

Figure 2-14 Ruakura Structure Plan Area

Legend

-  Ruakura Structure Plan Area
-  Indicative Neighbourhood Reserve
-  Railway Line
-  Waikato Expressway
-  Interface Design Control Area
-  Residential Enclave Buffer Area
-  General Residential Zone
-  Ruakura Open Space Zone
-  Medium Density Residential Zone
-  Ruakura Retail Centre
-  Natural Open Space Zone
-  Ruakura Logistics Zone
-  Ruakura Industrial Park Zone
-  Knowledge Zone
-  Large Lot Residential Zone
-  Existing Industrial Zone
-  State Highway Hamilton Section of Expressway
-  Roads - (Other than local roads)
-  Roads

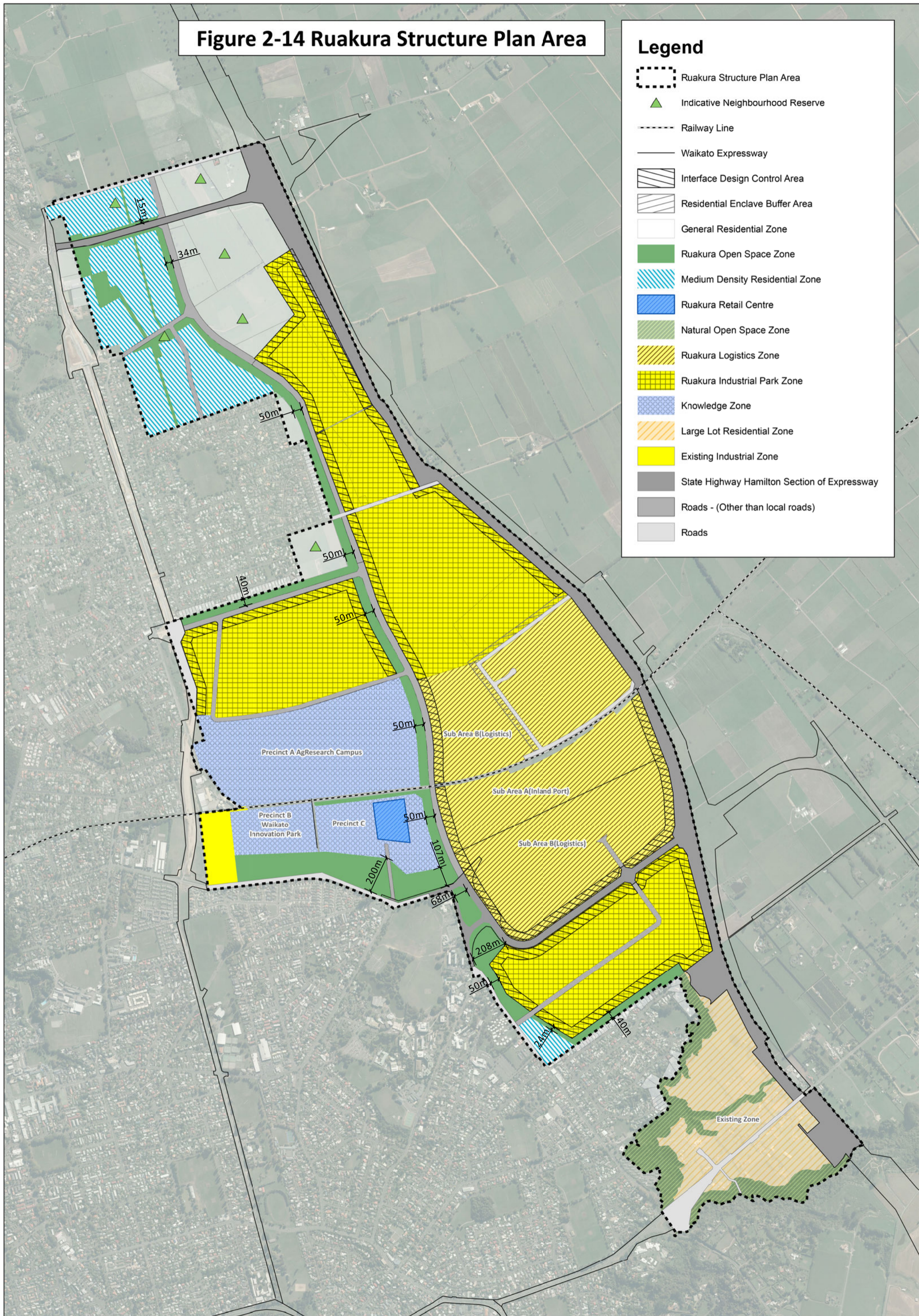


Figure 2-15 Ruakura Strategic Infrastructure








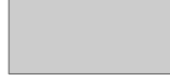

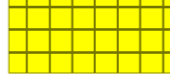


Legend

- Ruakura Structure Plan Area
- Reservoir Proposed
- Reservoir Existing
- Water Trunkmain Proposed
- Water Bulkmain Proposed
- Water Bulkmain Existing
- Wastewater Interceptor Existing
- Wastewater Interceptor Proposed
- Strategic Water Connection
- Railway Line
- Stormwater
- Ruakura Strategic Transport Network
- Roads, Subject To Road Stopping
- Roads
- Waikato Expressway
- Collector Road
- Major Arterial Road
- Minor Arterial Road

Waipare Drive

Figure 2-16 Ruakura Land Development Plan Area

Legend

-  Ruakura Structure Plan Area
-  Land Development Plan Areas
-  Indicative Neighbourhood Reserve
-  Ruakura Open Space Zone
-  Railway Line
-  General Residential Zone
-  State Highway Hamilton Section of Expressway
-  Roads - (Other than local roads)
-  Roads
-  Ruakura Logistics Zone
-  Ruakura Industrial Park Zone
-  Knowledge Zone
-  Large Lot Residential Zone

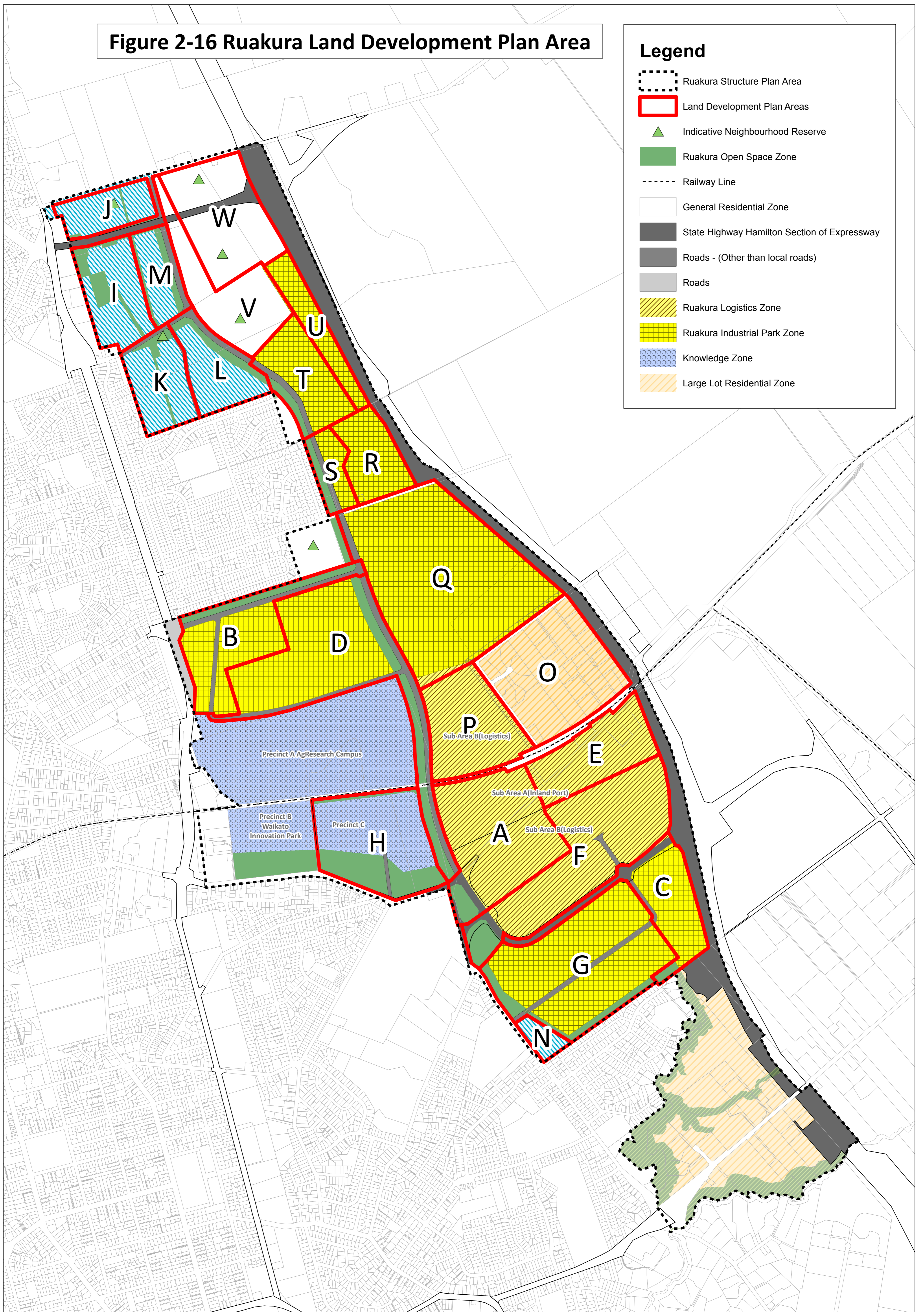
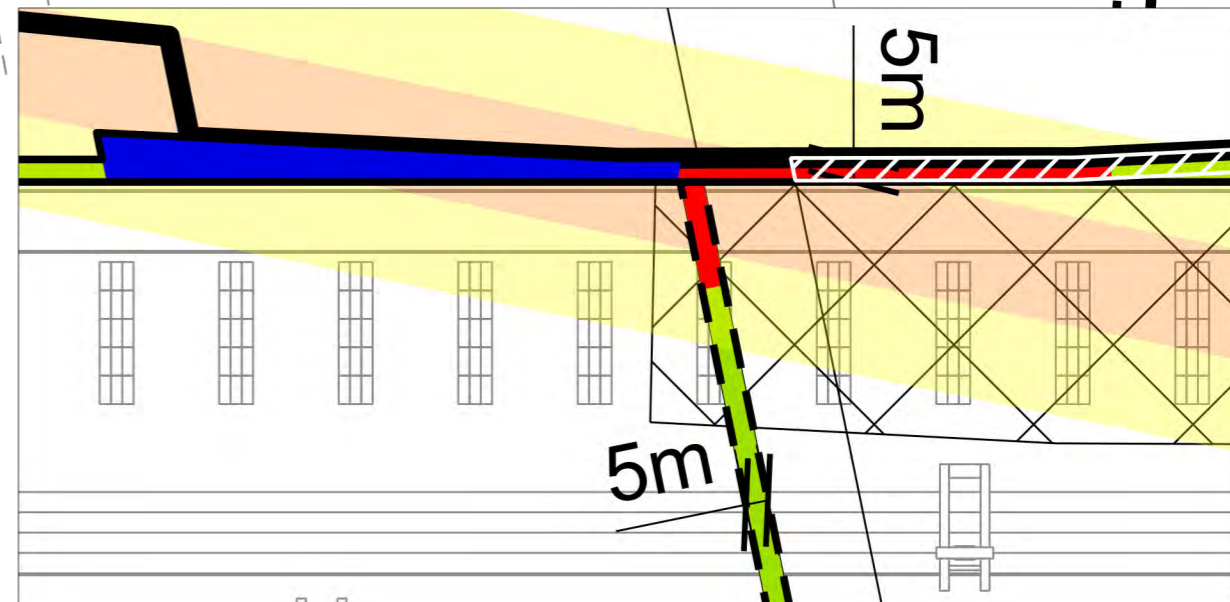
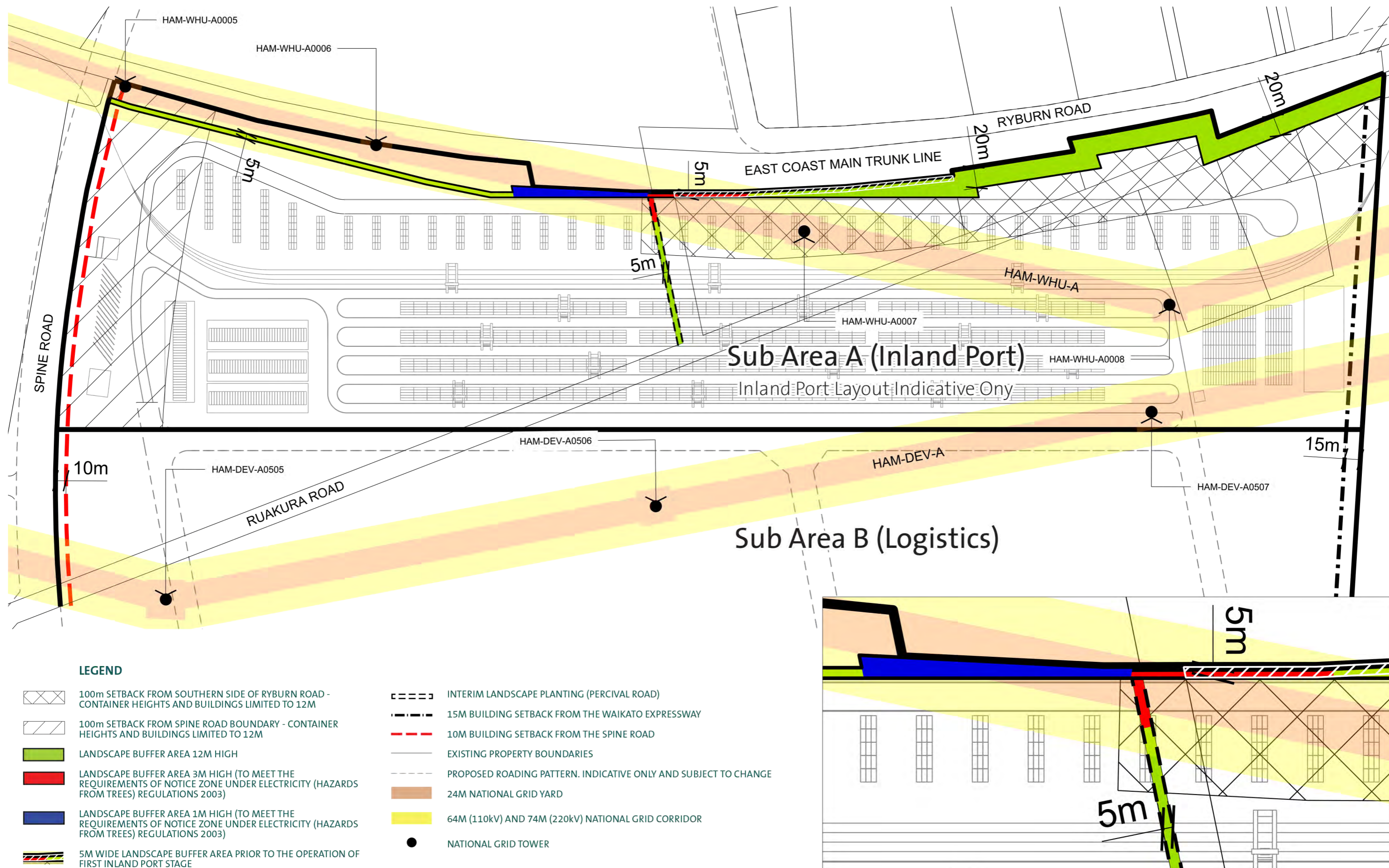


