Strategic Infrastructure'.
Hamilton City Council	32.10	3.7.3.2.1 Consent for Land Development	Support	Insert new provision to clarify the relationship between indicative staging and future Land Development Plan requirements.
Hamilton City Council	32.11	3.7.3.2.2 Water Impact Assessment	Support	Delete Rule 3.7.3.2.2iii regarding interim connections. Delete Rule 3.7.3.2.2x regarding the effect of staged or interim connections.
Hamilton City Council	32.12	3.7.3.3 Staging and Traffic Requirements	Support	Amend 3.7.3.3b) to improve readability and clarity. Amend 3.7.3.3d) to insert cross references to the sections of the Plan where the Spine Road is defined.
Hamilton City Council	32.13	3.7.3.4 Ruakura Strategic Infrastructure	Support	Provide additional clarity within 3.7.3.4 by referring to Land Development Plans.

Hamilton City Council	32.14	3.7.3.4.1 Potable Water Supply	Support	Provide additional clarity within Rule and remove unnecessary introduction covered within 3.7.3.4.
Hamilton City Council	32.15	3.7.3.4.2 Wastewater Network	Support	Insert new provision outlining the extension of the wastewater network to align with Land Development Plan Areas and amend to provide additional clarity.
Hamilton City Council	32.16	3.7.3.4.3 Stormwater Network	Support	Amend to remove reference to approved ICMP and replace with relevant ICMP. Replace 'reflect' with 'be consistent with' regarding stormwater discharge points.
Hamilton City Council	32.17	Objective 4.2.10	Support	Replace existing Policy 4.2.10c with a new policy.
Hamilton City Council	32.18	4.5.3 Activity Status Table – Medium-Density Residential Zone (excluding Ruakura)	Support	Delete activity 4.5.3w) which refers to Integrated Retail Development.
Hamilton City Council	32.19	Objective 8.2.2	Support	Delete Policy 8.2.2c).
Hamilton City Council	32.20	8.3.2 Rules – Activity Status for Precinct C (Except Ruakura Retail Centre)	Support	Align Note 1 and definition of Office e) to align with 8.3.1 Note 4.
Hamilton City Council	32.21	8.4.1 Provision of Concept Plans for the Waikato Innovation Park, AgResearch and University of Waikato Precincts	Support	Amend to provide for the interpretation of Concept Plans once approved in the Knowledge Zone.
Hamilton City Council	32.22	8.5.1 Location of Buildings and Activities	Support	Amend Rule 8.5.1a) to correctly refer to Rule 25.8.3.11-14 where relevant.
Hamilton City Council	32.23	11.4.1 Permitted Activities	Support	Amend current cross reference to include all specific standards under 11.5. Provide clarity for plan users by including additional reference to 3.7.3.5.
Hamilton City Council	32.24	11.5.3 Landscape Screening	Support	Amend to provide clarity to plan users.

Hamilton City Council	32.25	15.1 Purpose	Support	Amend to clearly outline the multi-functional nature of the Ruakura Open Space Zone.
Hamilton City Council	32.26	15.2.10 Ruakura Open Space Zone	Support	Amend 15.2.10 to refer to multiple functions of open space and refer to recreational activities. Amend explanation to refer to multi-functional use of the open space.
Hamilton City Council	32.27	23.6.8 Subdivision in the Medium-Density Residential and Rototuna Town Centre Zones	Support	Provide clarity for plan users by amending cross reference to relevant section.
Hamilton City Council	32.28	25.5.3 Rules – General Standards	Support	Retain as notified in the Proposed District Plan 2012 provision 25.5.3.1iii which relates to planting strips in the Community Facilities and Knowledge Zones.
Hamilton City Council	32.29	25.5 Landscaping and Screening	Support	Retain provision 25.5.3.7 as notified in the Proposed District Plan 2012 which relates to Internal Planting.
Hamilton City Council	32.30	25 City-wide	Support	Retain as notified in the Proposed District Plan 2012. 25.6.4.4 All Other Zones Retain as notified in the Proposed District Plan 2012. 25.14.4.2 Parking, Loading Spaces and Manoeuvring Areas
Hamilton City Council	32.31	25.8.3.11 Noise-sensitive Activities – Ruakura Logistics Zone, Ruakura Industrial Park Zone and Precinct C of Knowledge Zone	Support	Amend 25.8.3.11d) to clarify the standard does not apply to feeder roads serving the expressway interchanges.
Hamilton City Council	32.32	1.1 Definitions and Terms	Support	Include the deferred definitions from the Notified Proposed District Plan 2012 in the variation as a decision is needed. This includes Interface Design Control Area (Ruakura Logistics Zone and Ruakura Industrial Park Zone), Logistics and Freight Handling Activities, Logistics and Freight Handling Infrastructure and Research and Innovation Activities.
Hamilton City Council	32.33	1.1.2 Definitions Used in the District Plan	Support	Align definition of Office e) to provide consistency with reference in 8.3.1 Note 4.
Hamilton City Council	32.34	Water Impact Assessment	Support	Amend to provide reference to 'relevant' Integrated Catchment Management Plans. Delete 1.2.2.25 (o)(iii) and (x) to align with Ruakura Strategic Infrastructure and remove reference to interim development.
Hamilton City	32.35	1.3.2 Controlled Activities	Support	Retain as notified in the Proposed District Plan 2012; 1.3.2C) Knowledge Zone and Major Facilities Zone

Council		– Matters of Control		
Hamilton City Council	32.36	N1 Land Development Plans	Support	Delete N1k) which refers to interim development.
Hamilton City Council	32.37	Figure 2-14 New Figure	Support	Replace existing Figure 2-14 with updated Figure 2-14 which excludes the Large Lot Residential Zone around SH26 which has already been determined.
Hamilton City Council	32.38	Figure 2-15A New Figure	Support	Delete Powell's Road notation across the Ruakura Open Space Zone, after crossing the Spine Road west to Fairview Downs. Provide a more direct indicative collector road connection on the updated Figure 2-15A, or similar relief to achieve this outcome. Replace existing Figure 2-15A with updated Figure 2-15A. Retain as notified in the Proposed District Plan 2012 Figure 15-5c Transport corridor hierarchy plan.
Hamilton City Council	32.39	Figure 2-15B New Figure	Support	Amend Figure 2-15B to refer to Indicative Reservoir location. Replace existing Figure 2-15B with updated Figure 2-15B.
Hamilton City Council	32.40	Figure 2-16 New Figure	Support	Remove the Large Lot Residential Zoning from the southern end of the Structure Plan and amend relevant Figures. Insert LDP Areas for General Residential land adjacent to Fairview Downs (eastern boundary). Replace existing Figure 2-16 with updated Figure 2-16.
Chedworth Properties Limited	33.01	3 Structure Plans	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.02	4 Residential Zones	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.03	8 Knowledge Zone	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.04	10 Ruakura Logistics Zone	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.05	11 Ruakura Industrial Park Zone	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.

Chedworth Properties Limited	33.06	15 Open Space Zones	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.07	23 Subdivision	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.08	25 City-wide	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.09	Appendix 1 District Plan Administration	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.10	Appendix 2 Structure Plans	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.11	Appendix 17 Planning Maps	Support in part	Any changes to the Variation to achieve consistency with the September 2014 Board of Inquiry Decision.
Chedworth Properties Limited	33.12	3.7 Ruakura	Support in part	Amend 3.7 Ruakura as follows; Delete 'affordability' in 3.7a)iv. Add reference to industrial park in 3.7b). Add reference to indicative locations of open space areas, strategic infrastructure and cycle and pedestrian networks in 3.7f). Delete 3.7f)iii. - Figure 2-16 Ruakura Land Development Plan Areas. Replace general industrial with Ruakura Industrial Park in 3.7i).
Chedworth Properties Limited	33.13	3.7.1.6 Residential Zones	Support in part	Amend 3.7.1.6 Residential Zones as follows; Delete 'affordability' in 3.7.1.6a).
Chedworth Properties Limited	33.14	3.7.1.7 Transportation Network	Support in part	Add a diagram to clearly define the extent of the road sections. Provide a preamble to the section. Amend 3.7.1.7d) to change the Spine Road from a minor arterial to a collector road and delete reference to the road primarily serving the residential and industrial development.

				<p>Delete reference to a four lane road bridge over the ECMT railway in 3.7.1.7f).</p> <p>Delete reference to signalised intersections and replace with intersections and combine references regarding access to the Inland Port, Ruakura Logistics Zone, Ruakura Industrial Park Zone and service centre.</p>
Chedworth Properties Limited	33.15	3.7.1.8 Open Space Network	Support in part	Amend 3.7.1.8 Open Space Network to refer to the 'indicative location and extent' of the network.
Chedworth Properties Limited	33.16	3.7.1.10 Water and Wastewater	Oppose	Delete 3.7.1.10 Water and Wastewater and any consequential cross references or amendments.
Chedworth Properties Limited	33.17	3.7.1.11 Indicative Infrastructure Development Programme	Support in part	<p>Amend 3.7.1.11 to refer to Ruakura Strategic Infrastructure being necessary to support the city and the growth cell.</p> <p>Delete reference to the incremental development of the Spine Road.</p> <p>Delete 3.7.1.11b) which relates to where strategic infrastructure occurs on land not held by Council.</p>
Chedworth Properties Limited	33.18	3.7.1.12 Connections to Ruakura Strategic Infrastructure	Oppose	Delete 3.7.1.12 Connections to Ruakura Strategic Infrastructure
Chedworth Properties Limited	33.19	Objective 3.7.2.1	Support in part	<p>Support in part Objective 3.7.2.1 and Policies 3.7.2.1 a- f.</p> <p>Amend Policy 3.7.2.1d to remove reference to affordability regarding housing choice.</p>
Chedworth Properties Limited	33.20	Objective 3.7.2.2	Support in part	<p>Amend Objective 3.7.2.2 by deleting 'protects' and replace with 'avoids significant adverse effects on' when relating to amenity values of surrounding communities.</p> <p>Amend Policies 3.7.2.2b and 3.7.2.2e to refer to activities and development being in 'general' accordance.</p> <p>Amend Policy 3.7.2.2f to refer to 'generally' identified on Figure 2-14.</p>
Chedworth Properties Limited	33.21	Objective 3.7.2.3	Support in part	<p>Amend Policy 3.7.2.3a to delete 'and a commitment to the development of Ruakura Strategic Infrastructure by an appropriate legal mechanism'. Add 'to mitigate the effects of development' as a replacement.</p> <p>Amend 3.7.2.3c to delete 'and is supported by the development of Ruakura Strategic Infrastructure'.</p>
Chedworth Properties Limited	33.22	Objective 3.7.2.4	Support in part	<p>Delete Policy 3.7.2.4b which relates to efficiency of the transport network for passenger transport, walking and cycling.</p> <p>Amend Policy 3.7.2.4e to delete 'including grade separated facilities on arterial routes'.</p>

