

Ruakura Variation Fact Sheet July 2015

What is a variation?

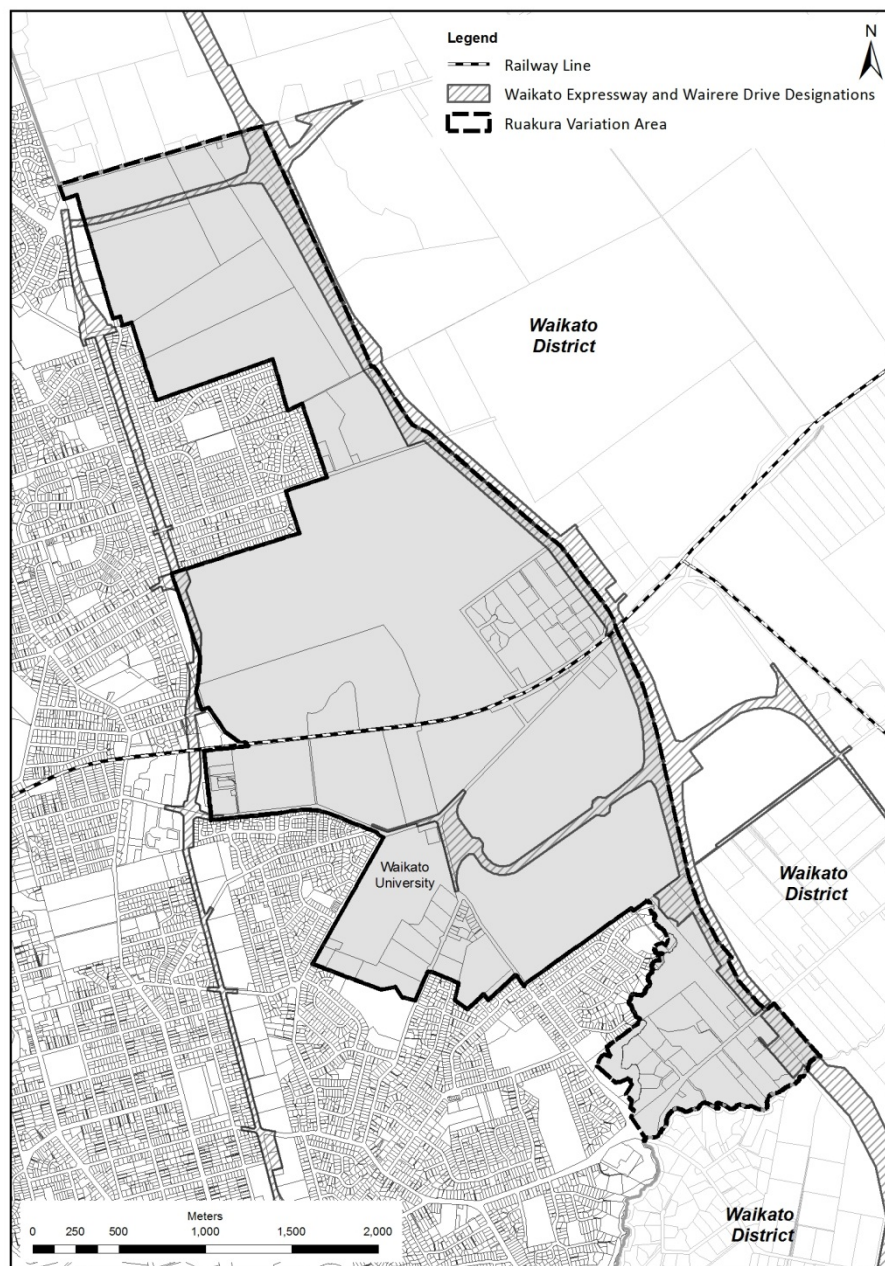
A variation is an alteration to a proposed plan.

What is being proposed?