Figure – 2-17 Inland Port Building Setbacks and Landscape Controls



Enlargement of landscape buffer area under transmission lines (NTS)

LEGEND















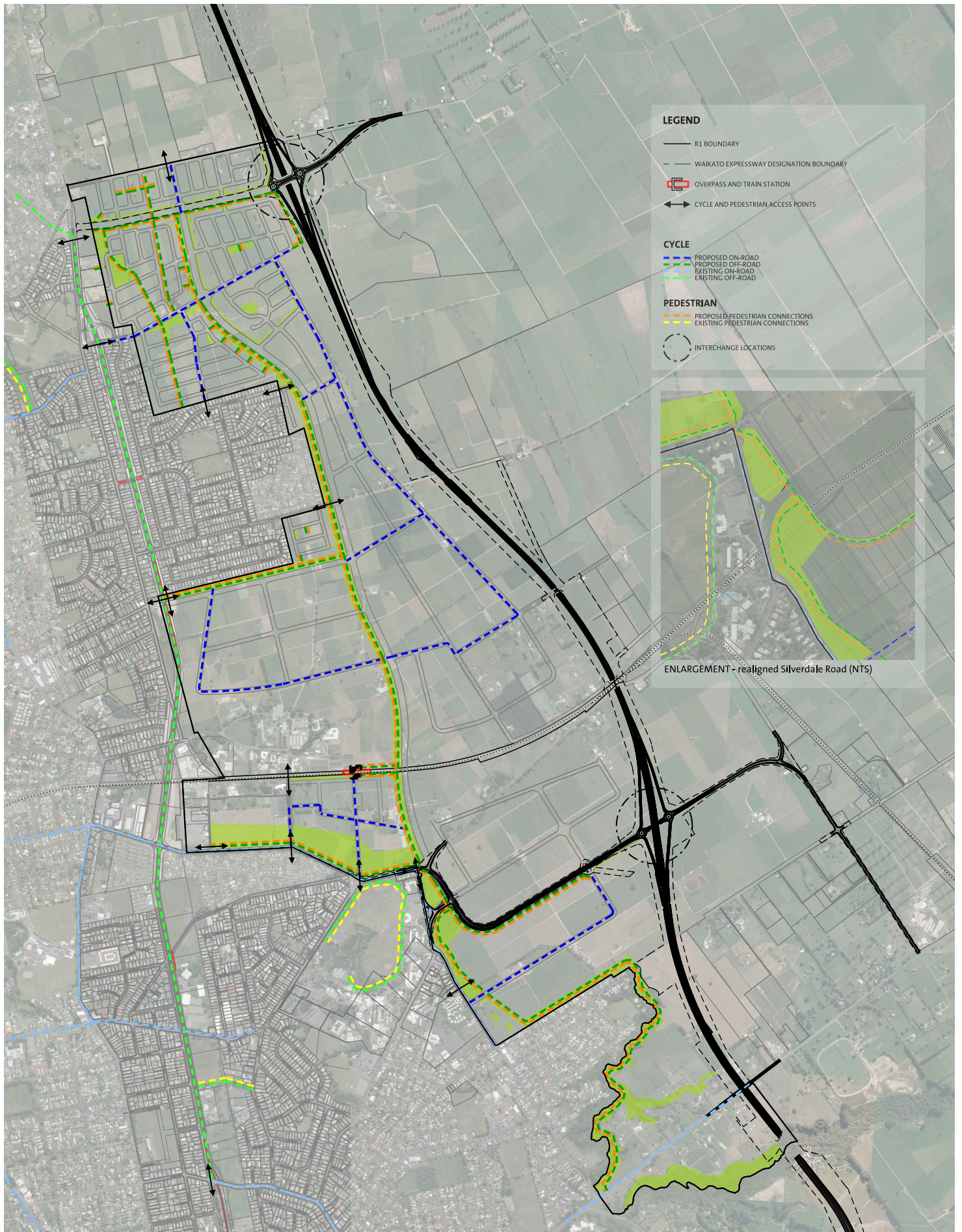




-  100m SETBACK FROM SOUTHERN SIDE OF RYBURN ROAD - CONTAINER HEIGHTS AND BUILDINGS LIMITED TO 12M
-  100m SETBACK FROM SPINE ROAD BOUNDARY - CONTAINER HEIGHTS AND BUILDINGS LIMITED TO 12M
-  LANDSCAPE BUFFER AREA 12M HIGH
-  LANDSCAPE BUFFER AREA 3M HIGH (TO MEET THE REQUIREMENTS OF NOTICE ZONE UNDER ELECTRICITY (HAZARDS FROM TREES) REGULATIONS 2003)
-  LANDSCAPE BUFFER AREA 1M HIGH (TO MEET THE REQUIREMENTS OF NOTICE ZONE UNDER ELECTRICITY (HAZARDS FROM TREES) REGULATIONS 2003)
-  5M WIDE LANDSCAPE BUFFER AREA PRIOR TO THE OPERATION OF FIRST INLAND PORT STAGE
-  INTERIM LANDSCAPE PLANTING (PERCIVAL ROAD)
-  15M BUILDING SETBACK FROM THE WAIKATO EXPRESSWAY
-  10M BUILDING SETBACK FROM THE SPINE ROAD
-  EXISTING PROPERTY BOUNDARIES
-  PROPOSED ROADING PATTERN. INDICATIVE ONLY AND SUBJECT TO CHANGE
-  24M NATIONAL GRID YARD
-  64M (110kV) AND 74M (220kV) NATIONAL GRID CORRIDOR
-  NATIONAL GRID TOWER

Figure 2-18 Cyclist and Pedestrian Network Plan




LEGEND - FEATURES


Significant Archaeological, Historic and Cultural Sites

-  Built Heritage - A Ranking (Schedule 8A)
-  Built Heritage - B Ranking (Schedule 8A)
-  Group 1 (Schedule 8B)
-  Group 2 (Schedule 8B)








Natural Environment

-  Significant Natural Areas (Schedule 9C)
-  Significant Trees (Schedule 9D)
-  Waikato River and Gully Hazard Area
-  Waikato River Bank Stability Area
-  Peat Lakes and Wetlands
-  Peat Lake Catchment







Designations

-  Designation (Schedule 26.3 - Volume 1)



Electricity Transmission Corridors

-  National Grid Yard - Greenfields
-  National Grid Corridor - Greenfields
-  National Grid Yard - Urban Areas
-  National Grid Corridor - Urban Areas
-  Transmission Line Structure - Pole
-  Transmission Line Structure - Tower
-  Electricity Transmission Lines



Natural Hazard Area

-  Low Flood Hazard Area
-  Medium Flood Hazard Area
-  High Flood Hazard Area
-  Flood Hazard Subcatchment Boundary
-  Culvert Block Flood Hazard Area (Culvert Block Flood Level)
-  Temple View Flood Hazard Area

Airport Proaction Overlay




-  Horizontal Obstacle Limitation Surface - 102m Moturiki Datum
-  Outer Edge Conical Obstacle Limitation Surface - 207m Moturiki Datum

Other Features




-  Vector Gas Pipeline Corridor
-  Railway Line

Areas



Special Heritage Areas

-  Frankton Railway Village
-  Hamilton East Villas
-  Hayes Paddock

Special Residential Areas

-  Claudelands West Dwelling Control Area
-  Hamilton East
-  Hamilton East Dwelling Control Area




Special Natural Areas

-  Rotokauri - Lake Waiwhakareke Landscape Character Area
-  Rotokauri Ridgeline Area

Peacocke Character Areas

-  Gully Area
-  Hill Area
-  Terrace Area



Temple View Areas

-  Character Area
-  Heritage Area
-  Teacher Housing Area

Industrial Areas





-  Deferred Industrial Zone
-  Crawford Street Freight Village
-  Industrial Area - Dairy Factory
-  Rotokauri Employment Area
-  Frankton Employment Area
-  Frankton Living Overlay
-  Thoroughbred Business Park

Residential Areas







-  Visitor Facilities Area
-  Hamilton East Residential Intensification Area

LEGEND - ZONING






Residential Zones

-  General Residential Zone
-  Medium Density Residential Zone
-  Residential Intensification Zone
-  Large Lot Residential Zone