Chedworth Properties Limited	33.23	3.7.3.2.1 Consent for Land Development	Support in part	Amend Rule 3.7.3.2.1b) to delete references to Land Development Plan Areas. Consequential amendment to Figure 2-16 in Appendix 2 Structure Plans. Delete Rule 3.7.3.2.1c and Rule 3.7.3.2.1d. Amend Rule 3.7.3.2.1e so a Land Development Plan shall provide the information 'where relevant'.
Chedworth Properties Limited	33.24	3.7.3.2.2 Water Impact Assessment	Oppose	Delete Rule 3.7.3.2.2 Water Impact Assessment and any consequential cross references to this rule.
Chedworth Properties Limited	33.25	3.7.3.2.3 Notification Rule	Support in part	Amend Rule 3.7.3.2.3 to clarify affected party approval shall not apply to activities identified with a * in Rule 4.5.4 Residential Zones and any consequential amendments.
Chedworth Properties Limited	33.26	3.7.3.3 Staging and Traffic Requirements	Oppose	Delete Rule 3.7.3.3 d) Staging and Traffic Requirements and any consequential cross references to this rule.
Chedworth Properties Limited	33.27	3.7.3.4 Ruakura Strategic Infrastructure	Oppose	Delete Rule 3.7.3.4 - Ruakura Strategic Infrastructure and any consequential cross references.
Chedworth Properties Limited	33.28	4.1 Purpose	Oppose	Delete 4.1f) which relates to a Land Development Plan being approved prior to development in the Ruakura Medium Density Residential Zone.
Chedworth Properties Limited	33.29	Objective 4.2.12	Support in part	Amend 4.2.12 Explanation to delete reference to 'a limited range' and 'essentially serve a walk in population' when describing the Integrated Retail Development Centre. Delete that 'the shop sizes are typically between 100-400m2 GFA'.
Chedworth Properties Limited	33.30	4.5.1 Comprehensive Development Plan Process	Support in part	Amend 4.5.1a to delete reference to Figure 2-16 and Land Development Plan Areas.
Chedworth Properties Limited	33.31	4.8.2 Building Setbacks	Support in part	Amend Rule 4.8.2 to delete c) relating to the boundary of a Land Development Area or Area Boundary.
Chedworth Properties Limited	33.32	23.3 Rules – Activity Status Tables	Support in part	Amend Rule 23.3 to delete column referring to 'without an approved LDP'. Amend the column heading 'with an approved LDP' and replace with 'Subdivision activity'.

Chedworth Properties Limited	33.33	23.6.8 Subdivision in the Medium-Density Residential and Rototuna Town Centre Zones	Support in part	Amend Rule 23.6.8 to delete reference to Land Development Plans for Ruakura.
Chedworth Properties Limited	33.34	25.7 Network Utilities and the Electricity National Grid Corridor	Support in part	Amend Rule 25.7.5 Rules-Activity Status-Electricity National Grid Corridor to ensure consistency with Rule 25H.14.1 of the Board of Inquiry Decision.
Chedworth Properties Limited	33.35	25.7.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support in part	Amend Rule 25.7.7 to remove references to 'I' and 'N' in respect of Activities xiii, xiv and xv and replace those matters with the matters of discretion from Rule 25H.14.2.1 of the Board of Inquiry Decision.
Chedworth Properties Limited	33.36	1.1.2 Definitions Used in the District Plan	Support in part	Amend 1.1.2 Definitions Used in the District Plan to replace the existing definition and diagram for National Grid Corridor and National Grid Yard with National Grid, National Grid Yard, National Grid Corridor and Sensitive Activity from the Board of Inquiry Decision. Insert definitions from Board of Inquiry Decision, or as otherwise required.
Chedworth Properties Limited	33.37	1.2.2.25 Land Development Plans	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; d) Insert 'where relevant' relating to Ruakura Strategic Infrastructure and connectivity across the structure plan. g) Delete reference to total area and consistency with Ruakura Open Space Zone and structure plan. m) Delete reference to Land Development Plan Areas. m)ix. and x. delete 'schedule' and replace with 'structure plan'. o)ii. Delete 'and gives effect to' Ruakura Strategic Infrastructure. y) delete from neighbourhood reserves provision the approximate area size 0.5ha and catchment radius of 500m.
Chedworth Properties Limited	33.38	Concept Layout Plan	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; d) Insert 'where relevant' relating to Ruakura Strategic Infrastructure and connectivity across the structure plan. g) Delete reference to total area and consistency with Ruakura Open Space Zone and structure plan. m) Delete reference to Land Development Plan Areas.
Chedworth Properties Limited	33.39	Landscape Concept and Ecological Enhancement Plan	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; m)ix. and x. delete 'schedule' and replace with 'structure plan'.
Chedworth Properties Limited	33.40	Water Impact Assessment	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; o)ii. Delete 'and gives effect to' Ruakura Strategic Infrastructure.

Chedworth Properties Limited	33.41	Open Space Provisions	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; y) delete from neighbourhood reserves provision the approximate area size 0.5ha and catchment radius of 500m.
Chedworth Properties Limited	33.42	N1 Land Development Plans	Support in part	Amend 1.3.3N1 Land Development Plans as follows; Delete matters N1e) and f) which relate to consistency with the Ruakura Strategic Infrastructure and any staged development of any Land Development Plan Area. Amend N1k) to include 'where relevant'. Include a definition of Interim Connections.
Chedworth Properties Limited	33.43	1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria	Support in part	Delete all references in the Medium Density Residential, Logistics Zone, Industrial Park Zone and Knowledge Zone (Precinct C) to Matters of Discretion and Assessment Criteria other than, where relevant to N – Ruakura, G-Transportation and F-Hazards and Safety.
Chedworth Properties Limited	33.44	Figure 2-14 New Figure	Support in part	Various amendments to Figure 2-14 Ruakura Structure Plan such as rezoning, amend legend, removal of reserves, zoning of roads and consequential changes.
Chedworth Properties Limited	33.45	Figure 2-15A New Figure	Support in part	Amend Figure 2-15 A Ruakura Strategic Infrastructure –Transport to reflect the current anticipated road network and hierarchy. Add a note.
Chedworth Properties Limited	33.46	Figure 2-15B New Figure	Support in part	Amend Figure 2-15B Ruakura Strategic Infrastructure –Three Waters to reflect the current anticipated three waters infrastructure and amend the “Stormwater” notation. Add a note.
Chedworth Properties Limited	33.47	Figure 2-16 New Figure	Oppose	Delete Figure 2-16 Ruakura Land Development Plan Areas and references in the Plan.
Chedworth Properties Limited	33.48	Figure 2-18 New Figure	Support in part	Amend Figure 2-18 Ruakura Cyclist & Pedestrian Network Plan to reflect the current anticipated cycle and pedestrian network.
Chedworth Properties Limited	33.49	Zoning Maps	Support in part	Rezone the balance of the Chedworth landholding to the east of Spine Road (North) and to the north of Greenhill Link Road. Remove the Ruakura Open Space zone from the Medium Density Residential Zone area. Zone the land underneath roads according to their adjoining zoning.

				Make other changes to the Maps and Figure as necessary to give effect to this submission.
Chedworth Properties Limited	33.50	Features Map	Support in part	Rezone the balance of the Chedworth landholding to the east of Spine Road (North) and to the north of Greenhill Link Road. Remove the Ruakura Open Space zone from the Medium Density Residential Zone area. Zone the land underneath roads according to their adjoining zoning. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Chedworth Properties Limited	33.51	20A	Support in part	Rezone the balance of the Chedworth landholding to the east of Spine Road (North) and to the north of Greenhill Link Road.
Chedworth Properties Limited	33.52	29A	Support in part	Rezone the balance of the Chedworth landholding to the east of Spine Road (North) and to the north of Greenhill Link Road. Remove the Ruakura Open Space zone from the Medium Density Residential Zone area.
Chedworth Properties Limited	33.53	30A	Support in part	Remove the Ruakura Open Space zone from the Medium Density Residential Zone area.
New Zealand Transport Agency	34.01	1.1.9 Notification Non-notification Rules	Support	Retain '1.1.9 Notification Non-notification Rules' as notified.
New Zealand Transport Agency	34.02	3.7 Ruakura	Support	Retain Chapter 3.7 Ruakura as notified subject to specific amendments requested.
New Zealand Transport Agency	34.03	3.7.3.2.3 Notification Rule	Oppose	Amend the Variation to require affected party approval from the NZ Transport Agency, Waikato Regional Council and the Waikato District Council as was required in the BOI decision. These are for all Land Development Plan applications; for all high traffic (1500 vpd) generating activities; and for non-compliance with the staging requirements.
New Zealand Transport Agency	34.04	3.7.3.3.6 Staging Activity Status	Support	Retain 3.7.3.3.6 Staging Activity Status as notified.
New Zealand Transport Agency	34.05	3.7.3.3.7 Traffic Generation	Oppose	Amend Rule 3.7.3.3.7 to require affected party approval from the NZ Transport Agency, Waikato Regional Council and the Waikato District Council as per the BOI decision. Include a cross reference to the ITA information requirements in Rule 3.7.3.3.7.

New Zealand Transport Agency	34.06	8 Knowledge Zone	Support	Retain '8 Knowledge Zone Area' as notified insofar as it reflects the decisions made by the Board of Inquiry.
New Zealand Transport Agency	34.07	10 Ruakura Logistics Zone	Support	Retain '10 Ruakura Logistics Zone Area' as notified insofar as it reflects the decisions made by the Board of Inquiry.
New Zealand Transport Agency	34.08	11 Ruakura Industrial Park Zone	Support	Retain '11 Ruakura Industrial Park Zone Area' as notified insofar as it reflects the decisions made by the Board of Inquiry.
New Zealand Transport Agency	34.09	25.8.3.11 Noise-sensitive Activities – Ruakura Logistics Zone, Ruakura Industrial Park Zone and Precinct C of Knowledge Zone	Support	Retain '25.8.3.11 Noise-sensitive Activities – Ruakura Logistics Zone, Ruakura Industrial Park Zone and Precinct C of Knowledge Zone' as notified insofar as it reflects the decisions made by the Board of Inquiry.
New Zealand Transport Agency	34.10	1.2 Information Requirements	Support	Retain '1.2 Information Requirements' insofar as it reflects the decisions made by the Board of Inquiry.
New Zealand Transport Agency	34.11	N1 Land Development Plans	Support in part	Include specific restricted discretionary assessment criteria for ITAs as per those included in the BOI decision (25H.12.7.3).
New Zealand Transport Agency	34.12	Figure 2-14 New Figure	Support	Retain Figure 2-14 as notified.
New Zealand Transport Agency	34.13	Figure 2-15A New Figure	Support	Retain Figure 2-15A as notified.
New Zealand Transport Agency	34.14	Figure 2-15B New Figure	Support	Retain Figure 2-15B as notified.