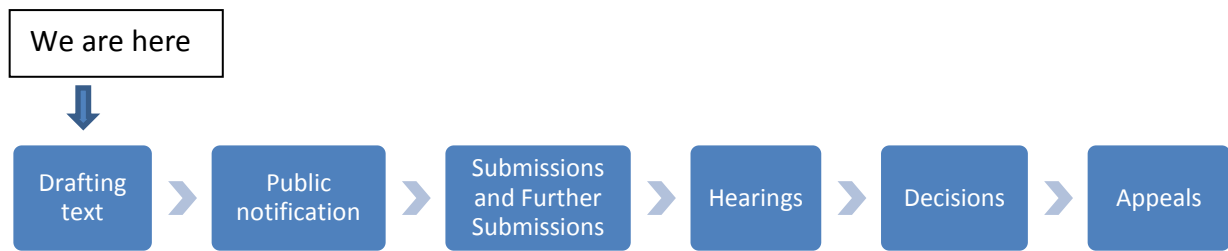
The Council is preparing a variation for the Ruakura area to the Proposed District Plan (PDP). The variation will confirm the land use provisions for the Ruakura area.

What is the variation area?

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



What is the process and where are we up to?



The Council has been working on drafting the variation text since January 2015. The work has included integrating the Board of Inquiry Decision, www.epa.govt.nz, which is a national level planning process, and the Proposed District Plan provisions into one planning framework for the Ruakura area.

We are now welcoming feedback on the provisions until the 31 August 2015. The next opportunity to provide input will be through a public notification process.

How can I get involved?

Feedback can be provided to the Council online at www.hamilton.govt.nz/ruakura or by emailing sam.leheron@hcc.govt.nz, or posting to care of City Planning Unit, Hamilton City Council, Private Bag 3010, Hamilton 3240. Feedback closes on the 31 August 2015.

How to read the variation document?

When drafting the provisions we considered:

1. The provisions confirmed by the Board of Inquiry were adopted wherever possible.
2. The provisions of the PDP (Appeals version) were adopted unless there was a justifiable resource management reason to amend them.
3. To reflect the above points, the text in the variation is presented as outlined below:
 - **Chapters 8, 10 and 11**
 - Standard black text is derived from the Board of Inquiry Decision;
 - Red track changed text is as originally notified in the PDP; and
 - Red track changed italics is new text not identified in the Board of Inquiry Decision or the Notified PDP.
 - **Remaining chapters (excluding 8, 10 and 11)**
 - Standard black text is derived from the PDP Appeals Version May 2015;
 - Red track changed text is from the Board of Inquiry Decision; and
 - Red track changed italics is new text not identified in the Board of Inquiry Decision or the PDP Appeals Version.

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

Over all of the chapters there are a number of points that are highlighted as being under Appeal. This relates to the PDP and at time of public notification of the variation all signed consent orders by the court will be reflected in the notified provisions.

Which parts of the Proposed District Plan have been amended?

For completeness the draft provisions include key chapters:

- Chapter 3.7 Structure Plans

- Chapter 4 Residential Zones
- Chapter 8 Knowledge Zone
- Chapter 10 Ruakura Logistics Zone
- Chapter 11 Ruakura Industrial Park Zone
- Chapter 15 Open Space Zones

- Appendix 1.1.2 Definitions
- Appendix 1.2 Information Requirements (1.2.2.20 – 1.2.2.27)
- Appendix 1.3 Assessment Criteria (1.3.2 E and 1.3.3 M)
- Appendix 2 – Structure Plans (Figures 2-14 – 2-18)

Amendments have also been made to the following:

- Chapter 1 Plan Overview
- Chapter 2 Strategic Framework
- Chapter 23 Subdivision
- Chapter 25 City Wide (25.7, 25.8 and 25.10)
- Appendix 17 Planning Maps

Where can I view the Board of Inquiry information?

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

Who can I talk to about the variation?

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