Special Character Zones

-  Special Residential Zone
-  Special Heritage Zone
-  Special Natural Zone
-  Peacocke Character Zone
-  Rototuna North East Character Zone
-  Temple View Zone

Industrial Zone

-  Industrial Zone
-  Te Rapa North Industrial Zone
-  Industrial Amenity Protection Area
-  Ruakura Industrial Park Zone
-  Ruakura Logistics Zone












Business Zones

-  Business 1 Zone - Commercial Fringe
-  Business 2 Zone - Events Facilities Fringe
-  Business 3 Zone - Sub-Regional Centre
-  Business 4 Zone - Large Format Retail
-  Business 5 Zone - Suburban Centre
-  Business 6 Zone - Neighbourhood Centre

Recreational Zones

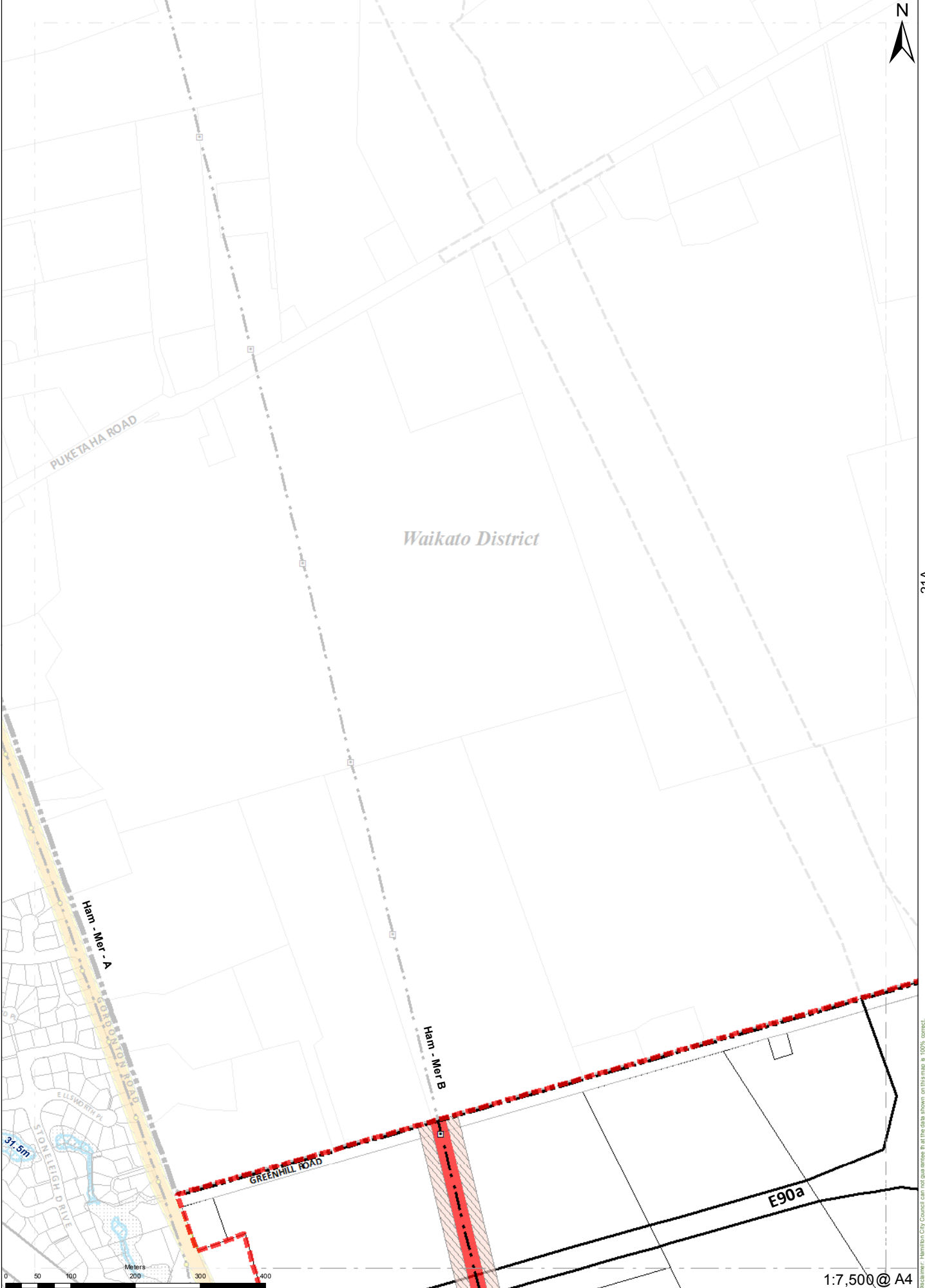
-  Sports and Recreation Open Space Zone
-  Neighbourhood Open Space Zone
-  Natural Open Space Zone
-  Destination Open Space Zone
-  Ruakura Open Space Zone
-  Natural Open Space - Waikato River and Lakes

Other Zones

-  Central City Zone
-  Community Facilities Zone
-  Future Urban Zone
-  Knowledge Zone
-  Major Facilities Zone
-  Rototuna Town Centre Zone
-  Transport Corridor Zone
-  Ruakura Interface Design Control Area
-  Residential Enclave Buffer Area
-  Ruakura Variation Area
-  City Boundary



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PUKETAHA ROAD

Waikato District

GORDON ROAD

ELLSWORTH PL

STONEBUSH DRIVE

GREENHILL ROAD

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Meters

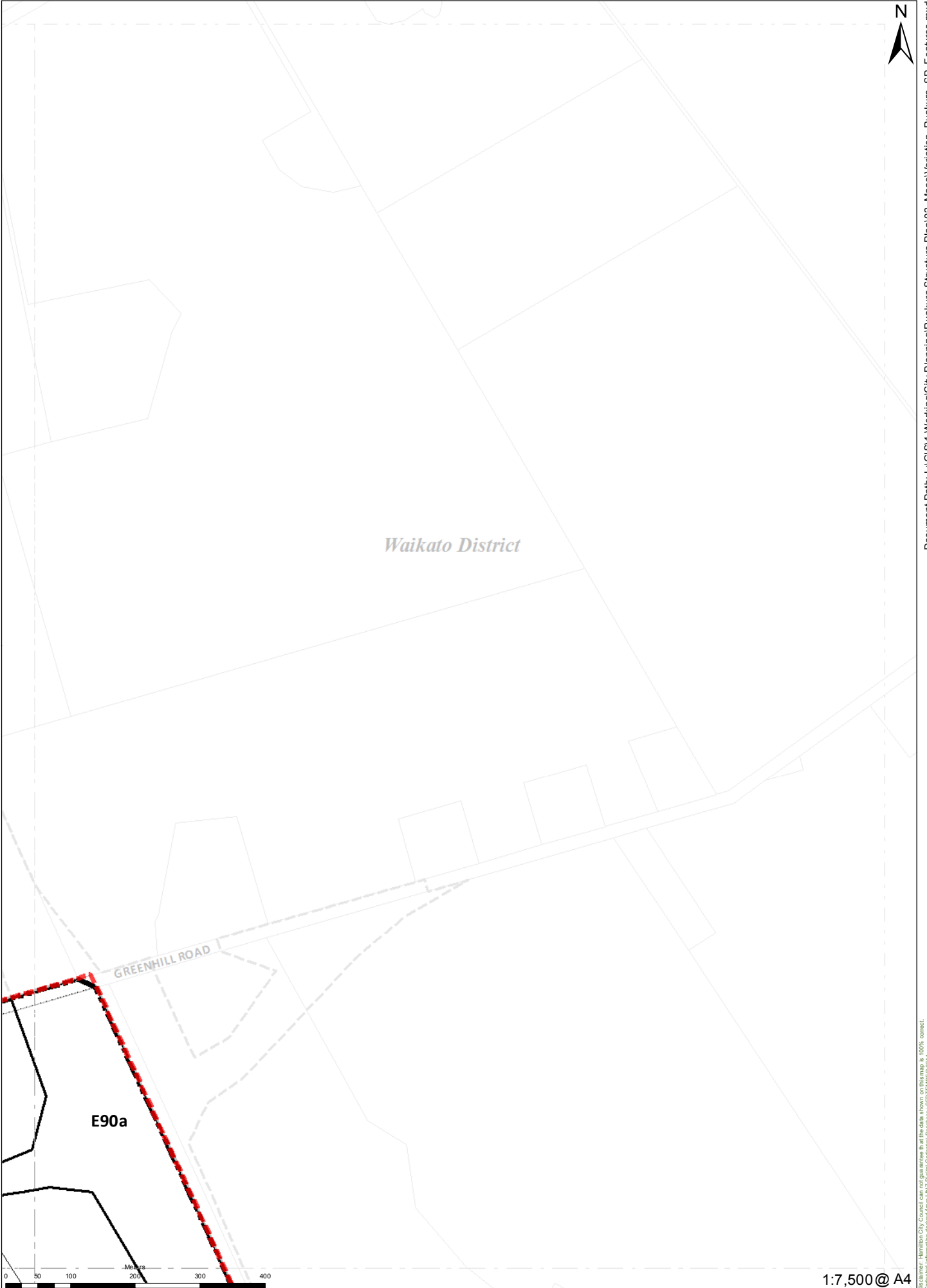
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Waikato District

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GREENHILL ROAD



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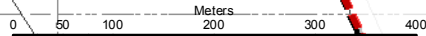
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Waikato District

GREENHILL ROAD

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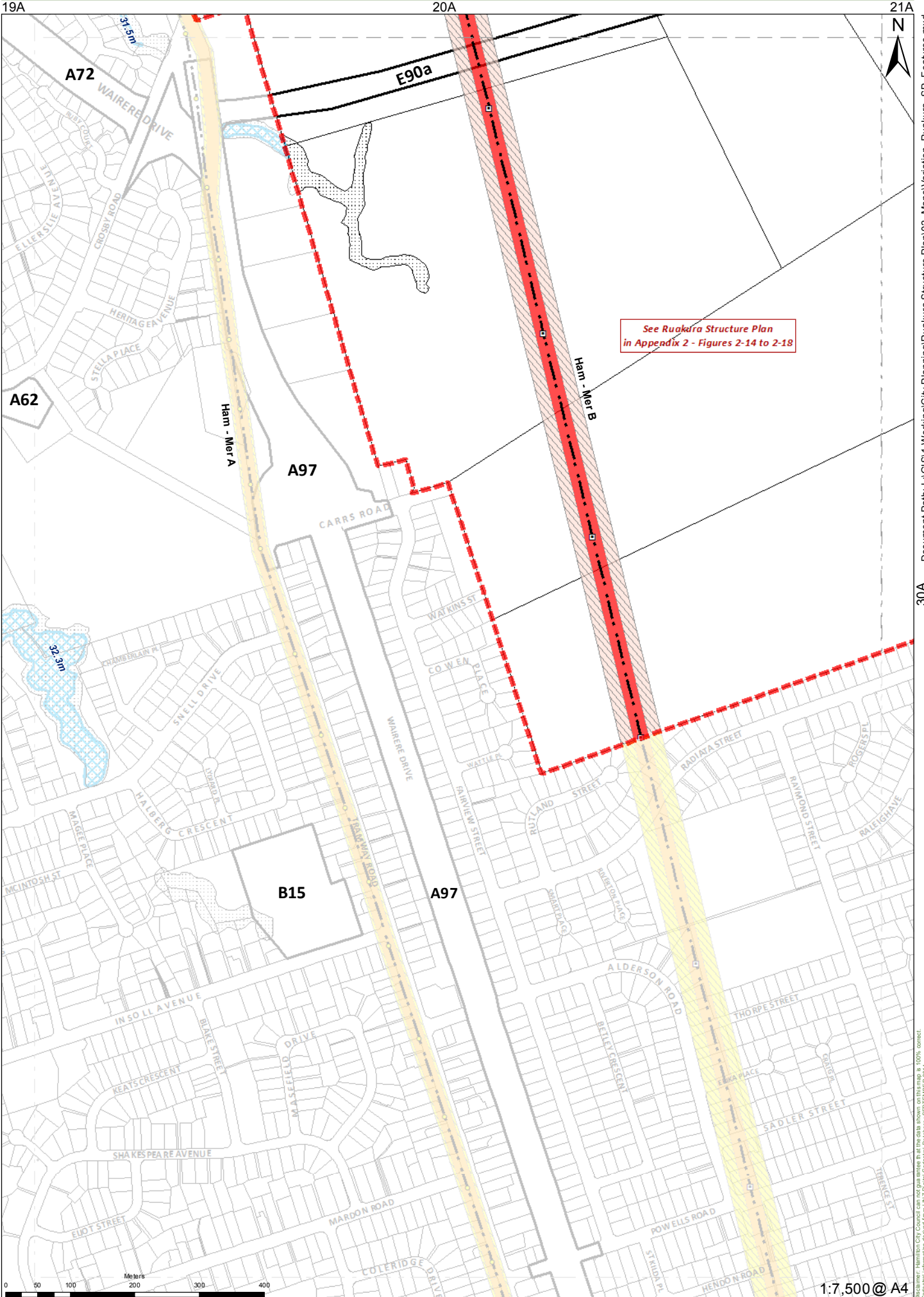