New Zealand Transport Agency	34.15	Figure 2-16 New Figure	Support	Retain Figure 2-16 as notified.
New Zealand Transport Agency	34.16	Figure 2-17 New Figure	Support	Retain Figure 2-17 as notified.
New Zealand Transport Agency	34.17	Figure 2-18 New Figure	Support	Retain Figure 2-18 as notified.
Madarang, Domingo	35.01	40A	Support	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Madarang, Domingo	35.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Madarang, Domingo	35.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Madarang, Domingo	35.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Madarang, Domingo	35.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Madarang, Domingo	35.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Madarang, Domingo	35.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Madarang, Domingo	35.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Madarang, Domingo	35.09	Figure 2-15A New Figure	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking

				and cycling, in the direction of the University and Silverdale.
Madarang, Domingo	35.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Madarang, Domingo	35.11	11 Ruakura Industrial Park Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Spirig, Wendy and Roland	36.01	40A	Support	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave.
Spirig, Wendy and Roland	36.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Spirig, Wendy and Roland	36.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Spirig, Wendy and Roland	36.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Spirig, Wendy and Roland	36.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Spirig, Wendy and Roland	36.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Spirig, Wendy and Roland	36.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Spirig, Wendy and Roland	36.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Spirig, Wendy and Roland	36.09	Figure 2-15A New Figure	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking and cycling, in the direction of the University and Silverdale.
Spirig, Wendy and Roland	36.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Spirig, Wendy	36.11	11 Ruakura Industrial Park	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd.

and Roland		Zone		Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Ruakura Residents Group	37.01	Figure 2-14 New Figure	Oppose	Amend Figure 2-14 Ruakura Structure Plan Land Use to identify the Percival / Ryburn Road land as Large Lot Residential zone. Retain the Percival Road landscape buffer shown on Figure 2-14 Ruakura Structure Plan – Land Use.
Ruakura Residents Group	37.02	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land, including Rule 3.7.1.6(b), Objective 4.2.11 and Policy 4.2.11a.
Ruakura Residents Group	37.03	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land, including Rule 3.7.1.6(b), Objective 4.2.11 and Policy 4.2.11a.
Ruakura Residents Group	37.04	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Ruakura Residents Group	37.05	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Ruakura Residents Group	37.06	Figure 2-15A New Figure	Oppose	Amend Figure 2-15 A Ruakura Strategic Infrastructure – Transport to provide a more direct indicative link between the residents land and Ruakura Road to the south. Ensure Heavy Commercial Vehicles are managed to minimise adverse residential amenity values through requiring a traffic management plan and include policies that recognise the ability of traffic movement to adversely effect amenity values.
Ruakura Residents Group	37.07	3.7 Ruakura	Support in part	Add a rule to give effect to Objective 3.7.2.4 and its supporting policies by requiring appropriate alternative access for Ruakura Residents prior to the closure of Ruakura Road.
Ruakura Residents Group	37.08	3.7.3.3.2 Industrial Land Stage 2 Rule (PRPS 2021 - 2041 Allocation)	Support in part	Review the traffic generation thresholds in Rule 3.7.3.3.2(a)(ii) to ensure the southern spine road connection between the Percival and Ryburn Road area and Ruakura Road will be provided.
Ruakura Residents Group	37.09	Objective 4.2.10	Support in part	Amend policies 4.2.10b, 10.2.3(a)(iv) and 11.2.3(a)(iii) to avoid heavy vehicle movements on Percival Road and to avoid, minimise or mitigate noise and vibration to manage effects on residential amenity values. Ensure noise and vibration infringements are subject to the normal tests for notification. Review Policies 4.2.10d-e, Rule 10.5.4 and Rule 11.5.3 to ensure they are effective and clear, including referencing the correct Land Development sub-areas shown on Figure 2-16.

Ruakura Residents Group	37.10	Objective 10.2.3	Support in part	Amend policies 4.2.10b, 10.2.3(a)(iv) and 11.2.3(a)(iii) to avoid heavy vehicle movements on Percival Road and to avoid, minimise or mitigate noise and vibration to manage effects on residential amenity values. Ensure noise and vibration infringements are subject to the normal tests for notification. Amend policy 10.2.3(a)(vi) to require (rather than provide) for the establishment of a Community Liaison Committee. Add a new policy 11.2.3(a)(iv) to require the establishment of a Community Liaison Committee for land zoned Ruakura Industrial Park Zone north of Percival Road and add a new rule similar to Rule 10.5.1 in the Ruakura Industrial Park Zone.
Ruakura Residents Group	37.11	Objective 11.2.3	Support in part	Amend policies 4.2.10b, 10.2.3(a)(iv) and 11.2.3(a)(iii) to avoid heavy vehicle movements on Percival Road and to avoid, minimise or mitigate noise and vibration to manage effects on residential amenity values. Ensure noise and vibration infringements are subject to the normal tests for notification. Add a new policy 11.2.3(a)(iv) to require the establishment of a Community Liaison Committee for land zoned Ruakura Industrial Park Zone north of Percival Road and add a new rule similar to Rule 10.5.1 in the Ruakura Industrial Park Zone.
Ruakura Residents Group	37.12	N1 Land Development Plans	Support in part	Amend the Land Development Plan assessment criteria to require consideration of heavy vehicle routes and potential effects on residential amenity.
Ruakura Residents Group	37.13	Figure 2-17 New Figure	Support in part	Extend the landscape buffer shown on Figure 2-17 for the full length south of Ryburn Road, including Land Development Plan Area E and Area A.
Ruakura Residents Group	37.14	10.5.4 Landscape Screening	Support in part	Review Policies 4.2.10d-e, Rule 10.5.4 and Rule 11.5.3 to ensure they are effective and clear, including referencing the correct Land Development sub-areas shown on Figure 2-16. Add an additional clause to Rule 10.5.4 and Rule 11.5.3 restricting any carparking and access within the buffer area.
Ruakura Residents Group	37.15	11.5.3 Landscape Screening	Support in part	Review Policies 4.2.10d-e, Rule 10.5.4 and Rule 11.5.3 to ensure they are effective and clear, including referencing the correct Land Development sub-areas shown on Figure 2-16. Add an additional clause to Rule 10.5.4 and Rule 11.5.3 restricting any carparking and access within the buffer area.
Ruakura Residents Group	37.16	10.5.4.3 Stage Three (north of east coast main trunk railway)	Support in part	Review Policies 4.2.10d-e, Rule 10.5.4 and Rule 11.5.3 to ensure they are effective and clear, including referencing the correct Land Development sub-areas shown on Figure 2-16.
Ruakura Residents Group	37.17	Landscape Concept and Ecological Enhancement Plan	Support in part	Amend the Land Development Plan criteria at 1.2.2.25(n)(iv) to require details of the Landscape Buffer Areas adjoining Percival Road and inland port area south of Ryburn Road.
Ruakura Residents Group	37.18	10.4.6 Building Setbacks	Support in part	Amend the building setback rules in Chapters 10 and 11 to require a 30m building setback from the Percival Road frontage, to complement the landscape buffer rule.

Ruakura Residents Group	37.19	11.4.3 Building Setbacks	Support in part	Amend the building setback rules in Chapters 10 and 11 to require a 30m building setback from the Percival Road frontage, to complement the landscape buffer rule.
Ruakura Residents Group	37.20	11.5 Rules – Specific Standards	Support in part	Add a new policy 11.2.3(a)(iv) to also require the establishment of a Community Liaison Committee for the land zoned Ruakura Industrial Park Zone north of Percival Road (Land Development Plan Area F as shown on Figure 2-16) and add a new supporting rule similar to Rule 10.5.1 in the Ruakura Industrial Park Zone.
Innovation Waikato Limited	38.01	8.3.1 Rules – Activity Status for Precincts A, B and D	Oppose	Rule 8.3.1(e) - delete 'no greater than 250m ² gross floor area' for alterations and additions. Delete Rule 8.3.1(f) which relates to alterations and additions without a Concept Plan. Amend Rule 8.3.1(g) by adding 'greater than 250m ² gross floor area'. Add Rule 8.3.1(ga) 'Any new building without or not in accordance with an approved Concept Plan with a gross floor area less than 250m ² ' - Permitted. Amend 8.3.1(j) to include 'and other education'.
Innovation Waikato Limited	38.02	8.4.1 Provision of Concept Plans for the Waikato Innovation Park, AgResearch and University of Waikato Precincts	Oppose	Delete Rule 8.4.1h) which relates to development not in accordance with a Concept Plan.
Innovation Waikato Limited	38.03	25.5.3.1 Landscaping	Oppose	Amend Rule 25.5.3.1(iii) by deleting the reference to Open Space. Amend the definition of 'transport corridor' by adding in an exclusion for railways and private roads in the Knowledge Zone.
Innovation Waikato Limited	38.04	1.1.2 Definitions Used in the District Plan	Support in part	Amend the definition of 'interface area' by deleting references to Precincts A and B. Amend the definition for transport corridor by adding in an exclusion for railways and private roads in the Knowledge Zone. Retain definition of offices.
Innovation Waikato Limited	38.05	15.6.7 Parking Lot in Ruakura Open Space Zone (Lot 3 DPS 66853)	Support in part	Amend Rule 15.6.7b) to 'parking lot is to be used for staff and visitor parking only'.
Innovation Waikato Limited	38.06	25 City-wide	Oppose	Amend Rule 25.13.4.1(c) by including Rule 8.4 in the Knowledge Zone as being excluded from a separate ICMP. Amend 25.2.4.1 to align with appeals to the PDP, ie ENV 165 and ENV 168 where an exception to the earthworks provisions is provided where a Concept Plan is in place.
Cooper, Russell	39.01	40A	Oppose	Opposes Ruakura Logistics Zone. Signage to be permitted at all major intersections redirecting customers to the existing business on Ruakura Road.

(Rusty Racing)				Amend provisions so further development of the site is a temporary activity until such time it is required or purchased.
Cooper, Russell (Rusty Racing)	39.02	Figure 2-14 New Figure	Oppose	Opposes Ruakura Logistics Zone. Signage to be permitted at all major intersections redirecting customers to the existing business on Ruakura Road. Amend provisions so further development of the site is a temporary activity until such time it is required or purchased.
Cooper, Russell (Rusty Racing)	39.03	25 City-wide	Oppose	Opposes Ruakura Logistics Zone. Signage to be permitted at all major intersections redirecting customers to the existing business on Ruakura Road. Amend provisions so further development of the site is a temporary activity until such time it is required or purchased.
Cooper, Russell (Rusty Racing)	39.04	10 Ruakura Logistics Zone	Oppose	Opposes Ruakura Logistics Zone. Signage to be permitted at all major intersections redirecting customers to the existing business on Ruakura Road. Amend provisions so further development of the site is a temporary activity until such time it is required or purchased.
Wang, Yun-Chin and Kung-Yao Lin	40.01	40A	Support	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave.
Wang, Yun-Chin and Kung-Yao Lin	40.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Wang, Yun-Chin and Kung-Yao Lin	40.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Wang, Yun-Chin and Kung-Yao Lin	40.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Wang, Yun-Chin and Kung-Yao Lin	40.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Wang, Yun-Chin and Kung-Yao Lin	40.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Wang, Yun-Chin and Kung-Yao Lin	40.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.

Wang, Yun-Chin and Kung-Yao Lin	40.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Wang, Yun-Chin and Kung-Yao Lin	40.09	Figure 2-15A New Figure	Support	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking and cycling, in the direction of the University and Silverdale.
Wang, Yun-Chin and Kung-Yao Lin	40.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Wang, Yun-Chin and Kung-Yao Lin	40.11	11 Ruakura Industrial Park Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Alexander, Deanna-Rose	41.01	40A	Support in part	Either apply the same Large Lot Residential Zone rules to the Ryburn Road/Percival Road residential enclave as for all other Large Lot zoned areas in Hamilton City, including a 2,500m ² minimum lot size; or apply Ruakura Logistics Zone to the Ryburn Road/Percival Road residential enclave immediately.
Alexander, Deanna-Rose	41.02	Figure 2-14 New Figure	Support in part	Either remove all reference to a future Ruakura Logistics Zone or other employment zone for this residential land; or apply Ruakura Logistics Zone to the Ryburn Road/Percival Road residential enclave immediately.
Alexander, Deanna-Rose	41.03	4.4.1 Density	Support in part	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Alexander, Deanna-Rose	41.04	23.7.1 Allotment Size and Shape	Support in part	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Alexander, Deanna-Rose	41.05	Figure 2-15A New Figure	Support in part	Amend to provide a more direct link between the Percival / Ryburn Road area and Ruakura Road to the south, the university and Silverdale prior to closing Ruakura Road.
Alexander, Deanna-Rose	41.06	3.7.1.7 Transportation Network	Support in part	Amend to provide a more direct link between the Percival / Ryburn Road area and Ruakura Road to the south, the university and Silverdale prior to closing Ruakura Road.
Alexander, Deanna-Rose	41.07	10.5.1 Inland Port Community Liaison Committee	Support	Retain 10.5.1 Inland Port Community Liaison Committee.