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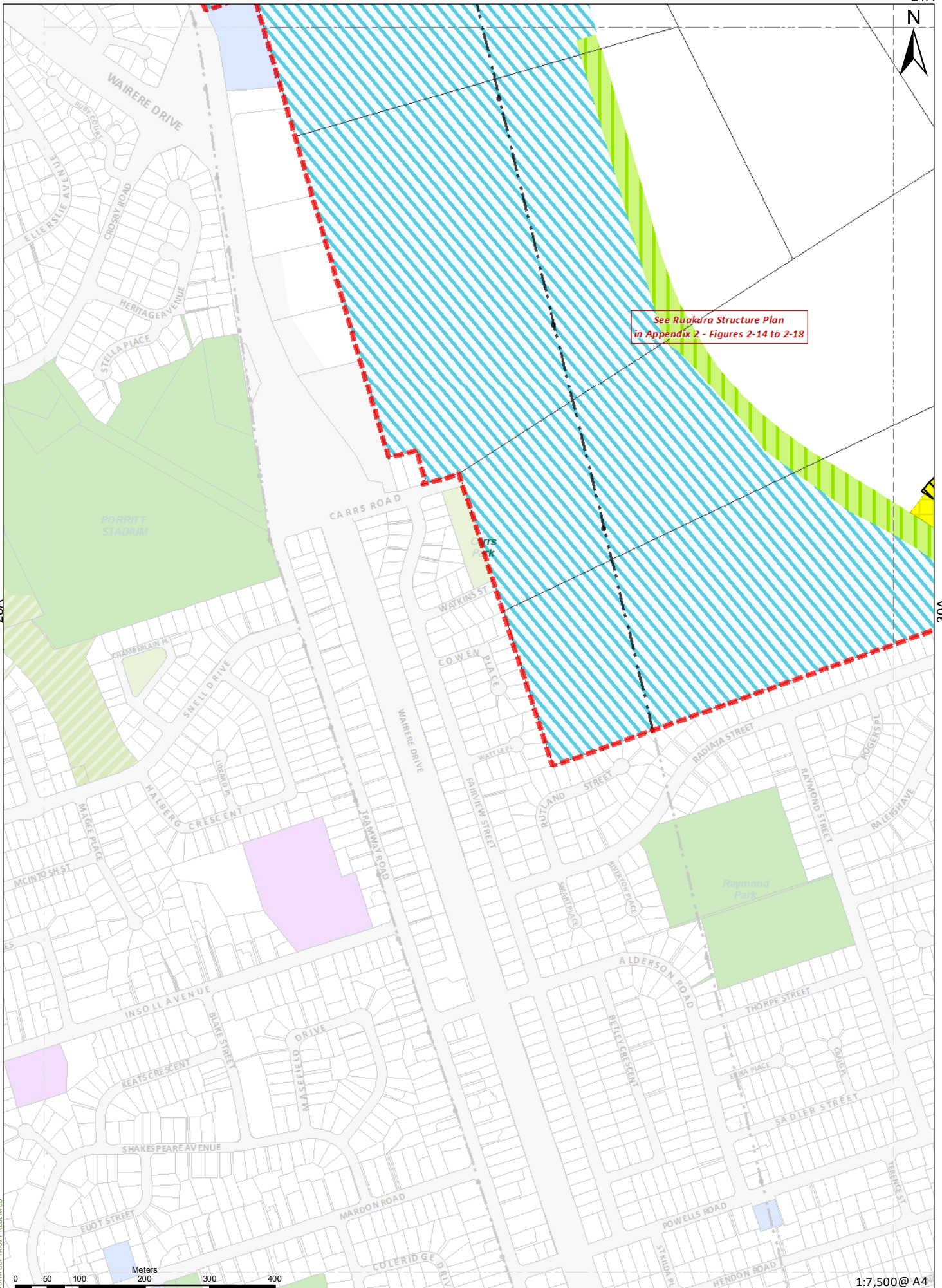
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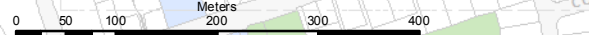
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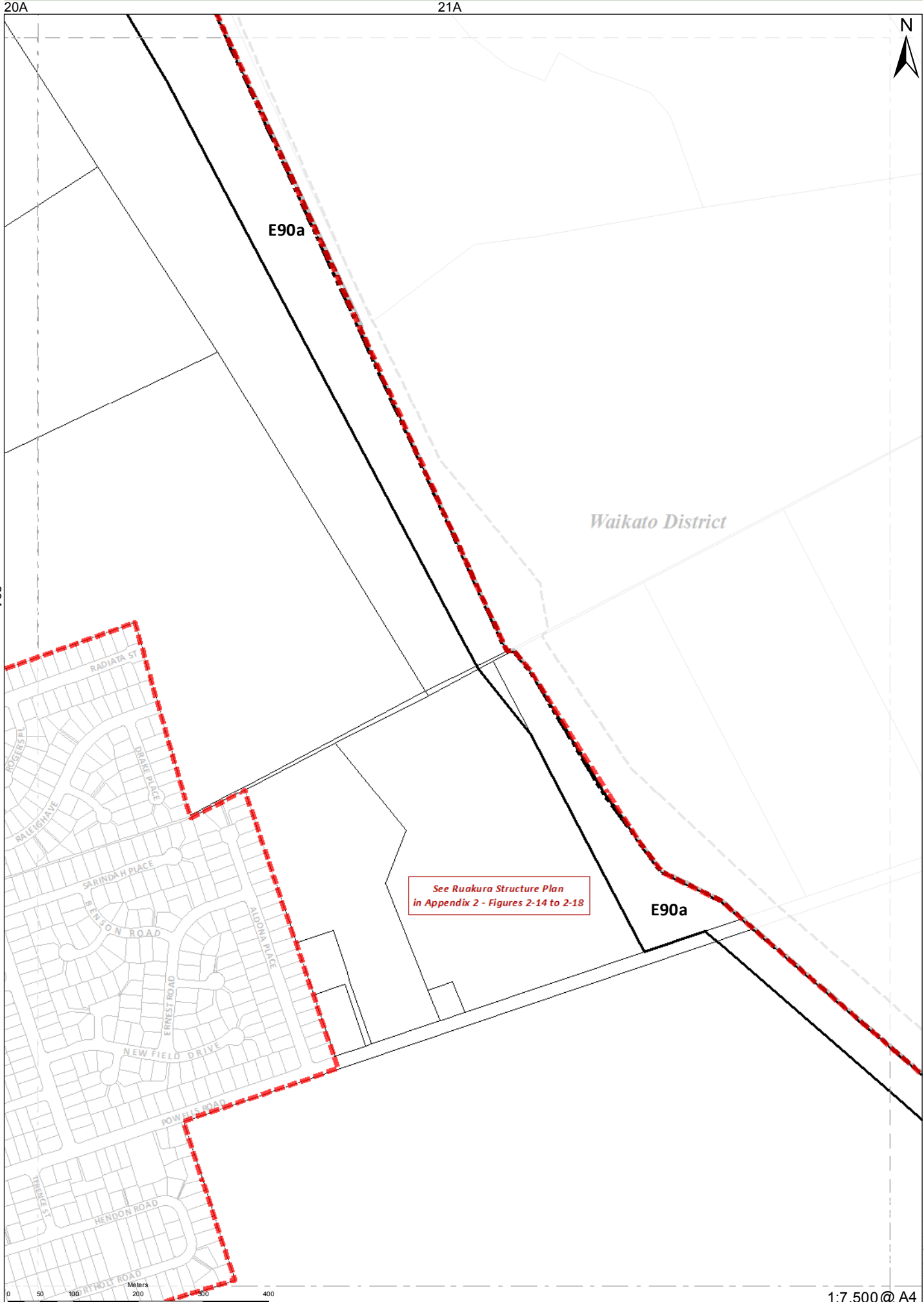


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Waikato District

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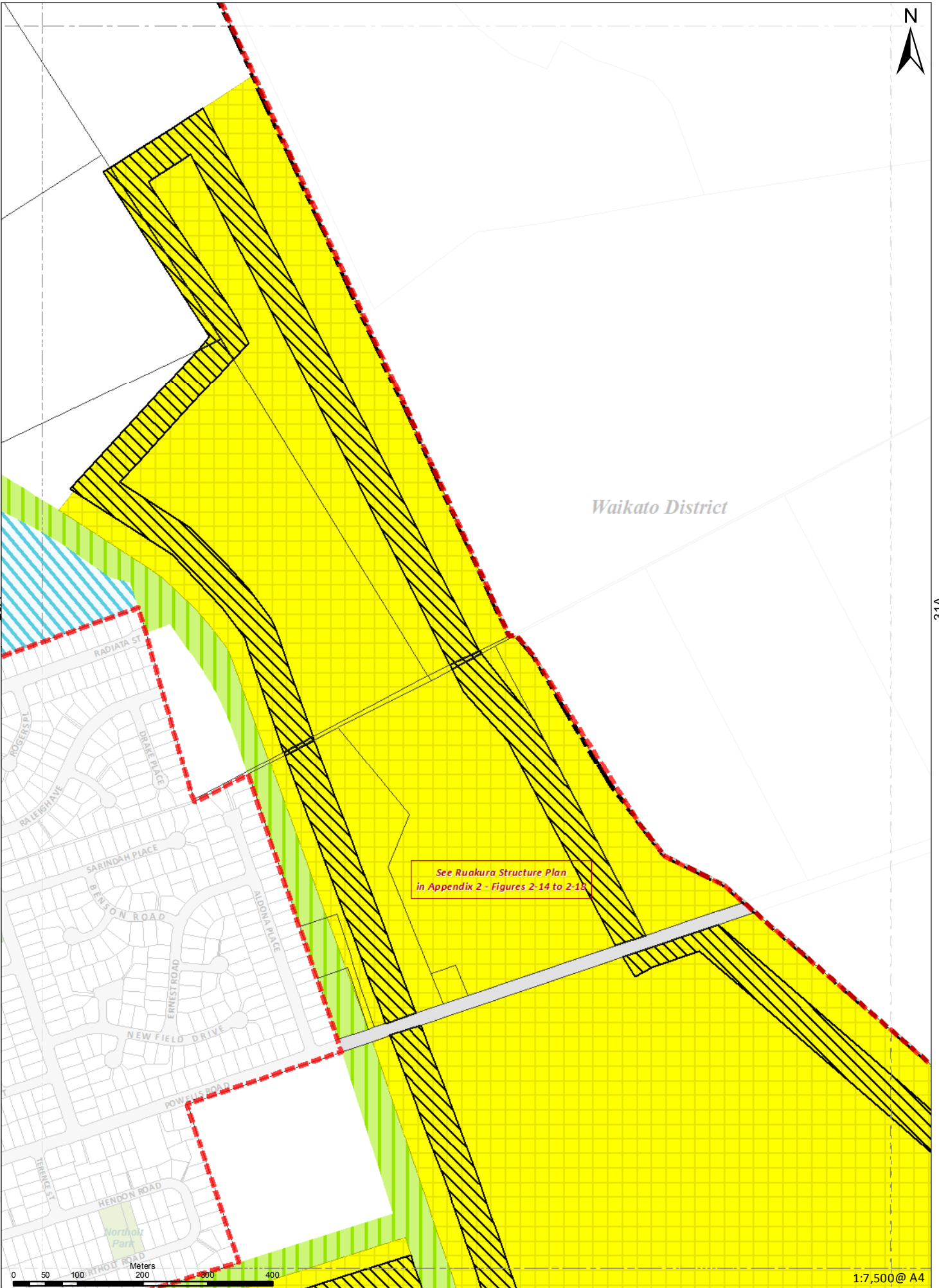
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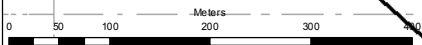
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Waikato District

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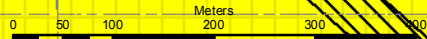
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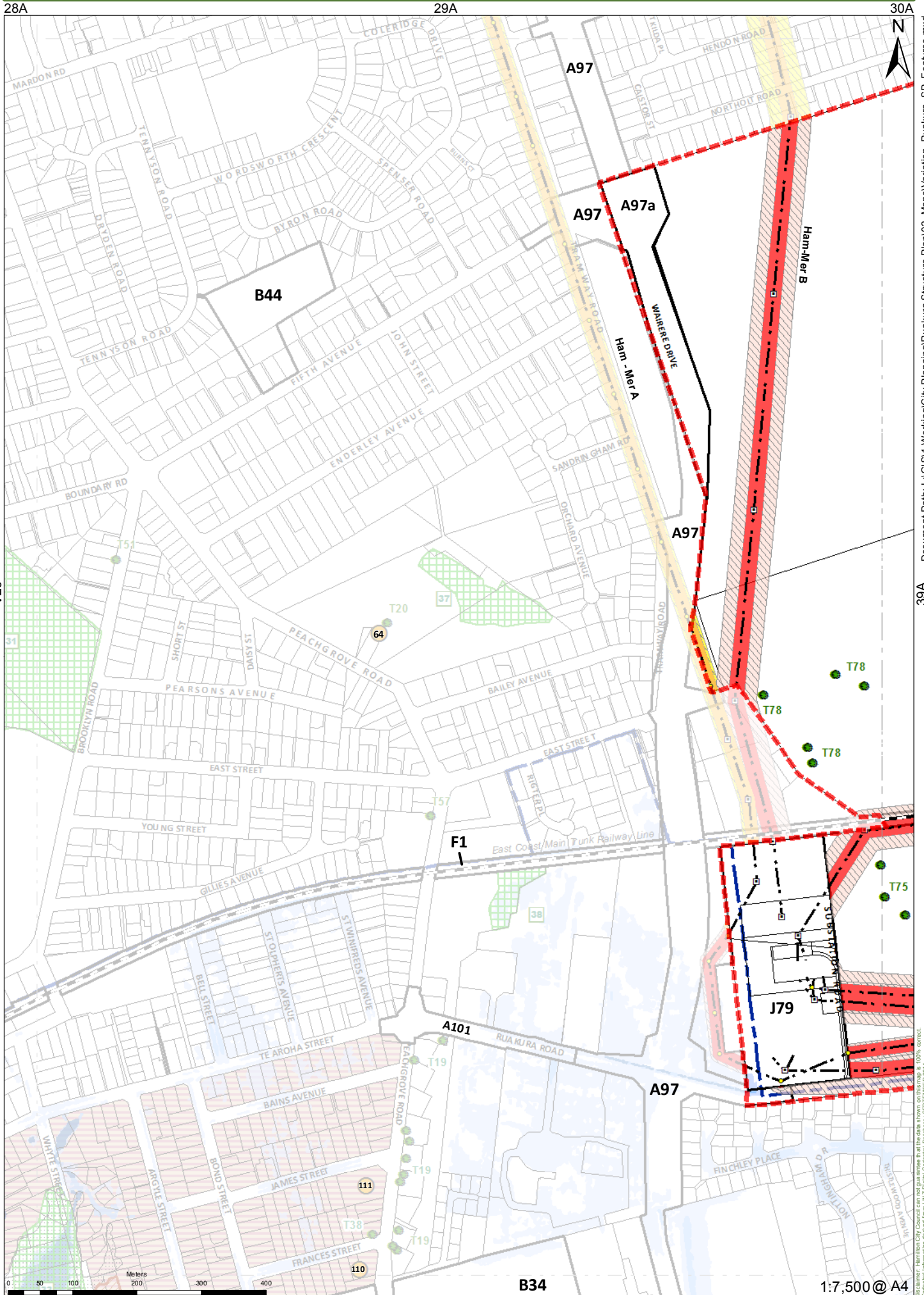
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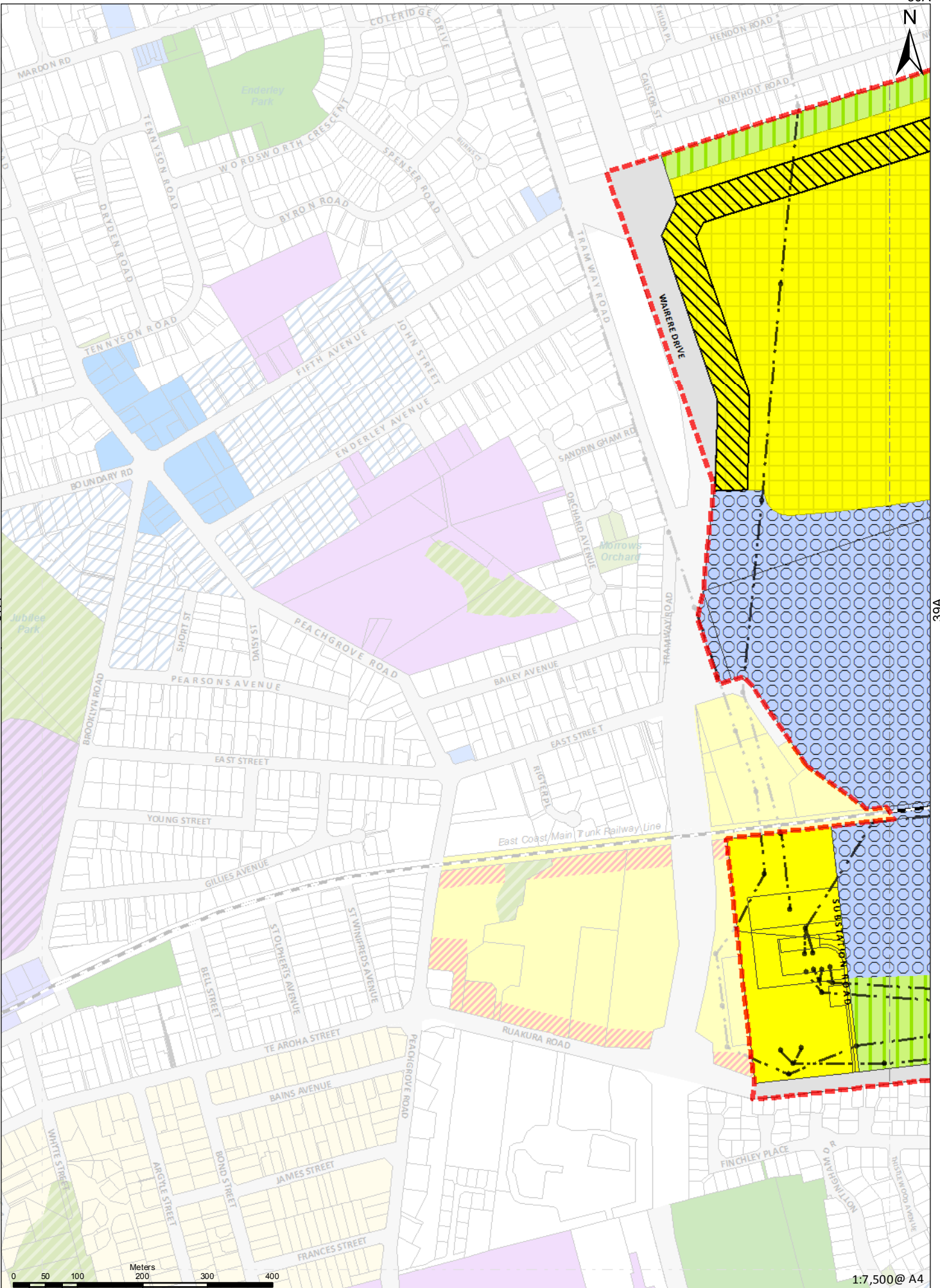
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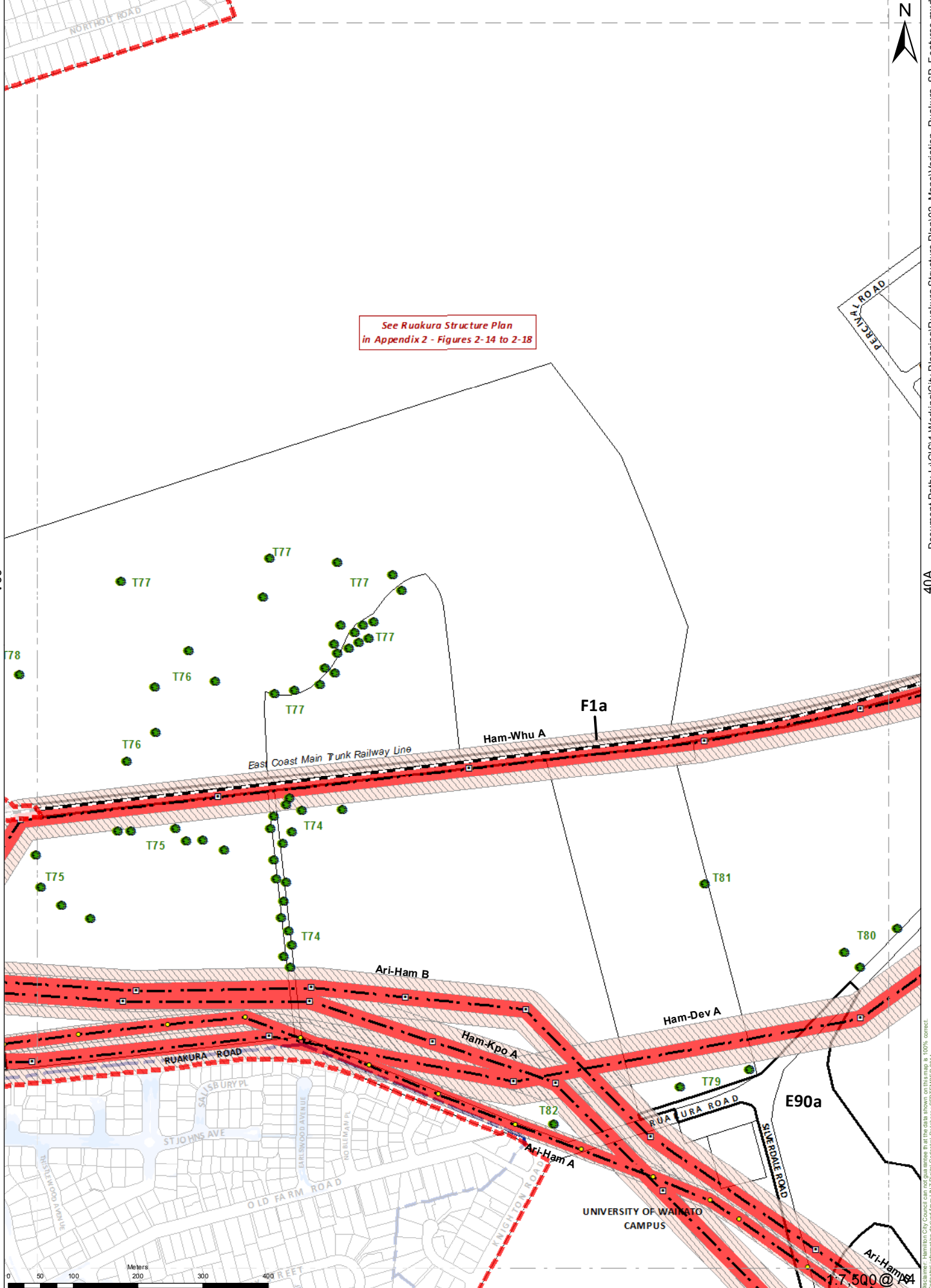
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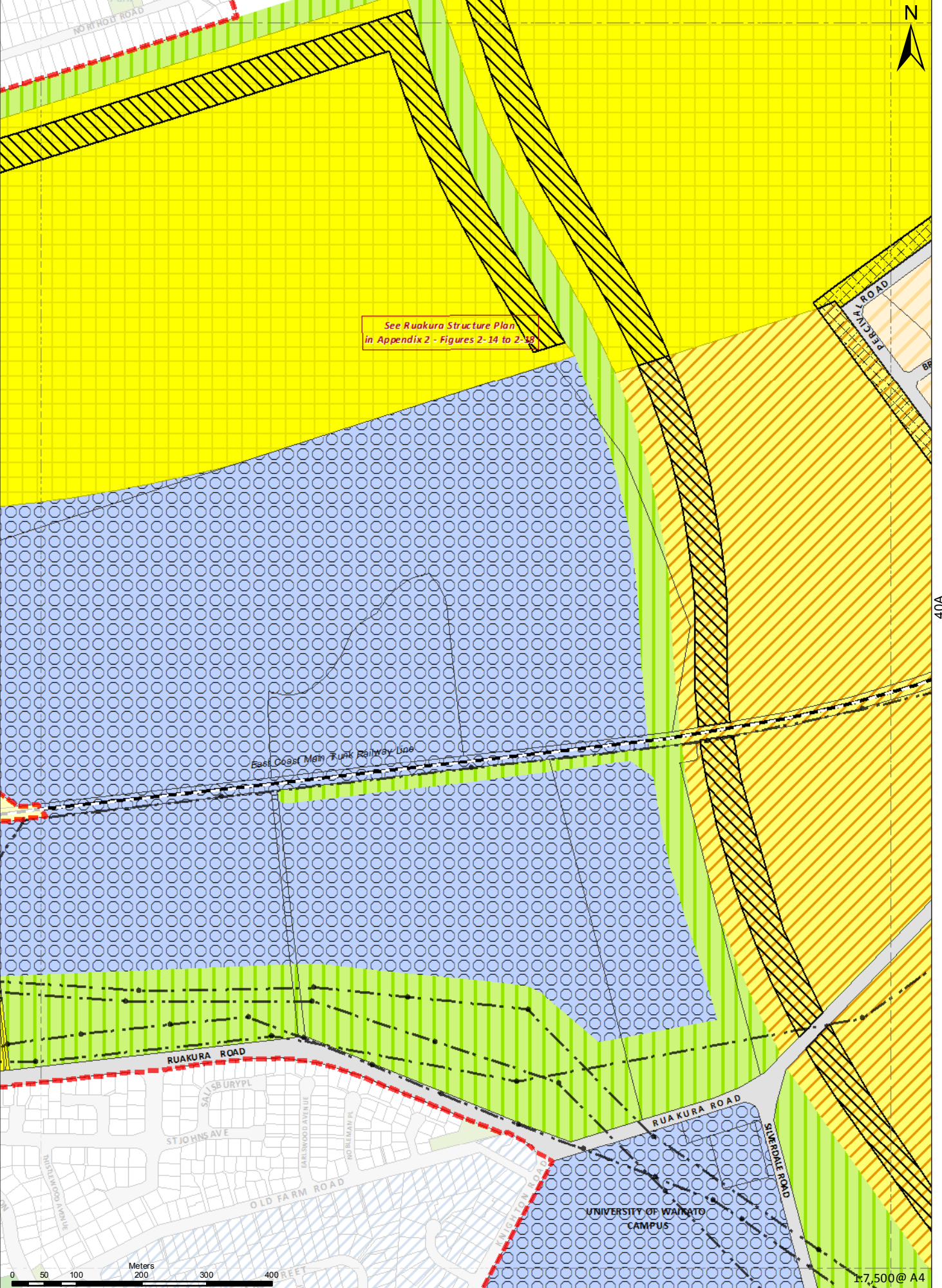
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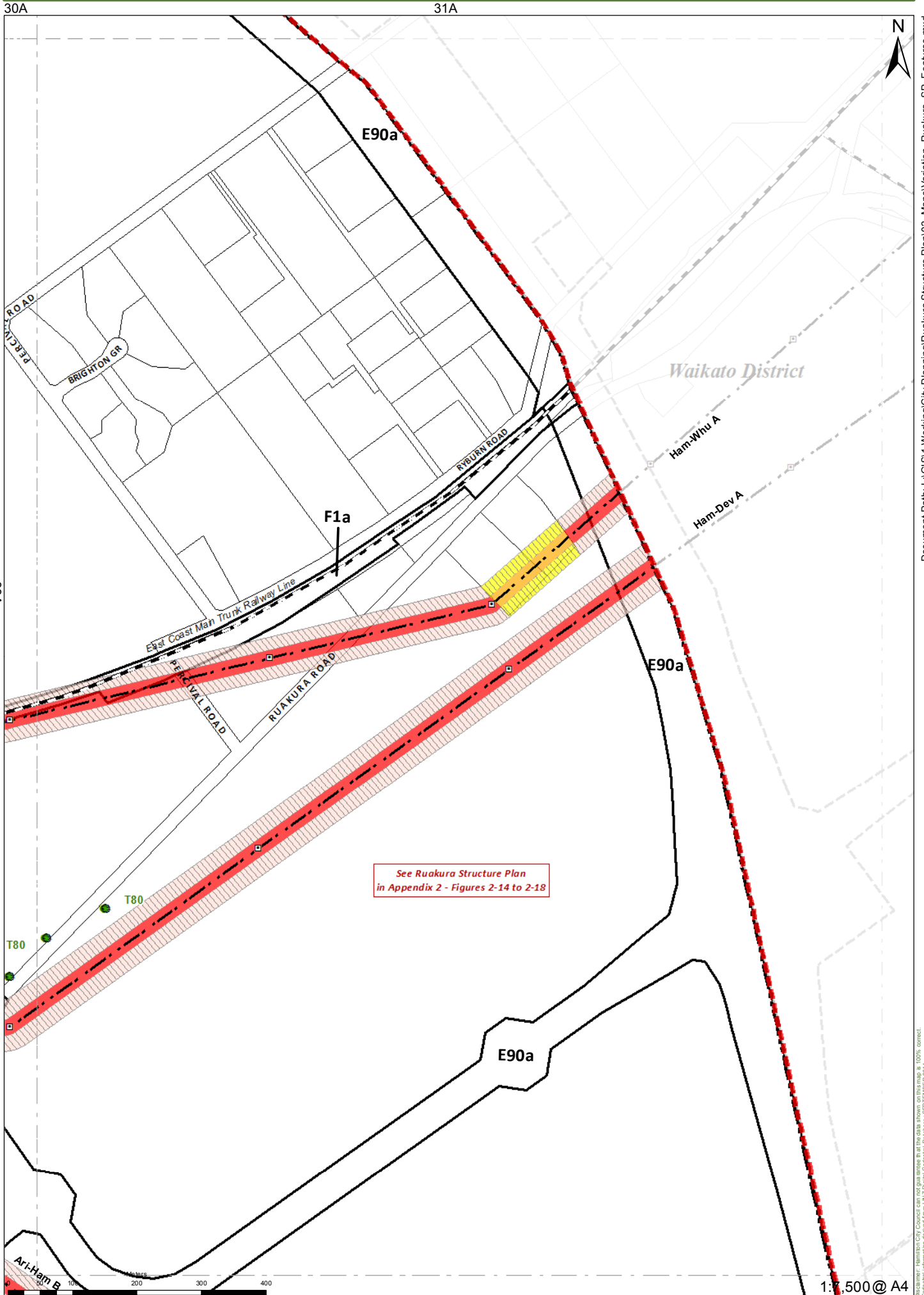