Wang, Meggie	42.01	40A	Support	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave. Seek protection of amenity values for Percival/Ryburn Road.
Wang, Meggie	42.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Wang, Meggie	42.03	4.4.1 Density	Support in part	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area. Seek protection of amenity values for Percival/Ryburn Road.
Wang, Meggie	42.04	23.7.1 Allotment Size and Shape	Support in part	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area. Seek protection of amenity values for Percival/Ryburn Road.
Wang, Meggie	42.05	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.
Wang, Meggie	42.06	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Wang, Meggie	42.07	Figure 2-15A New Figure	Oppose	Provide a more direct link between the Percival / Ryburn Road area and Ruakura Road to the south and the city prior to closing Ruakura Road. Seek protection of amenity values for Percival/Ryburn Roads.
Wang, Meggie	42.08	10.5.4.3 Stage Three (north of east coast main trunk railway)	Support in part	Retain the existing landscape screening provisions in Rule 10.5.4.3 and include the ability to further assess as part of a Land Development Plan process.
Wang, Meggie	42.09	11.5.3 Landscape Screening	Support in part	Retain the existing landscape screening provisions in Rule 11.5.3 and include the ability to further assess as part of a Land Development Plan process.
Wang, Meggie	42.10	Objective 4.2.10	Support in part	Amend to recognise the amenity values of the existing Percival and Ryburn Road area.
Wang, Meggie	42.11	3.7.1.7 Transportation Network	Support in part	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Wang, Meggie	42.12	10.5.1 Inland Port Community Liaison Committee	Support	Retain 10.5.1 Inland Port Community Liaison Committee.
Fairview Downs Residents and Owners	43.01	3 Structure Plans	Oppose	Request a full and accurate "Assessment of Environmental Effects" (including all amenity issues and vehicle emissions) be carried out.

Association				
Fairview Downs Residents and Owners Association	43.02	1.1.2.2 Integration of the Plan with Other Plans and Documents	Oppose	Amend 1.1.2.2c) Ruakura Development Plan; Board of Inquiry Decision to make it clear the area being considered was not part of the Ruakura Schedule Area and Board of Inquiry process.
Fairview Downs Residents and Owners Association	43.03	Figure 1a	Oppose	An assessment of the effects of the whole Ruakura Structure Plan on Air Quality, including vehicle emissions.
Fairview Downs Residents and Owners Association	43.04	3.7 Ruakura	Oppose	Amend 3.7a) i. to include specific reference to an inland port and logistics hub. Amend 3.7b) to reflect the more accurate land available for research and innovation activities. Amend 3.7c) to remove references to the Ruakura Retail Centre into a new 3.7d). Add a new 3.7d) which includes text from previous 3.7c) on the Ruakura Retail Centre. Add 3.7f)iv. Figure 2-16B expected development sequence and indicative dates. Amend 3.7k) to include the entire Knowledge Zone, not just Precinct C. Amend 3.7l) to remove "is fixed" when referring to Ruakura Open Space Zone until consideration of noise, air, transport, flooding and visual amenity effects to Fairview Downs have been considered.
Fairview Downs Residents and Owners Association	43.05	3.7.1.1 Ruakura Logistics Zone – Inland Port	Oppose	Request a full assessment of any potential effect of low probability which has a high potential impact on surrounding areas, particularly in regard to the presence of hazardous facilities. Delete 'proposed' from 3.7.1.1b).
Fairview Downs Residents and Owners Association	43.06	3.7.1.2 Ruakura Logistics Zone – Logistics	Oppose	Amend to provide certainty that the inland port has the ability to obtain approval to operate as a Transitional Facility under the Biosecurity's Act and that requirements to gain approval have been investigated.
Fairview Downs Residents and Owners Association	43.07	3.7.1.3 Ruakura Industrial Park Zone	Oppose	Request a full Assessment of Environmental Effects from the entire Ruakura Structure Plan.
Fairview Downs Residents and Owners Association	43.08	3.7.1.4 Knowledge Zone	Support in part	Amend 3.7.1.4b) to remove references to inland port and logistics opportunities and the existing primary economic base of the region.

Association				
Fairview Downs Residents and Owners Association	43.09	3.7.1.6 Residential Zones	Support in part	Amend 3.7.1.6a) to include references to the Ruakura residential area being situated near the northern boundary of the Ruakura Structure Plan and the Integrated Retail Development being provided for in the Ruakura Medium Density Residential Zone to the north of the Ruakura Structure Plan.
Fairview Downs Residents and Owners Association	43.10	3.7.1.7 Transportation Network	Oppose	3.7.1.7d) - Identify the two separate sections of the Spine Road (central) as per Rule 3.7.3.3. Ensure the Spine Road (central) can not be upgraded to a major arterial. Include an explanation of how the 110kv transmission line will progress from under to above ground.
Fairview Downs Residents and Owners Association	43.11	3.7.1.8 Open Space Network	Oppose	Provide an adequate buffer for Fairview Downs from the Spine Road to mitigate roading effects and transport. Amend Open Space Network and identify it as Three-Waters Infrastructure if used for stormwater only.
Fairview Downs Residents and Owners Association	43.12	3.7.1.9 Stormwater	Support in part	Require an approved Integrated Catchment Management Plan Amend 3.7.1.9a) to refer to the precise nature and location of these stormwater facilities will be established through an approved Integrated Catchment Management Plan.
Fairview Downs Residents and Owners Association	43.13	3.7.1.11 Indicative Infrastructure Development Programme	Oppose	Amend 3.7.1.11a) to remove the incremental development of the Spine Road.
Fairview Downs Residents and Owners Association	43.14	Objective 3.7.2.1	Support in part	Amend 3.7.2.1 to delete 'general'. Amend 3.7.2.1a to include reference to an inland port and logistics area. Support 3.7.2.1c. Amend 3.7.3.1e to clarify the primary role of open space as recreational or amenity, whilst recognising stormwater and infrastructure where necessary.
Fairview Downs Residents and Owners Association	43.15	Objective 3.7.2.2	Oppose	Amend 3.7.2.2a to include 'that is consistent with other residential areas within Hamilton City' when referring to residential amenity. Add new 3.7.2.2a iv. 'Mitigating the adverse effects of logistics and industry on social and environmental wellbeing in knowledge, residential and open space zones'. Amend to provide examples of measures to mitigate air emissions.

Fairview Downs Residents and Owners Association	43.16	Objective 3.7.2.7	Oppose	Amend 3.7.2.7 to add 'inland port'. Amend 3.7.2.7a to add the 'port' and provide clarity that support activities could include 'Customs and MAF facilities'.
Fairview Downs Residents and Owners Association	43.17	Objective 3.7.2.8	Support in part	Amend 3.7.2.8 to add plural reference to precinct. Amend 3.7.2.8a to replace 'Ruakura Innovation Zone' with 'Ruakura Knowledge Zone'.
Fairview Downs Residents and Owners Association	43.18	3.7.3.1 Ruakura Structure Plan Area	Oppose	Amend 3.7.3.1 to delete 'general'.
Fairview Downs Residents and Owners Association	43.19	3.7.3.2.1 Consent for Land Development	Support in part	Amend 3.7.3.2.1a) iii. to add swales. 3.7.3.2.1c - support. 3.7.3.2.1d - delete "but not to exclude the Spine Road from the area". Amend 3.7.3.2.1f ii. to include 'surround established areas'.
Fairview Downs Residents and Owners Association	43.20	3.7.3.2.2 Water Impact Assessment	Support in part	Delete 3.7.3.2.2 ii which relates to development in the absence of an Integrated Catchment Management Plan. Amend 3.7.3.2.2 iv. to remove reference to 'new' when referring to stormwater devices. Amend 3.7.3.2.2 viii. to add 'and existing surrounding areas'. Add new 3.7.3.2.2 xi. (as per BOI) Information on how wastewater (including trade waste) will be managed to minimize any impacts on the reticulated network. Add 3.7.3.2.2 xii. (as per BOI) A list of measureable targets and indicators for monitoring compliance of the LDP with conditions from Water Impact Assessment. Add 3.7.3.2.2 xiii. (as per BOI) An assessment of the effects of staged development on existing and planned city Three Waters infrastructure.
Fairview Downs Residents and Owners Association	43.21	3.7.3.2 Land Development Plan	Support in part	Delete "Plan" from the rule heading to be more consistent with the Board of Inquiry. Add 3.7.3.2 Integrated Catchment Management Plan to make this a pre-requisite to all land use and development.
Fairview Downs Residents and Owners Association	43.22	3.7.3.2.3 Notification Rule	Oppose	Delete 3.7.3.2.3a) last paragraph which refers to all Restricted Discretionary activities within the Inland Port shall be considered without notification or affected person approval.

Fairview Downs Residents and Owners Association	43.23	3.7.3.3 Staging and Traffic Requirements	Oppose	Amend 3.7.3.3b) to refer to the uptake of land will depend on market demand for 'logistics'. Amend 3.7.3.3c) to clarify the Ruakura Retail Centre within the Knowledge Zone is subject to the Waikato Expressway (Hamilton section) being completed and connected. Delete 3.7.3.3d Spine Road Construction Trigger.
Fairview Downs Residents and Owners Association	43.24	3.7.3.3.2 Industrial Land Stage 2 Rule (PRPS 2021 - 2041 Allocation)	Oppose	Amend 3.7.3.3.2 Industrial Land Stage 2 Rule (PRPS 2021 - 2041 Allocation) to refer to 'up to 115' of land being developed post 2021 and including 'general industrial not exceeding 40 hectares'.
Fairview Downs Residents and Owners Association	43.25	3.7.3.3.3 The Knowledge Zone Precinct C (including the Ruakura Retail Centre, but excluding Precincts A, B and D) Staging Rule	Oppose	Amend 3.7.3.3.3 to refer to the entire Knowledge Zone, not just Precinct C. Add new 3.7.3.3.3b) 'The Ruakura Retail Centre will be provided as part of the Stage 2 development of the Ruakura Structure Plan.'
Fairview Downs Residents and Owners Association	43.26	3.7.3.3.6 Staging Activity Status	Oppose	Amend 3.7.3.3.6v. to refer to the Silverdale Industrial area and Fifth Avenue Industrial area and removing the industrial development in excess of 16ha north of AgResearch.
Fairview Downs Residents and Owners Association	43.27	3.7.3.3.7 Traffic Generation	Support in part	Amend 3.7.3.3.7a) so any activity with trip generation of greater than 250 vehicles per day requires consent as a restricted discretionary activity. Amend 3.7.3.3.7b to clarify this rule applies to temporary logistic activities.
Fairview Downs Residents and Owners Association	43.28	3.7.3.4.3 Stormwater Network	Support in part	Amend 3.7.3.4.3a) so all stormwater management infrastructure shall be in accordance with an approved Integrated Catchment Management Plan. Delete 3.7.3.4.3b) which refers to stormwater management in the absence of an Integrated Catchment Management Plan.
Fairview Downs Residents and Owners Association	43.29	4.5.1 Comprehensive Development Plan Process	Oppose	Delete 4.5.1a) Comprehensive Development Plan Process.
Fairview Downs Residents and Owners	43.30	8.1 Purpose	Support	Retain 8.1 Purpose.