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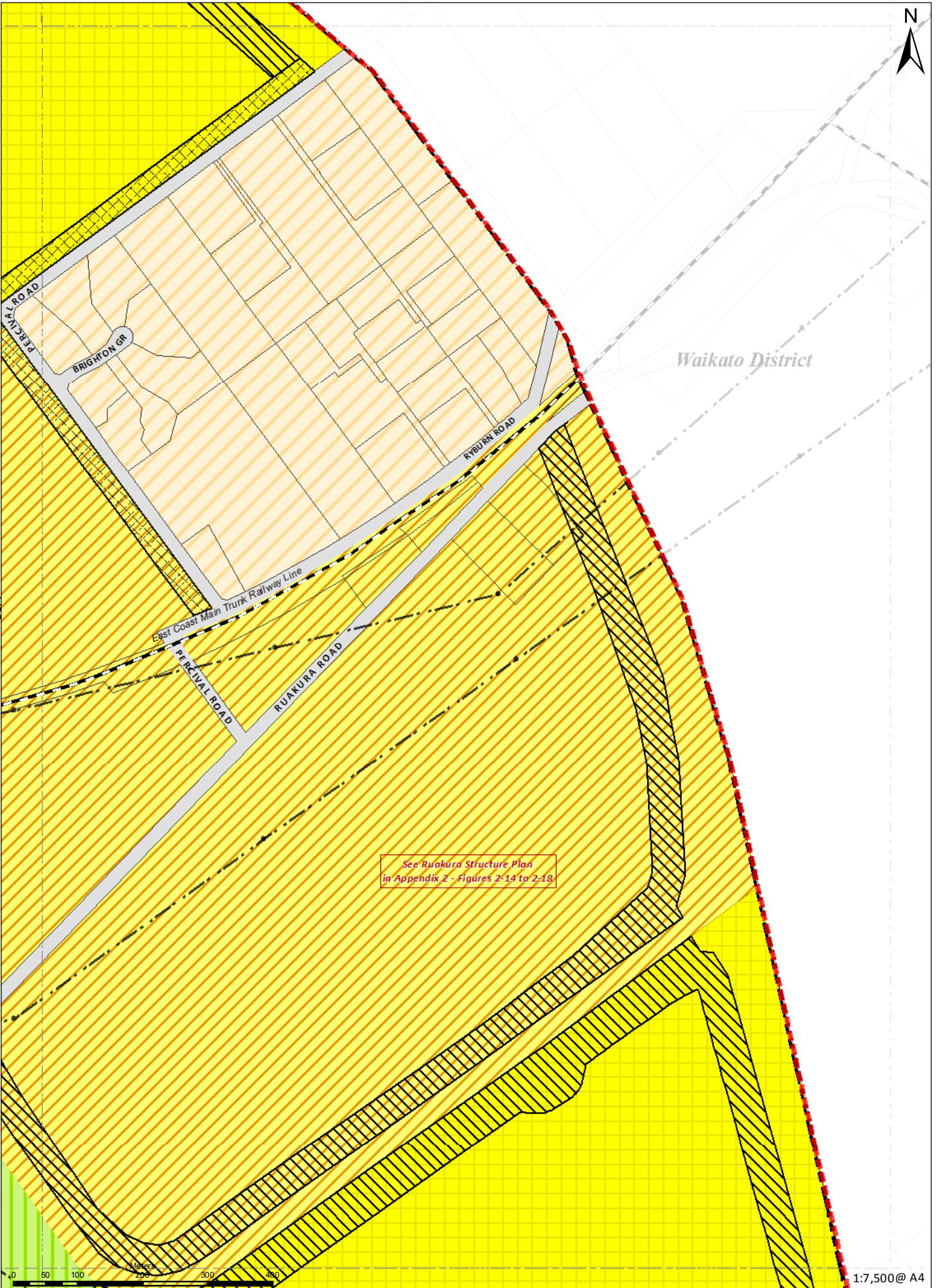


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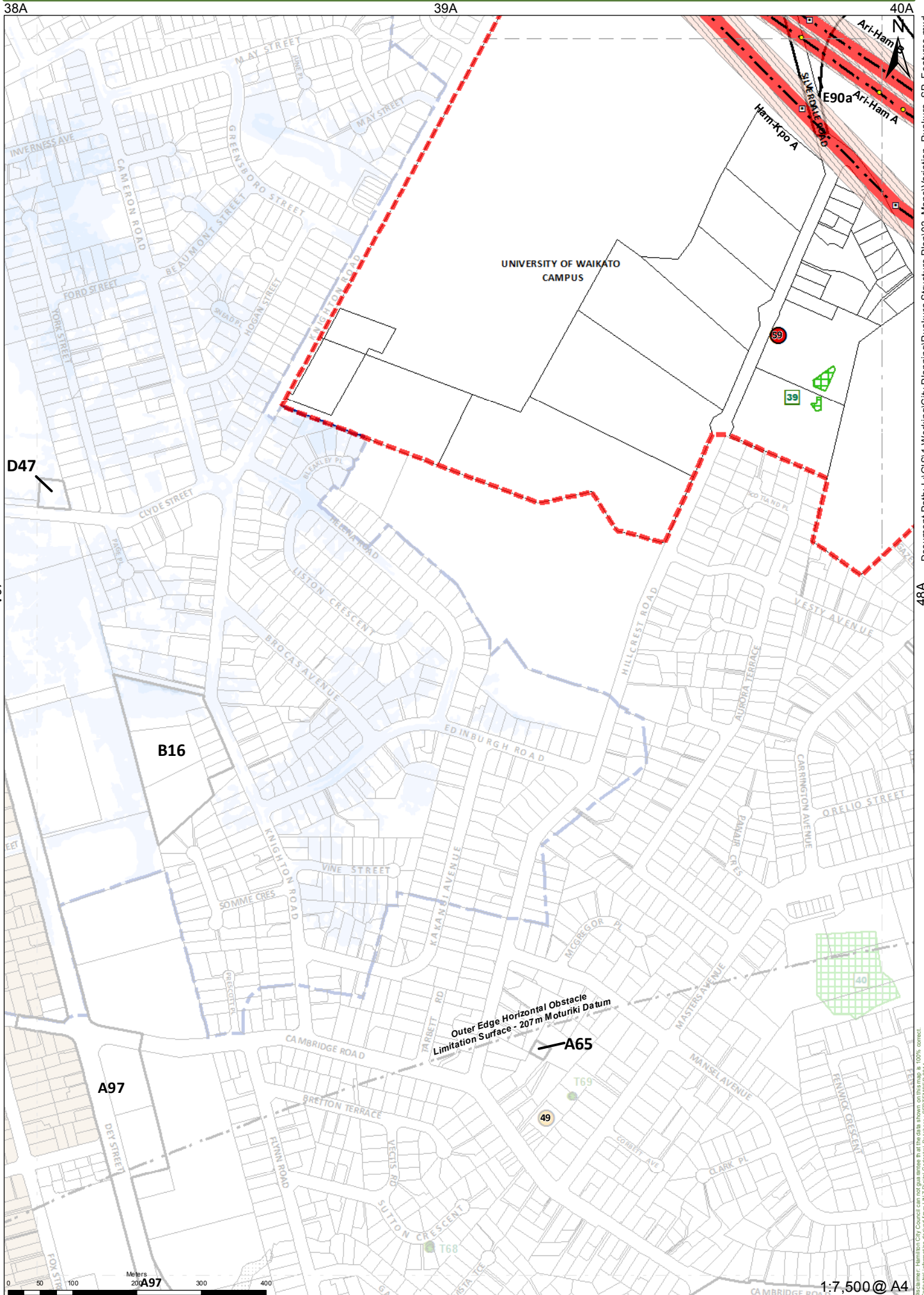
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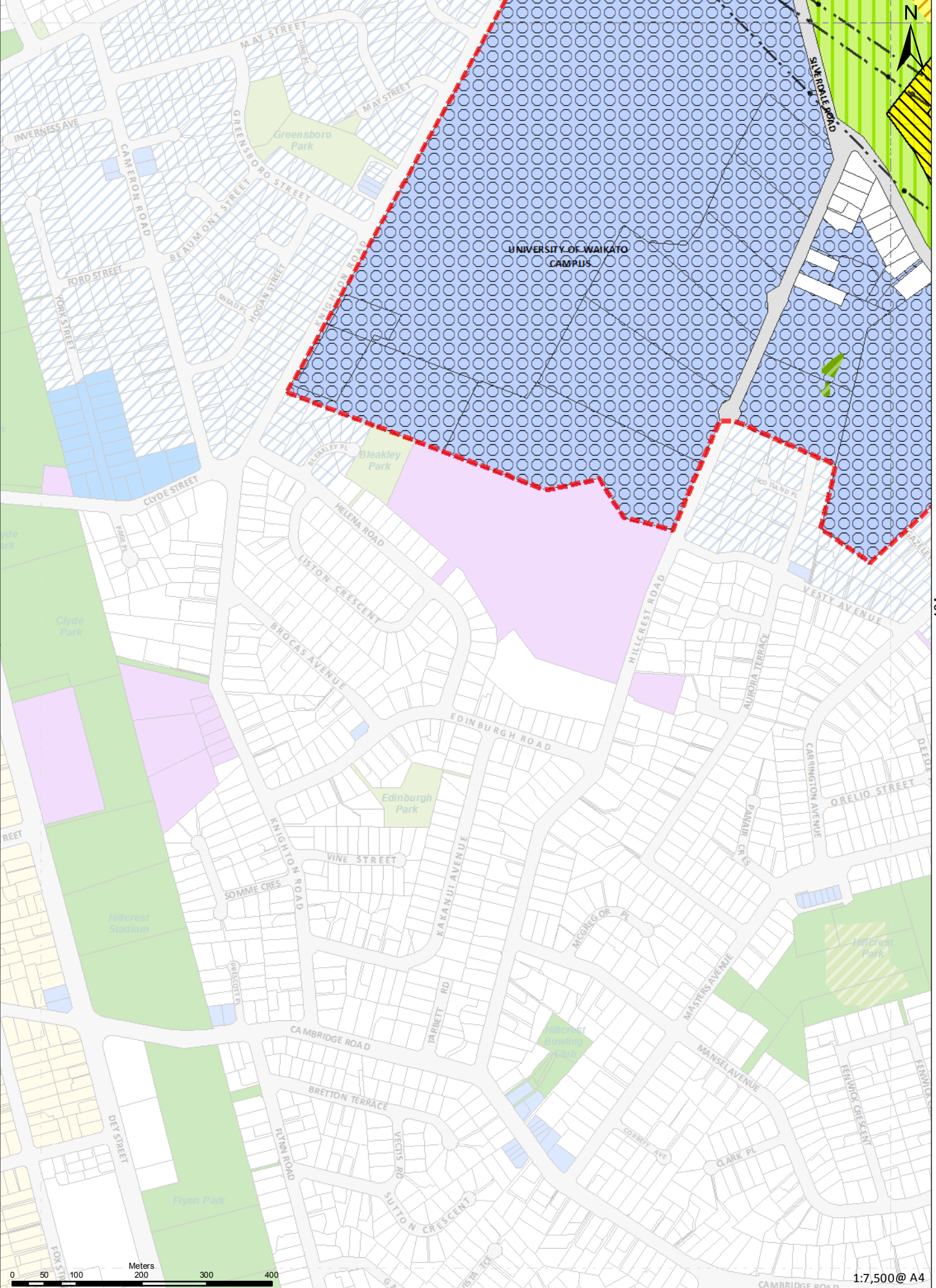
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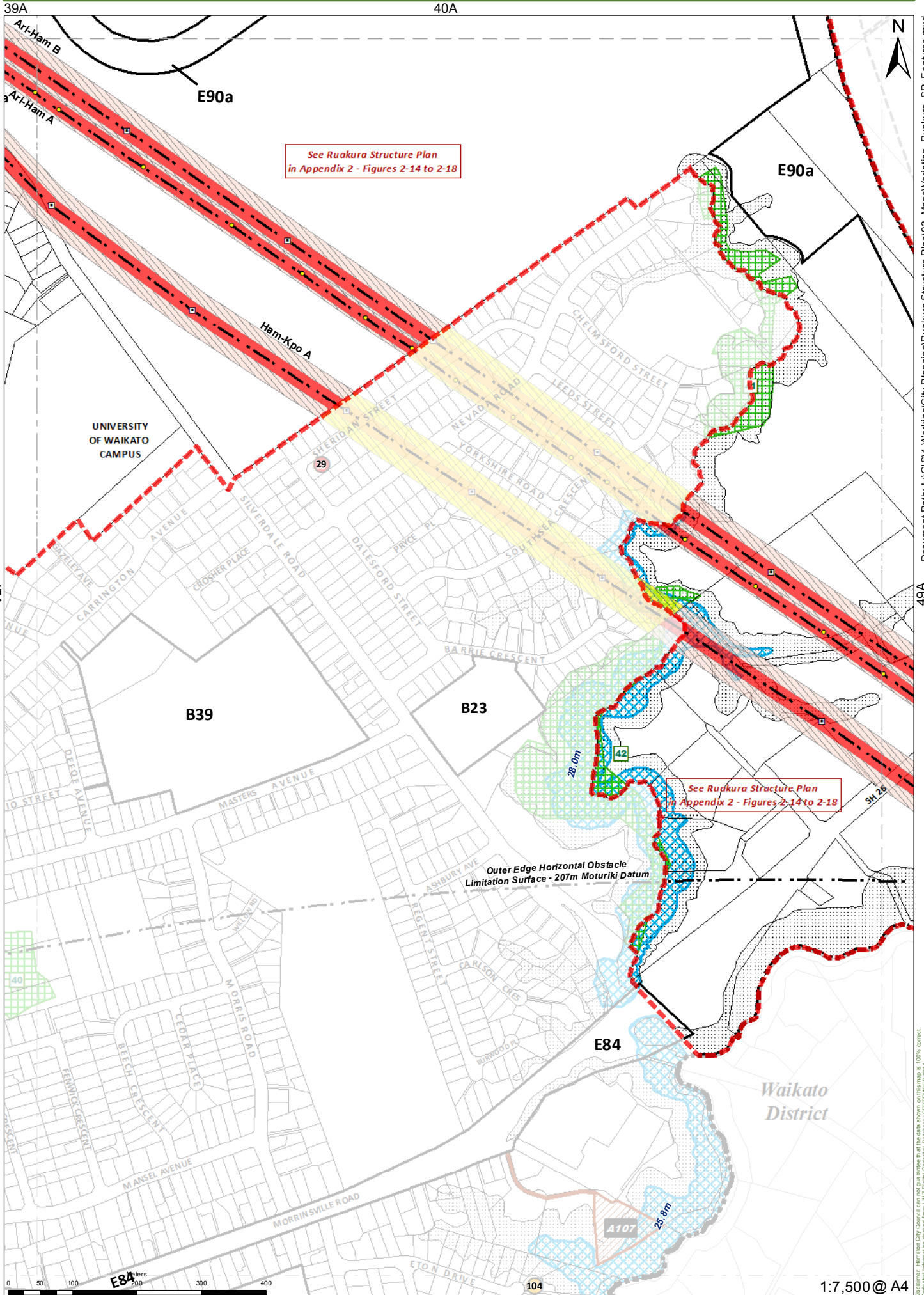