Association				
Fairview Downs Residents and Owners Association	43.31	Objective 8.2.1	Oppose	Amend 8.2.1 to refer to Knowledge Zone and delete specific references to precincts.
Fairview Downs Residents and Owners Association	43.32	8.3.1 Rules – Activity Status for Precincts A, B and D	Support in part	Amend 8.3.1 to include Precinct C in the activity status table, but excluding the Ruakura Retail Centre.
Fairview Downs Residents and Owners Association	43.33	8.3.2 Rules – Activity Status for Precinct C (Except Ruakura Retail Centre)	Oppose	Delete Rule 8.3.2 regarding the activity status for Precinct C (excluding the Ruakura Retail Centre).
Fairview Downs Residents and Owners Association	43.34	8.3.3 Rules – Activity Status for Precinct C - Ruakura Retail Centre only	Oppose	Amend 8.3.3 to remove reference to Precinct C.
Fairview Downs Residents and Owners Association	43.35	10.1 Purpose	Oppose	Amend 10.1c to refer to reducing New Zealand's carbon emissions and reducing congestion on North Island roads.
Fairview Downs Residents and Owners Association	43.36	Objective 10.2.1	Oppose	Amend 10.2.1a to include 'biosecurity approval' within the requirements for development.
Fairview Downs Residents and Owners Association	43.37	Objective 10.2.3	Support in part	Amend 10.2.3a iii. to refer to residential areas when considering development is visible and meets appropriate standards. Amend v. to include noise and vibration.
Fairview Downs Residents and Owners Association	43.38	10.3 Rules – Activity Status Table	Support in part	Amend 10.3k) to refer to 250 or greater vehicle movements per day.

Owners Association				
Fairview Downs Residents and Owners Association	43.39	10.5.2 Noise Management	Support in part	Amend 10.5.2(a) to refer to Noise and Vibration Management Plan and include information in Appendix 1.2.2.20.
Fairview Downs Residents and Owners Association	43.40	11.1 Purpose	Oppose	Amend 11.1c) to include reference to 'Fairview Downs Industrial Park'. Amend 11.1d) to delete 40m 'setback' and replace with 'setbacks and amenity buffer' when referring to existing residential development.
Fairview Downs Residents and Owners Association	43.41	Objective 11.2.2	Oppose	Amend 11.2.2a to include reference to minor roads. Include clarification on assessment of effects expected of the industrial park zone on surrounding areas including Fairview Downs and mitigation available.
Fairview Downs Residents and Owners Association	43.42	Objective 11.2.3	Oppose	Amend 11.2.3a ii. to include reference to residential areas. Amend 11.2.3a iii. by adding 'identifying and' at the beginning. Amend 11.2.3 Explanation to delete 'these can have' and replace with 'these should not have' when referring to an impact on residential or open space areas.
Fairview Downs Residents and Owners Association	43.43	11.3 Rules – Activity Status Table	Oppose	Delete * from n) Transportation service centre RD; o) Drive-through services RD; v) Transport depot RD; cc) Childcare facilities RD. Amend ff) to 250 or more vehicle movements per day.
Fairview Downs Residents and Owners Association	43.44	11.5.2 Transportation Service Centres	Oppose	Add to 11.5.2a) 'so long as the arterial road is not adjacent to a residential area'.
Fairview Downs Residents and Owners Association	43.45	11.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support in part	Amend 11.7x to any activity generating 250 or more vehicle movements per day.
Fairview Downs	43.46	15.1 Purpose	Support	Add to 15.1a) 'so long as this is not the only use of the open space.' to the end of 15.1a).

Residents and Owners Association			in part	Add to the end of 15.1f) '(when not provided as part of a transport corridor' when referring to pedestrian and cycle connections and 'Ruakura open space areas will primarily provide for recreation, amenity and natural values that provide for the social and cultural wellbeing of surround areas and may serve other functions as well as (but not only) stormwater and ecological management.' Add to 15.1i) 'and these are not the only use of the open space area'.
Fairview Downs Residents and Owners Association	43.47	15.2.10 Ruakura Open Space Zone	Oppose	Amend 15.2.10 to clarify that 'stormwater management and enhancement of ecological values may also be included'. Add within 15.2.10d. '(when not provided by transport corridors)'. Add to 15.2.10e. 'This will be in addition to other open space functions and shall not be the only use for open space areas.'
Fairview Downs Residents and Owners Association	43.48	15.4 Rules – Interpretation of Ruakura Open Space Zone	Oppose	Amend 15.4a) to delete all except for the first sentence.
Fairview Downs Residents and Owners Association	43.49	15.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Oppose	Amend 15.7v to include swales and remove site specific context for Sheridan Street and Nevada Road and apply to where adjacent to residential properties.
Fairview Downs Residents and Owners Association	43.50	25.4.5.1 Activities Required to be Assessed using the Hazardous Facility Screening Procedure	Oppose	Add new 25.4.5.1b) 'Projects and Structure Plans involving several hazardous facilities or sites are required to have an overall assessment of cumulative risk.'
Fairview Downs Residents and Owners Association	43.51	25.5.3.1 Landscaping	Oppose	Amend 25.5.3.1a) i. to include minor arterials and delete reference to all residential and special character zones.
Fairview Downs Residents and Owners Association	43.52	25.8.3.7 Noise Performance Standards for Activities in all Zones Except Major Facilities, Knowledge, and Open Space Zones, Ruakura...	Oppose	Amend 25.8.3.7 to delete exclusion for Ruakura Industrial Park Zone in title.

Fairview Downs Residents and Owners Association	43.53	25.8.3.13 Noise Performance Standards for Activities in the Ruakura Logistics and Ruakura Industrial Park Zones	Oppose	Amend 25.8.3.13 to delete reference to Ruakura Industrial Park Zone.
Fairview Downs Residents and Owners Association	43.54	25.8.3.14 Non-Conformity with Standards in the Ruakura Logistics Zone	Oppose	Delete 25.8.3.14a) which relates to any activity in the Inland Port between specific noise standards as a restricted discretionary activity. Amend 25.8.3.14b) to 'Any activity in the Inland Port (Sub Area A) which exceeds 40dBLAeq (15 min) between 2300 and 0700 hours when measured at the boundary is a non-complying activity'.
Fairview Downs Residents and Owners Association	43.55	1.1.2 Definitions Used in the District Plan	Support in part	Amend Interface Area definition to include the Knowledge Zone but provide a exclusion for the Ruakura Retail Centre.
Fairview Downs Residents and Owners Association	43.56	1.2.2.20 Ruakura Structure Plan (Noise – Inland Port)	Support in part	Add 1.2.2.20 Ruakura Structure Plan (Noise - Inland Port) as notified in the Proposed District Plan 2012.
Fairview Downs Residents and Owners Association	43.57	1.2.2.21 Ruakura Industrial Park Zone	Oppose	Amend 1.2.2.21a) to apply for activities generating 250 or more vehicle movements per day.
Fairview Downs Residents and Owners Association	43.58	1.2.2.22 Knowledge Zone Precinct C	Oppose	Amend 1.2.2.22a) to apply for activities generating 250 or more vehicle movements per day.
Fairview Downs Residents and Owners Association	43.59	1.2.2.23 Medium Density Residential Zone	Oppose	Amend 1.2.2.23a) to apply for activities generating 250 or more vehicle movements per day.
Fairview Downs Residents and Owners Association	43.60	1.2.2.24 Ruakura Open Space Zone	Oppose	Amend 1.2.2.24a) to apply for activities generating 250 or more vehicle movements per day.

Owners Association				
Fairview Downs Residents and Owners Association	43.61	Water Impact Assessment	Support in part	Delete 1.2.2.25o)ii. which refers to development where there is no approved Integrated Catchment Management Plan.
Fairview Downs Residents and Owners Association	43.62	Open Space Provisions	Oppose	Add to 1.2.2.25x) to include a new bullet point 'The area between the Fairview Downs Industrial Area and Spine Road on the eastern boundary of Fairview Downs.'
Fairview Downs Residents and Owners Association	43.63	1.2.2.27 Concept Plan for Knowledge Zone (excluding Precinct C)	Oppose	Amend 1.2.2.27 Concept Plan for Knowledge Zone to only provide exclusion for Ruakura Retail Centre.
Fairview Downs Residents and Owners Association	43.64	F Ruakura	Oppose	Add new provision to 1.3.2F.a) Interface Design Control Area v. which relates to development on the Spine Road that is adjacent to properties in Aldona Place and Drake Place.
Fairview Downs Residents and Owners Association	43.65	N1 Land Development Plans	Oppose	Amend 1.3.3 N1h) and i) to include swales. Amend 1.3.3N1l) to delete 'the extent to which the Land Development Plan provides for the sequential extension of the Spine Road'.
Fairview Downs Residents and Owners Association	43.66	N5 Ruakura Open Space Zone	Oppose	Amend 1.3.3N5a) to include swales.
Fairview Downs Residents and Owners Association	43.67	Figure 2-14 New Figure	Oppose	Amend the location of the Spine Road away from Fairview Downs and extend the Open Space next to the Spine Road, while providing for more than just Three Waters Infrastructure.
Fairview Downs	43.68	Figure 2-15A New Figure	Oppose	Amend the location of the Spine Road away from Fairview Downs and extend the Open Space next to the Spine Road,

Residents and Owners Association				while providing for more than just Three Waters Infrastructure.
Fairview Downs Residents and Owners Association	43.69	Figure 2-16 New Figure	Oppose	Add new Figure 2-16B expected development sequence and indicative dates.
Heritage New Zealand Pouhere Taonga	44.01	3 Structure Plans	Support in part	Amend to include an archaeological assessment or as an alternative, advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.02	4 Residential Zones	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.03	8 Knowledge Zone	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.04	10 Ruakura Logistics Zone	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.05	11 Ruakura Industrial Park Zone	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.06	15 Open Space Zones	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.

Heritage New Zealand Pouhere Taonga	44.07	23 Subdivision	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.08	25 City-wide	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.09	Appendix 1 District Plan Administration	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.10	Appendix 2 Structure Plans	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.11	Zoning Maps	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Heritage New Zealand Pouhere Taonga	44.12	Features Map	Support in part	Amend to include an archaeological assessment or as an alternative advice is placed on the Council's record system to assist with predevelopment discussions. Amend to include a review of historic heritage buildings and places and include within Appendix 8, Schedule 8A; Built Heritage of the Proposed District Plan.
Fellowship Baptist Church	45.01	40A	Support in part	Retain the Large Lot Residential Zone for all land in the Ryburn Road/Percival Road residential enclave.
Fellowship Baptist Church	45.02	Figure 2-14 New Figure	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Fellowship Baptist Church	45.03	3.7.1.6 Residential Zones	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for Percival / Ryburn Road residential land.