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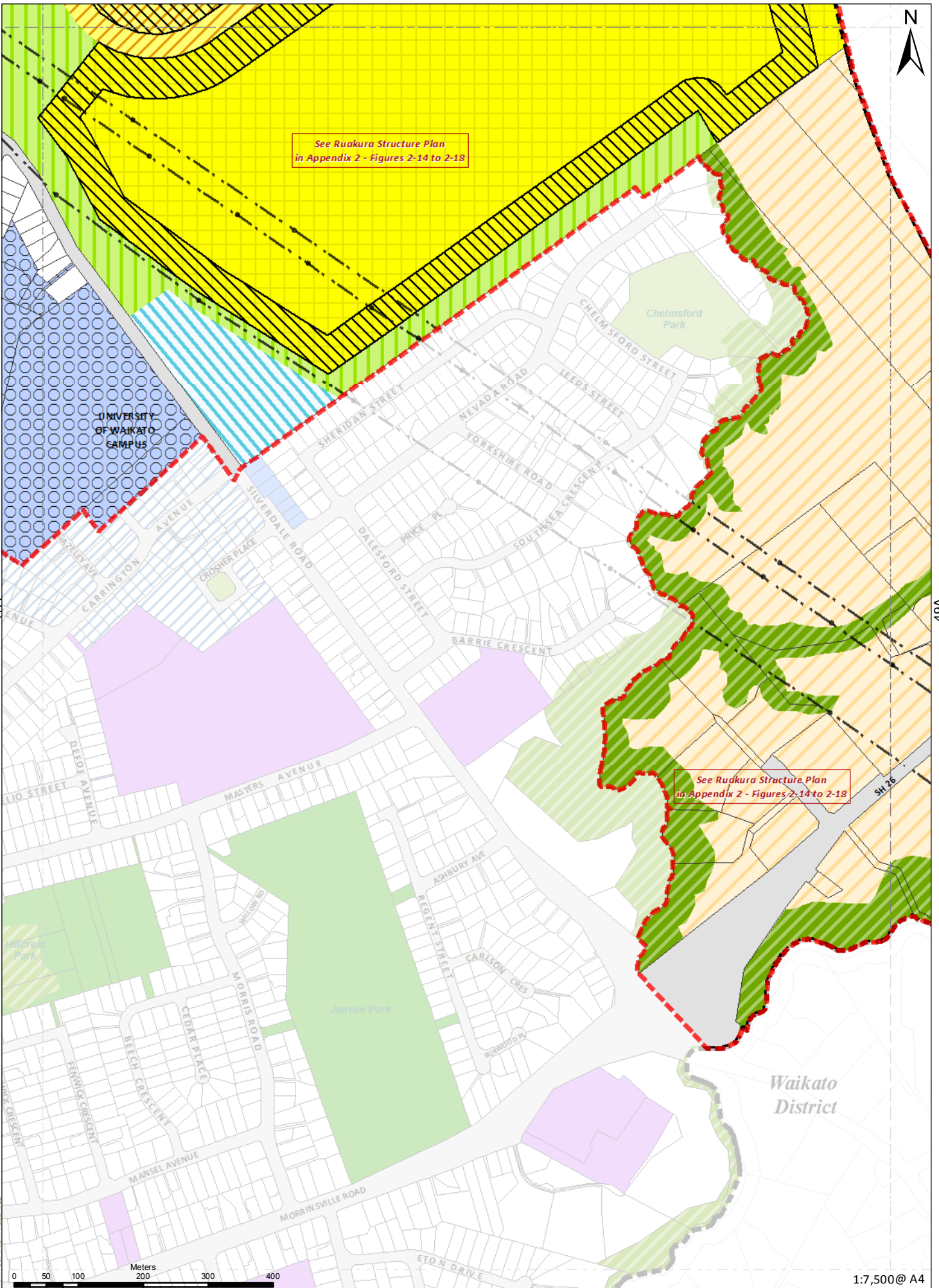
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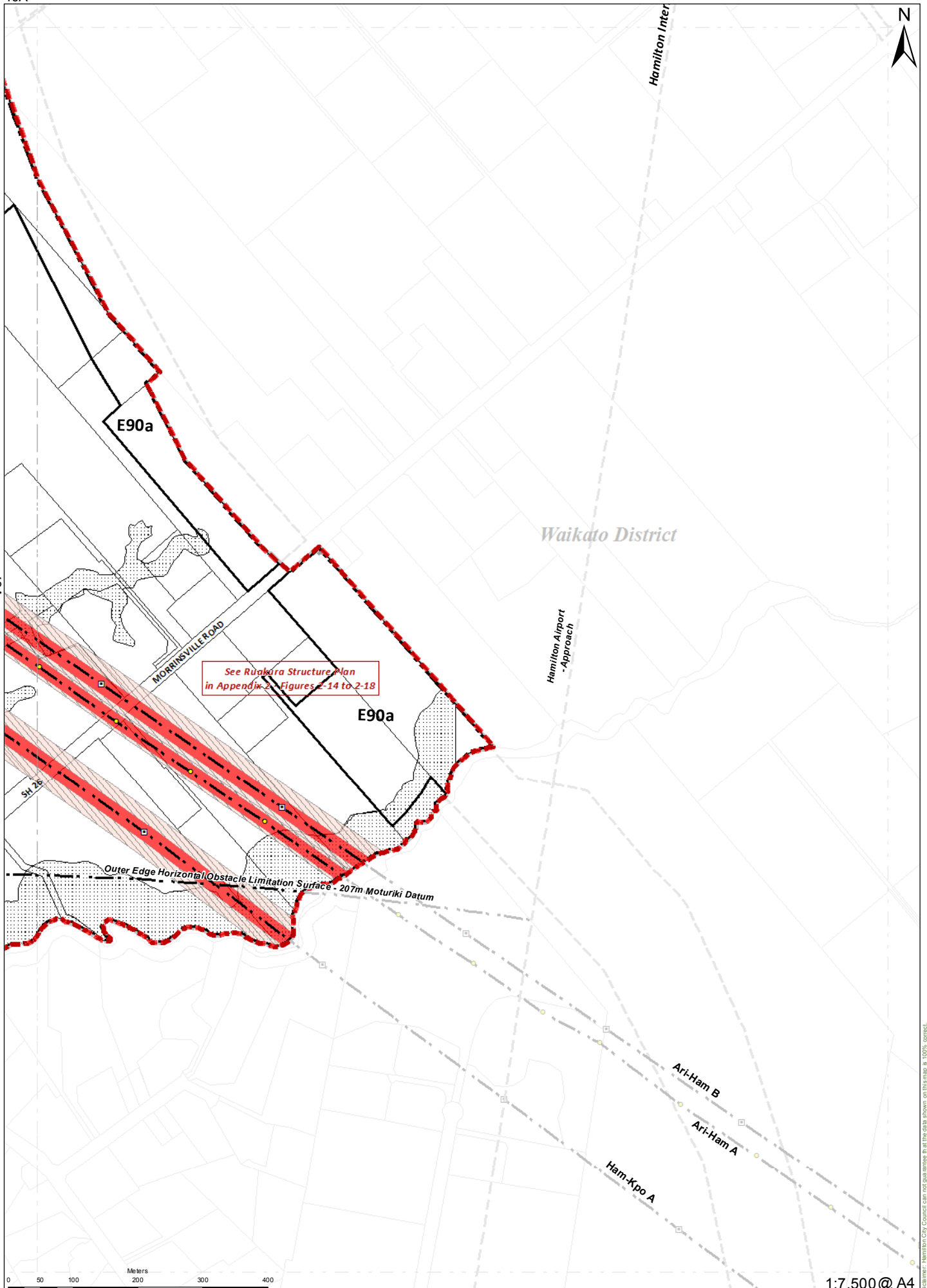
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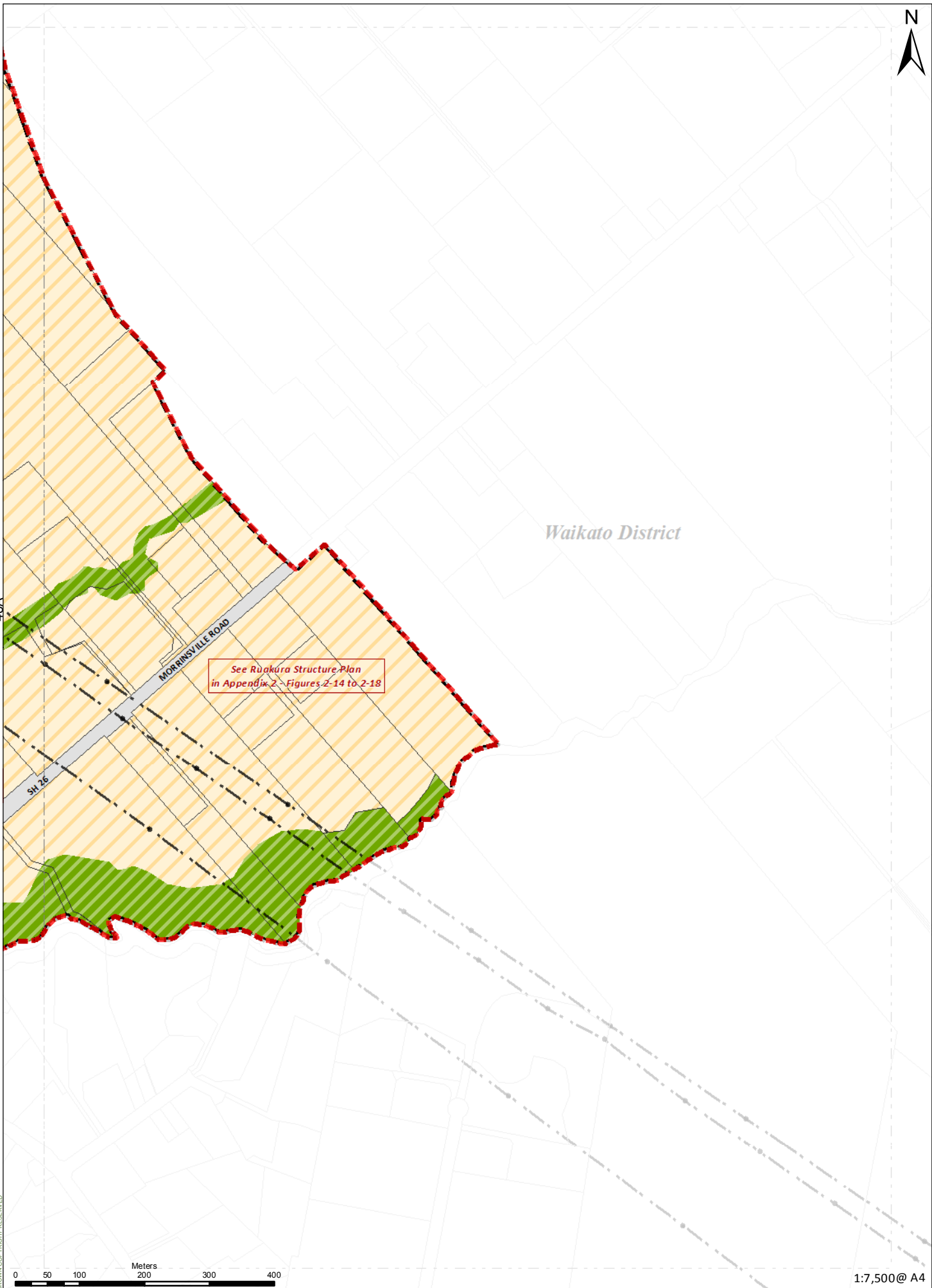
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