Fellowship Baptist Church	45.04	4.1.4 Large Lot Residential Zone	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Fellowship Baptist Church	45.05	Objective 4.2.11	Oppose	Remove all reference to a future Ruakura Logistics Zone or other employment zone for the Percival / Ryburn Road residential land.
Fellowship Baptist Church	45.06	4.4.1 Density	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Fellowship Baptist Church	45.07	23.7.1 Allotment Size and Shape	Oppose	Amend the Large Lot Residential Zone Rules to provide for a 2,500m ² minimum lot size to the Percival / Ryburn Road area.
Fellowship Baptist Church	45.08	3.7.1.7 Transportation Network	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Fellowship Baptist Church	45.09	Figure 2-15A New Figure	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds. Retain a route which avoids severance effects for the Percival/Ryburn Rd community by providing travel, including walking and cycling, in the direction of the University and Silverdale.
Fellowship Baptist Church	45.10	10 Ruakura Logistics Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Fellowship Baptist Church	45.11	11 Ruakura Industrial Park Zone	Oppose	Amend so all vehicle movements are excluded from any buffer or interface areas down Percival Rd. Amend so no heavy vehicles access logistic or industrial sites from Percival or Ryburn Rds.
Freight Logistics Action Group	46.01	3.7 Ruakura	Support	Retain Chapter 3.7 Ruakura.
Freight Logistics Action Group	46.02	10 Ruakura Logistics Zone	Support	Retain Chapter 10 Ruakura Logistics Zone.
Freight Logistics Action Group	46.03	11 Ruakura Industrial Park Zone	Support	Retain Chapter 11 Ruakura Industrial Park Zone.
AgResearch	47.01	8.3.1 Rules – Activity Status for Precincts A, B and D	Support in part	Rule 8.3.1(e) - delete 'no greater than 250m ² gross floor area' for alterations and additions. Delete Rule 8.3.1(f) which relates to alterations and additions without a Concept Plan. Amend Rule 8.3.1(g) by adding 'greater than 250m ² gross floor area'. Add Rule 8.3.1(ga) 'Any new building without or not in accordance with an approved Concept Plan with a gross floor area less than 250m ² ' - Permitted.

				Amend 8.3.1(j) to include 'and other education'.
AgResearch	47.02	8.4.1 Provision of Concept Plans for the Waikato Innovation Park, AgResearch and University of Waikato Precincts	Oppose	Delete Rule 8.4.1(h) which relates to development not in accordance with a Concept Plan.
AgResearch	47.03	25.5.3.1 Landscaping	Oppose	Amend Rule 25.5.3.1(iii) by deleting the reference to Open Space. Amend the definition of 'transport corridor' by adding in an exclusion for railways and private roads in the Knowledge Zone.
AgResearch	47.04	1.1.2 Definitions Used in the District Plan	Oppose	Amend the definition of 'Interface area' by deleting references to Precincts A and B. Amend the definition of 'transport corridor' by adding in an exclusion for railways and private roads in the Knowledge Zone.
AgResearch	47.05	25 City-wide	Oppose	Amend Rule 25.13.4.1(c) by including Rule 8.4 in the Knowledge Zone as being excluded from a separate ICMP. Amend 25.2.4.1 to align with appeals to the PDP, ie ENV 165 and ENV 168 where an exception to the earthworks provisions is provided where a Concept Plan is in place.
Tainui Group Holdings Limited	48.01	3 Structure Plans	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.02	4 Residential Zones	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change. Add a new Rule 4.4.3 Percival/ Ryburn Roads Ruakura Structure Plan Area Internal Acoustic Insulation; or in the alternative amend Rule 4.4.1 and Rule 23.7.1 so minimum net site area and allotment size and shape are 2ha for the Percival / Ryburn Road area.
Tainui Group Holdings Limited	48.03	8 Knowledge Zone	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.04	10 Ruakura Logistics Zone	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.05	11 Ruakura Industrial Park Zone	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.

Tainui Group Holdings Limited	48.06	15 Open Space Zones	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.07	23 Subdivision	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.08	25 City-wide	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.09	Appendix 1 District Plan Administration	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.10	Appendix 2 Structure Plans	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.11	Appendix 17 Planning Maps	Support in part	Any changes to the Variation to achieve consistency in detail and approach with the September 2014 Board of Inquiry Decision on the Proposed Ruakura Development Plan Change.
Tainui Group Holdings Limited	48.12	3.7 Ruakura	Support in part	Amend 3.7 Ruakura as follows; Delete reference to affordability in provision 3.7a)iv. Add reference to industrial park in 3.7b). Add reference to indicative locations of open space areas, strategic infrastructure and cycle and pedestrian networks in 3.7f). Delete 3.7f)iii which relates to Figure 2-16 Ruakura Land Development Plan Areas. Amend 3.7i) to replace general industrial with Ruakura Industrial Park.
Tainui Group Holdings Limited	48.13	3.7.1.6 Residential Zones	Support in part	Amend 3.7.1.6 Residential Zones as follows; Delete reference to 'affordability' within 3.7.1.6a) and make reference to one integrated retail development. Amend wording in 3.7.1.6b) to provide new references to; Regional Policy Statement's industrial land allocation; measures to manage reverse sensitivity effects; and further fragmentation of the Percival / Ryburn Road area is discouraged.
Tainui Group Holdings Limited	48.14	3.7.1.7 Transportation Network	Support in part	Add a diagram to clearly define the extent of the road sections. Provide a preamble to the section. Amend 3.7.1.7d) to change the Spine Road from a minor arterial to a collector road and delete reference to the road

				<p>primarily serving the residential and industrial development. Delete reference to a four lane road bridge over the ECMT railway in 3.7.1.7f). Delete reference to signalised intersections and replace with intersections and combine references regarding access to the Inland Port, Ruakura Logistics Zone, Ruakura Industrial Park Zone and service centre.</p>
Tainui Group Holdings Limited	48.15	3.7.1.8 Open Space Network	Support in part	Amend 3.7.1.8 Open Space Network to refer to the 'indicative location and extent' of the network.
Tainui Group Holdings Limited	48.16	3.7.1.10 Water and Wastewater	Oppose	Delete 3.7.1.10 Water and Wastewater and any consequential cross references or amendments.
Tainui Group Holdings Limited	48.17	3.7.1.11 Indicative Infrastructure Development Programme	Support in part	Amend 3.7.1.11 to refer to Ruakura Strategic Infrastructure being necessary to support the city and the growth cell. Delete reference to the incremental development of the Spine Road. Delete 3.7.1.11b) which relates to where strategic infrastructure occurs on land not held by Council.
Tainui Group Holdings Limited	48.18	3.7.1.12 Connections to Ruakura Strategic Infrastructure	Oppose	Delete 3.7.1.12 Connections to Ruakura Strategic Infrastructure
Tainui Group Holdings Limited	48.19	Objective 3.7.2.1	Support in part	Support in part Objective 3.7.2.1 and Policies 3.7.2.1 a - f. Amend Policy 3.7.2.1d to remove reference to affordability regarding housing choice.
Tainui Group Holdings Limited	48.20	Objective 3.7.2.2	Support in part	Amend Objective 3.7.2.2 by deleting 'protects' and replace with 'avoids significant adverse effects on' when relating to amenity values of surrounding communities. Amend Policies 3.7.2.2b and 3.7.2.2e to refer to activities and development being in 'general' accordance. Amend Policy 3.7.2.2f to refer to 'generally' identified on Figure 2-14.
Tainui Group Holdings Limited	48.21	Objective 3.7.2.3	Support in part	Amend Policy 3.7.2.3a to delete 'and a commitment to the development of Ruakura Strategic Infrastructure by an appropriate legal mechanism'. Add 'to mitigate the effects of development' as a replacement. Amend 3.7.2.3c to delete 'and is supported by the development of Ruakura Strategic Infrastructure'.
Tainui Group Holdings Limited	48.22	Objective 3.7.2.4	Support in part	Delete Policy 3.7.2.4b which relates to efficiency of the transport network for passenger transport, walking and cycling. Amend Policy 3.7.2.4e to delete 'including grade separated facilities on arterial routes'.
Tainui Group Holdings	48.23	3.7.3.2.1 Consent for Land Development	Support in part	Amend Rule 3.7.3.2.1b) to delete references to Land Development Plan Areas. Consequential amendment to Figure 2-16 in Appendix 2 Structure Plans.

Limited				Delete Rule 3.7.3.2.1c and Rule 3.7.3.2.1d. Amend Rule 3.7.3.2.1e so a Land Development Plan shall provide the information 'where relevant'.
Tainui Group Holdings Limited	48.24	3.7.3.2.2 Water Impact Assessment	Oppose	Delete Rule 3.7.3.2.2 Water Impact Assessment and any consequential cross references to this rule.
Tainui Group Holdings Limited	48.25	3.7.3.2.3 Notification Rule	Support in part	Amend Rule 3.7.3.2.3 to clarify affected party approval shall not apply to activities identified with a * in Rule 4.5.4 Residential Zones and any consequential amendments.
Tainui Group Holdings Limited	48.26	3.7.3.3 Staging and Traffic Requirements	Oppose	Delete Rule 3.7.3.3 d) Staging and Traffic Requirements and any consequential cross references to this rule.
Tainui Group Holdings Limited	48.27	3.7.3.3.1 Industrial Land Stage 1 Rule (PRPS 2021 Allocation)	Support in part	Amend the works requirements and triggers in Rules 3.7.3.3.1 to 3.7.3.3.3 as necessary to reflect current and updated knowledge of potential traffic effects.
Tainui Group Holdings Limited	48.28	3.7.3.3.2 Industrial Land Stage 2 Rule (PRPS 2021 - 2041 Allocation)	Support in part	Amend the works requirements and triggers in Rules 3.7.3.3.1 to 3.7.3.3.3 as necessary to reflect current and updated knowledge of potential traffic effects.
Tainui Group Holdings Limited	48.29	3.7.3.3.3 The Knowledge Zone Precinct C (including the Ruakura Retail Centre, but excluding Precincts A, B and D) Staging Rule	Support in part	Amend the works requirements and triggers in Rules 3.7.3.3.1 to 3.7.3.3.3 as necessary to reflect current and updated knowledge of potential traffic effects.
Tainui Group Holdings Limited	48.30	3.7.3.4 Ruakura Strategic Infrastructure	Oppose	Delete Rule 3.7.3.4 - Ruakura Strategic Infrastructure and any consequential cross references.
Tainui Group Holdings Limited	48.31	4.1 Purpose	Oppose	Delete 4.1f) which relates to a Land Development Plan being approved prior to development in the Ruakura Medium Density Residential Zone.
Tainui Group Holdings Limited	48.32	4.1.4 Large Lot Residential Zone	Support in part	Amend Rule 4.1.4 Large Lot Residential Zone to remove text providing context of the enclave at Percival and Ryburn Roads. Delete 'Future subdivision of this area into further large lot residential lots, therefore, is not encouraged'. Amend text to remove reference to 10.5.4 and 11.5.3 and refer to interface measures to avoid, remedy or mitigate

				<p>significant adverse effects.</p> <p>Amend to avoid adverse reverse sensitivity effects from the residential area on the establishment and operation of the inland port and the logistics and industrial park zones and include requirements for internal acoustic insulation and no-complaints covenants.</p> <p>Delete the establishment of a buffer as a pre-condition to future development.</p>
Tainui Group Holdings Limited	48.33	Objective 4.2.10	Support in part	<p>Objective 4.2.10 delete 'protect' and insert 'avoid, remedy or mitigate adverse effects on' the amenity values of the Percival - Ryburn Road area.</p> <p>Delete Policy 4.2.10b and replace with a new policy that relates to avoiding reverse sensitivity effects in the Percival - Ryburn Road area.</p> <p>Delete Policy 4.2.10d regarding the establishment of a buffer along Percival Road.</p> <p>Delete Policy 4.2.10e regarding plane trees being an integral part of the buffer.</p> <p>Amend 4.2.10 Explanation to delete reference to intensity of future residential land use and insert new text to reflect the need to manage the subdivision, use and development of the area.</p>
Tainui Group Holdings Limited	48.34	4.3 Rules – General Residential, Residential Intensification and Large Lot Residential Zones	Support in part	<p>Amend 4.3.1 Activity Status Table – General Residential Zone, Residential Intensification Zone and Large Lot Residential Zone by adding a new provision where the use of buildings for residential activities is permitted subject to a restrictive non-complaint covenant or use of buildings without a restrictive non-complaint covenant is discretionary.</p> <p>Insert a note clarifying how a 'restrictive non-complaint covenant' is defined.</p> <p>In the alternative, amend Rule 4.4.1 Density and 23.7.1 Allotment Size and Shape for the Large Lot Residential Zone at Percival / Ryburn Road Area to 2ha.</p>
Tainui Group Holdings Limited	48.35	4.5.1 Comprehensive Development Plan Process	Support in part	<p>Amend 4.5.1a to delete reference to Figure 2-16 and Land Development Plan Areas.</p>
Tainui Group Holdings Limited	48.36	4.5.4 Activity Status Table – Ruakura Medium-Density Residential Zone	Support in part	<p>Amend 4.5.4 Activity Status Table to provide;</p> <p>Residential buildings on sites 250m² or greater as permitted;</p> <p>Residential buildings on sites less than 249m² as restricted discretionary; and</p> <p>Semi-detached, duplex and terrace housing as permitted.</p>
Tainui Group Holdings Limited	48.37	4.6.6 Site Coverage	Support in part	<p>Amend Rule 4.6.6 Site Coverage from a maximum of 50% to 45%.</p>
Tainui Group Holdings Limited	48.38	4.6.7 Building Height	Support in part	<p>Amend Rule 4.6.7 Building Height from 10m to a maximum height of 12m.</p>
Tainui Group Holdings	48.39	4.8.2 Building Setbacks	Support in part	<p>Amend Rule 4.8.2 to delete c) relating to the boundary of a Land Development Area or Area Boundary.</p>

Limited				
Tainui Group Holdings Limited	48.40	8.4.2 Location of Buildings and Activities	Support in part	Amend Rule 8.4.2 Location of Buildings and Activities to provide an exclusion for Precinct C.
Tainui Group Holdings Limited	48.41	8.9 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support in part	Add an “*” for non-notification to numerous activities identified and other activities to ensure consistency with the Board of Inquiry Decision.
Tainui Group Holdings Limited	48.42	Objective 10.2.3	Support in part	Amend Explanation to Objective 10.2.3 to delete reference to 'protection' and replace with 'management of adverse effects on the amenity' for the properties within the Percival / Ryburn Road area.
Tainui Group Holdings Limited	48.43	10.4.1 Permitted Activities	Support in part	Amend Rules 10.4.1 and 10.4.2 to delete reference to Rule 3.7.3.2 Land Development Plan and other consequential amendments to remove equivalent references.
Tainui Group Holdings Limited	48.44	10.4.2 All Other Activities	Support in part	Amend Rules 10.4.1 and 10.4.2 to delete reference to Rule 3.7.3.2 Land Development Plan and other consequential amendments to remove equivalent references. Delete 10.4.2c) which relates to all activities other than permitted being assessed against assessment criteria.
Tainui Group Holdings Limited	48.45	10.4.4 Permeable Surfaces	Oppose	Delete Rule 10.4.4 Permeable Surfaces.
Tainui Group Holdings Limited	48.46	10.4.6 Building Setbacks	Support in part	Amend Rule 10.4.6 Building Setbacks to remove i. which refers to any transport corridor boundary - 10m, and ii. to remove the 40m setback from the expressway for protected premises and facilities.
Tainui Group Holdings Limited	48.47	10.5.4.1 Stage One (West of Percival Road)	Support in part	Amend Landscape Screening Rules 10.5.4.1 and 10.5.4.2 to remove specific references to staging, landscaping shown on Figure 2-17 and to specific locations of landscaping. Such other amendments to provide for alternative inland port staging.
Tainui Group Holdings Limited	48.48	10.5.4.2 Stage Two (Following Closure of Ruakura Road and Percival Road)	Support in part	Amend Landscape Screening Rules 10.5.4.1 and 10.5.4.2 to remove specific references to staging, landscaping shown on Figure 2-17 and to specific locations of landscaping. Such other amendments to provide for alternative inland port staging.

Tainui Group Holdings Limited	48.49	10.5.4.3 Stage Three (north of east coast main trunk railway)	Support in part	Amend 10.5.4.3 Landscape Screening to delete a) which refers to the landscape buffer area being established prior to any development in Ruakura Logistics Zone Sub Area B (north of the railway). Amend 10.5.4.3b) to delete i, ii, iii and v which relate to specific landscaping setback requirements. Any consequential amendments to Figure 10.5.4.3a.
Tainui Group Holdings Limited	48.50	10.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support in part	Amend Clause 10.7 Restricted Discretionary Activities; Matters of Discretion and Assessment Criteria to add an "*" to all activities in the table.
Tainui Group Holdings Limited	48.51	11.4.3 Building Setbacks	Support in part	Amend Rule 11.4.3 Building Setbacks to remove i. which refers to any transport corridor boundary - 10m and ii. to remove the 40m setback from the expressway for protected premises and facilities.
Tainui Group Holdings Limited	48.52	11.5.3 Landscape Screening	Support in part	Amend 11.5.3 Landscape Screening to delete a) which refers to the landscape buffer area being established prior to any development in Ruakura Logistics Zone Sub Area B (north of the railway). Amend 11.5.3b) to delete i, ii and iii and v which relate to retention of specific landscaping and setback requirements. Any consequential amendments to Figure 11.5.3a.
Tainui Group Holdings Limited	48.53	11.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support in part	Amend Clause 11.7 Restricted Discretionary Activities; Matters of Discretion and Assessment Criteria to add an "*" to; Any activity generating 1500 or more vehicle movements per day and is within the Board of Inquiry Plan Change Area.
Tainui Group Holdings Limited	48.54	15.2.10 Ruakura Open Space Zone	Support in part	Amend Policy 15.2.10a to refer to the location, size and connectivity of open space being in 'general' accordance with Figure 2-14.
Tainui Group Holdings Limited	48.55	23.3 Rules – Activity Status Tables	Support in part	Amend Rule 23.3 to delete column referring to 'without an approved LDP'. Amend the column heading 'with an approved LDP' and replace with 'Subdivision activity'.
Tainui Group Holdings Limited	48.56	23.6.8 Subdivision in the Medium-Density Residential and Rototuna Town Centre Zones	Support in part	Amend Rule 23.6.8 to delete reference to Land Development Plans for Ruakura.
Tainui Group Holdings Limited	48.57	23.7.1 Allotment Size and Shape	Support in part	Amend Rule 23.7.1 to provide for minimum lot size of 500m ² for the Ruakura Industrial Park Zone.

Tainui Group Holdings Limited	48.58	25.5.3 Rules – General Standards	Support in part	Amend Rule 25.5.3.1xiii Landscape Screening to clarify fences may be used instead of a landscape buffer strip.
Tainui Group Holdings Limited	48.59	25.7 Network Utilities and the Electricity National Grid Corridor	Support in part	Amend Rule 25.7.5 Rules-Activity Status-Electricity National Grid Corridor to ensure consistency with Rule 25H.14.1 of the Board of Inquiry Decision.
Tainui Group Holdings Limited	48.60	25.7.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Support in part	Amend Rule 25.7.7 to remove references to 'I' and 'N' in respect of Activities xiii, xiv and xv and replace those matters with the matters of discretion from Rule 25H.14.2.1 of the Board of Inquiry Decision.
Tainui Group Holdings Limited	48.61	25.8.3.14 Non-Conformity with Standards in the Ruakura Logistics Zone	Support in part	Amend Rule 25.8.3.14 Non-Conformity with Standards in the Ruakura Logistics Zone to include reference to notional boundary of any residential unit to provisions a) and b).
Tainui Group Holdings Limited	48.62	1.1.2 Definitions Used in the District Plan	Support in part	Amend 1.1.2 Definitions to replace the existing definition and diagram for National Grid Corridor and National Grid Yard with National Grid, National Grid Yard, National Grid Corridor and Sensitive Activity from the Board of Inquiry Decision. Insert definitions of 'Freight Handling activities', 'Logistics Activities', 'Noise sensitive activities', 'Transport Service Centre' and other definitions from Board of Inquiry Decision, or as otherwise required.
Tainui Group Holdings Limited	48.63	1.2.2.25 Land Development Plans	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; d) Insert 'where relevant' relating to Ruakura Strategic Infrastructure and connectivity across the structure plan. g) Delete reference to total area and consistency with Ruakura Open Space Zone and structure plan. m) Delete reference to Land Development Plan Areas. m)ix. and x. delete 'schedule' and replace with 'structure plan'. o)ii. Delete 'and gives effect to' Ruakura Strategic Infrastructure. y) delete from neighbourhood reserves provision the approximate area size 0.5ha and catchment radius of 500m.
Tainui Group Holdings Limited	48.64	Concept Layout Plan	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; d) Insert 'where relevant' relating to Ruakura Strategic Infrastructure and connectivity across the structure plan. g) Delete reference to total area and consistency with Ruakura Open Space Zone and structure plan. m) Delete reference to Land Development Plan Areas.
Tainui Group Holdings Limited	48.65	Landscape Concept and Ecological Enhancement Plan	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; m)ix. and x. delete 'schedule' and replace with 'structure plan'.

Tainui Group Holdings Limited	48.66	Water Impact Assessment	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; o)ii. Delete 'and gives effect to' Ruakura Strategic Infrastructure.
Tainui Group Holdings Limited	48.67	Open Space Provisions	Support in part	Amend Appendix 1.2.2.25 Land Development Plans as follows; y) delete from neighbourhood reserves provision the approximate area size 0.5ha and catchment radius of 500m.
Tainui Group Holdings Limited	48.68	N1 Land Development Plans	Support in part	Amend 1.3.3N1 Land Development Plans as follows; Delete matters N1e) and f) which relate to consistency with the Ruakura Strategic Infrastructure and any staged development of any Land Development Plan Area. Amend N1k) to include 'where relevant'.
Tainui Group Holdings Limited	48.69	1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria	Support in part	Delete all references in the Medium Density Residential, Logistics Zone, Industrial Park Zone and Knowledge Zone (Precinct C) to Matters of Discretion and Assessment Criteria other than, where relevant to N – Ruakura, G-Transportation and F-Hazards and Safety.
Tainui Group Holdings Limited	48.70	Figure 2-14 New Figure	Support in part	Various amendments to Figure 2-14 Ruakura Structure Plan such as rezoning, amend legend, removal of reserves, zoning of roads and consequential changes.
Tainui Group Holdings Limited	48.71	Figure 2-15A New Figure	Support in part	Amend Figure 2-15 A Ruakura Strategic Infrastructure –Transport to reflect the current anticipated road network and hierarchy. Add a note.
Tainui Group Holdings Limited	48.72	Figure 2-15B New Figure	Support in part	Amend Figure 2-15B Ruakura Strategic Infrastructure –Three Waters to reflect the current anticipated three waters infrastructure and amend the “Stormwater” notation. Add a note.
Tainui Group Holdings Limited	48.73	Figure 2-16 New Figure	Oppose	Delete Figure 2-16 Ruakura Land Development Plan Areas and references in the Plan.
Tainui Group Holdings Limited	48.74	Figure 2-17 New Figure	Support in part	Amend Figure 2-17 Inland Port Building Setbacks and Landscape Controls to remove the underlying inland port layout to reflect current layout as per the LDP at concept level.
Tainui Group	48.75	Figure 2-18 New Figure	Support	Amend Figure 2-18 Ruakura Cyclist & Pedestrian Network Plan to reflect the current anticipated cycle and pedestrian

Holdings Limited			in part	network.
Tainui Group Holdings Limited	48.76	Zoning Maps	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendments to roading.
Tainui Group Holdings Limited	48.77	Features Map	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendments to roading.
Tainui Group Holdings Limited	48.78	20A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.79	21A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.80	29A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.81	30A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.82	31A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.

Tainui Group Holdings Limited	48.83	39A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.84	40A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.85	47A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.86	48A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.87	49A	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.88	20B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.89	21B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading.

				Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.90	29B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.91	30B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.92	31B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.93	39B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.94	40B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.95	47B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.96	48B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading.

				Make other changes to the Maps and Figure as necessary to give effect to this submission.
Tainui Group Holdings Limited	48.97	49B	Support in part	Delete all Scheduled Tree Notations applying to the Ruakura Industrial Park Zone, Knowledge Zone (Precinct C), Logistics Zone and Medium Density Zones with consequential amendments to Schedule 9D. Various amendments to the Planning Maps such as rezonings, removal of Waikato River and Gully Hazard Area, and amendment to roading. Make other changes to the Maps and Figure as necessary to give effect to this submission.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.01	8 Knowledge Zone	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.02	Appendix 1 District Plan Administration	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.03	38A	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.04	39A	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.05	38B	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway,	49.06	39B	Support	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP.

Laura; Beaumont, Louise; and Adam, John P			in part	Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.07	40B	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
Kellaway, Laura; Beaumont, Louise; and Adam, John P	49.08	40A	Support in part	Seek the inclusion of a number of historic places, sites, plantings and area into Appendix 8 and 9 of the PDP. Seek a comprehensive Heritage Assessment of the historic site and include a Ruakura Heritage Area - specifically in the Knowledge Zone.
West, Jennifer	50.01	1.1.2.2 Integration of the Plan with Other Plans and Documents	Oppose	Amend wording to clarify the relationship between the Board of Inquiry Plan Change and the Variation.
West, Jennifer	50.02	Figure 1a	Support in part	Insert reference to National Standard for Air Quality. Require a complete assessment of effects for the whole Ruakura Structure Plan on Air Quality.
West, Jennifer	50.03	3.7 Ruakura	Oppose	Amend 3.7.a) i. to include reference to inland port. Amend 3.7b) to refer to industrial land and delete reference to employment. Amend the total figure of 77ha available for research and innovation. Amend 3.7c) to only refer to the first sentence finishing with 1800 households and add new clause 3.7d), which includes the remainder of 3.7c). Amend 3.7f) to provide details of development sequence and anticipated timeframes for development. Add iv. Figure 2-16B Expected Development Sequence and Indicative Dates. Amend 3.7k) to refer to the whole Knowledge Zone. Amend 3.7l) by deleting reference to Open Space "is fixed" until consideration has been given to the effects on Fairview Downs and its environs. Amend 3.7 to reflect the fact that the matter of national significance that required a BOI hearing was an inland port and logistics area. Amend 3.7v) to include "Electric power lines" and include provision for on-going maintenance. Insert a provision that an Assessment of Environmental Effects (AEE) be completed that includes all environmental effects of the whole area of the proposed Ruakura Structure Plan, and especially Air Quality.

				Insert a provision for the monitoring of this project from its outset at construction and throughout each stage of development.
West, Jennifer	50.04	3.7.1.1 Ruakura Logistics Zone – Inland Port	Oppose	Remove "proposed" from 3.7.1.1b) and add in "quarantine facilities". Fully assess the impact on surrounding City population of a completed Ruakura Structure Plan in light of an event of low probability with high impact, with particular regard to the size and scale of the project.
West, Jennifer	50.05	3.7.1.2 Ruakura Logistics Zone – Logistics	Support in part	Provide certainty that the inland port has the ability to obtain approval to operate a Transitional Facility under the Biosecurity's Act.
West, Jennifer	50.06	48A	Oppose	Amend to provide additional width over the allotted 40m for greenspace and cycleway and passive recreation at Sheridan and Nevada Rds.
West, Jennifer	50.07	48B	Oppose	Amend to provide additional width over the allotted 40m for greenspace and cycleway and passive recreation at Sheridan and Nevada Rds.
West, Jennifer	50.08	3.7.3.2 Land Development Plan	Oppose	Amend to consider wider landscaping provisions for the whole development. Reinstate Rule 3.7.3.2 and make it clear to require an ICMP before any land development can be considered. Add details of development sequencing and anticipated timeframes in a new figure.
West, Jennifer	50.09	11 Ruakura Industrial Park Zone	Oppose	Ensure that areas that are undeveloped are maintained. Call all Industrial areas "Industrial Park Zone" and give a proper name to the area of industrial land in the Fairview Downs area. Provide more landscaping in each Land Development Plan area to provide the best visual effect to adjacent residences, while providing screening from noise, vibration, dust, pollutants and traffic.
West, Jennifer	50.10	25.8 Noise and Vibration	Oppose	Ensure the noise limits are the same for the whole City. As the areas develop, review noise requirements. Any Noise Management Plan should refer to the overall effect of the whole Ruakura Structure Plan incrementally. Ensure a complaints procedure is embedded in any Noise Management Plan.
West, Jennifer	50.11	1.2.2.20 Ruakura Logistics Zone	Oppose	Ensure the noise limits are the same for the whole City. As the areas develop, review noise requirements. Any Noise Management Plan should refer to the overall effect of the whole Ruakura Structure Plan incrementally. Ensure a complaints procedure is embedded in any Noise Management Plan.
West, Jennifer	50.12	Water Impact Assessment	Oppose	Reinstate Rule 3.7.3.2 and make it clear to require an ICMP before any land development is planned.
West, Jennifer	50.13	3.7.1.9 Stormwater	Oppose	Reinstate Rule 3.7.3.2 and make it clear to require an ICMP before any land development is planned.
West, Jennifer	50.14	3.7.3.2.2 Water Impact Assessment	Oppose	Reinstate Rule 3.7.3.2 and make it clear to require an ICMP before any land development is planned.
West, Jennifer	50.15	3.7.3.3 Staging and Traffic Requirements	Oppose	Ensure the Variation reflects the BOI decisions. Provide details of development sequencing and anticipated timeframes in a new figure.

West, Jennifer	50.16	10 Ruakura Logistics Zone	Oppose	Ensure that the Variation includes an inland port and logistics area with MAF/quarantine and customs facilities.
West, Jennifer	50.17	Figure 2-15A New Figure	Oppose	Seeks monitoring of the traffic on Silverdale Road to assess effects of increasing HCV traffic, other vehicles and pedestrians. Seek clarity that vehicle emissions are considered in any air quality assessment.
West, Jennifer	50.18	3.7.1.7 Transportation Network	Oppose	Seeks monitoring of the traffic on Silverdale Road to assess effects of increasing HCV traffic, other vehicles and pedestrians. Seek clarity that vehicle emissions are considered in any air quality assessment.
West, Jennifer	50.19	8 Knowledge Zone	Oppose	Remove references to Major Facilities Zone in relation to the University of Waikato. Amend 8.2.5, 8.2.5b) and relevant explanation to clarify that adverse effects of the Ruakura Retail Centre are managed to avoid the impact on knowledge based activity.
West, Jennifer	50.20	Figure 2-14 New Figure	Oppose	Limit the area of land that is zoned for retail activity so as not to take up valuable space which could be used for the expansion of other knowledge-based precincts or activities. Seek an AEE that assesses all environmental effects of the whole area, especially air quality. Ensure that the project is monitored from the outset in line with 15.4.2 of the RPS - with particular emphasis on existing residential areas.
West, Jennifer	50.21	8.3.3 Rules – Activity Status for Precinct C - Ruakura Retail Centre only	Oppose	Limit the extent of land used for retail activity which is not knowledge-based to what is currently provided.
West, Jennifer	50.22	Objective 8.2.5 Ruakura Retail Centre	Oppose	Amend 8.2.5, 8.2.5b) and relevant explanation to clarify that adverse effects of the Ruakura Retail Centre are managed to avoid the impact on knowledge based activity.
West, Jennifer	50.23	Figure 2-16 New Figure	Oppose	Provide more landscaping in each Land Development Plan area to provide the best visual effect to adjacent residences, while providing screening from noise, vibration, dust, pollutants and traffic.
West, Jennifer	50.24	Figure 2-16 Ruakura Land Development Plan Areas	Support in part	Add a new Figure 2-16B Expected Development Sequence and Indicative dates.
West, Jennifer	50.25	3.7.3.2.1 Consent for Land Development	Oppose	Provide more landscaping in each Land Development Plan area to provide the best visual effect to adjacent residences, while providing screening from noise, vibration, dust, pollutants and traffic.
West, Jennifer	50.26	3.7.1.8 Open Space Network	Oppose	Clarify that visual amenity and buffer areas are part of mitigation measures for residents.
West, Jennifer	50.27	1.2.2.25 Land Development Plans	Oppose	Amend to consider wider landscaping provisions for the whole development.

West, Jennifer	50.28	10.5.2 Noise Management	Oppose	Amend 10.5.2(a) Noise shall be managed in accordance with an approved Noise Management Plan as provided by the Board of Inquiry. Include a Complaints Procedure that will give neighbouring occupants access to a call-line to log complaints.
West, Jennifer	50.29	25 City-wide	Oppose	Seek a traffic assessment for the whole structure plan, and subsequently review and amend the modelling done for the Plan Change.
West, Jennifer	50.30	Integrated Transport Assessment	Oppose	Seek a traffic assessment for the whole structure plan, and subsequently review and amend the modelling done for the Plan Change. Seek the traffic on Silverdale Road to be regularly monitored to assess effects of increasing HCV traffic and other vehicles.
West, Jennifer	50.31	1.1 Definitions and Terms	Oppose	Amend 1.1 Definitions and Terms to include bitumen manufacturing plants and products within the definition of Noxious Industries.
West, Jennifer	50.32	10.3 Rules – Activity Status Table	Oppose	Clarify that Noxious Industries should not be allowed to establish within the Ruakura Structure Plan area. This includes woodlots, logs, woodchip, cement, or any other bulk product that will require detrainning, standing in piles on hardstand and reloading.
West, Jennifer	50.33	11.3 Rules – Activity Status Table	Oppose	Clarify that Noxious Industries should not be allowed to establish within the Ruakura Structure Plan area. This includes woodlots, logs, woodchip, cement, or any other bulk product that will require detrainning, standing in piles on hardstand and reloading.
West, Jennifer	50.34	Appendix 1 District Plan Administration	Oppose	Remove all references to Major Facilities Zone where it relates to the University of Waikato.
West, Jennifer	50.35	15.6.6 Ruakura Open Space Minimum Width	Oppose	Amend to provide additional width over the allotted 40m for greenspace and cycleway and passive recreation at Sheridan and Nevada Rds.
West, Jennifer	50.36	15.7 Restricted Discretionary Activities Matters of Discretion and Assessment Criteria	Oppose	Amend to provide additional width over the allotted 40m for greenspace and cycleway and passive recreation at Sheridan and Nevada Rds.