

PUBLIC NOTICE OF PLAN CHANGE 15

PROPOSED PRIVATE PLAN CHANGE 15 (TUUMATA) TO THE HAMILTON CITY COUNCIL OPERATIVE DISTRICT PLAN

ADDITIONAL OPPORTUNITY TO LODGE A FURTHER SUBMISSION

Council notifies four (4) submission points missed from the Summary of Submissions notified on 12 June 2023. A separate further submissions process is now available for those submission points only.

Clause 8 of Schedule 1 to the Resource Management Act 1991

On 18 April 2023, Hamilton City Council notified Private Plan Change 15: Tuumata.

Tainui Group Holdings (TGH) has requested a change to Hamilton's District Plan to rezone approximately 68ha in Ruakura to allow for housing.

More than a third of the 68ha site will be set aside as wetlands and swales to manage stormwater. Provision has also been made for a shopping centre and a supermarket. Tuumata is located between the Fifth Avenue extension and the AgResearch campus.

The proposed changes to the District Plan include:

- Changing the zone from Ruakura Industrial Park to General Residential to provide for a range of housing options.
- Changing the zone from Ruakura Industrial Park to Business 6 to allow for a neighbourhood centre.
- Correcting a zoning anomaly that applies to Council-owned land – a small strip adjoining the area in the south will be rezoned from Ruakura Industrial to Knowledge Zone.
- Incorporation of a new structure plan for the Tuumata Residential Precinct.
- Including additional rules to implement the Medium Density Residential Standards (MDRS).

Council has prepared a summary of the missed submissions on Plan Change 15 which is now available to view.

Council now invites further submissions on the missed submission points. **Further submissions must be lodged with Council by Friday 10 November 2023.**

HOW CAN I VIEW THE SUMMARY OF SUBMISSIONS?

A summary of the submission and the full submission are available at hamilton.govt.nz/haveyoursay and at hamilton.co.nz/PlanChange15. Hard copies are also available for inspection at the Council offices in Garden Place and at each of the city's libraries.

WHAT IS A FURTHER SUBMISSION?

A further submission may only be made in support of, or opposition to, another person's submission. You cannot raise new issues. It provides an opportunity to assess the effect an original submission may have on you, and to have your views considered by the panel of accredited commissioners along with the original submission.

You do not need to have made an original submission to make a further submission. However, the Resource Management Act 1991 stipulates that only the following people can make a further submission:

- anyone representing a relevant aspect of the public interest;
- anyone with an interest in the proposed policy statement or plan greater than the interest of the general public;
- the local authority.



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

HOW CAN I MAKE A FURTHER SUBMISSION?

The further submission form and address of the original submitter can be found at hamilton.govt.nz/haveyoursay. For further information about the plan change visit hamilton.govt.nz/PlanChange15. Further submission forms are also available at all Hamilton City Libraries, and at Council's Municipal Building in Garden Place.

A copy of your further submission must be served on the person who made the original submission within five working days after lodging a further submission to Council. This is your responsibility.

WHAT CAN I SAY IN MY FURTHER SUBMISSION?

Further submissions must follow Form 6 in Resource Management (Forms, Fees and Procedures) Regulations 2003 and must state whether or not you wish to be heard on your submission. Form 6 requires the following information be provided:

1. Your name, postal address, telephone number, email address;
2. The name and address of the original submitter and submission number of the original submission (if available) that the further submission relates to;
3. Whether you support or oppose the original submission;
4. The particular parts of the submission you support or oppose and the reasons for your support or opposition;
5. Whether you seek that the whole (or part) of the original submission be allowed or disallowed;
6. Whether you would like to make an oral submission to support your written submission;
7. Whether you will consider presenting a joint case with others making a similar submission.

Further submissions are public information and will be made available on Council's website.

WHERE DO I SEND MY FURTHER SUBMISSION?

Further submissions can be:

- Online at hamilton.govt.nz/haveyoursay
- Emailed to: haveyoursay@hcc.govt.nz
- Posted to: Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton 3240, Attn: Plan Change 15 Further Submission.
- Delivered to: Hamilton City Council Municipal Building, Garden Place, Hamilton

Remember, further submissions must reach the Council by **Friday 10 November 2023**.

WHAT HAPPENS AFTER I HAVE MADE A FURTHER SUBMISSION?

Following the close of further submissions, a report will be prepared on the proposal and a hearing date will be set and notified to all submitters and 'further submitters' who wish to be heard.

All hearings are open to the public and will be conducted by accredited commissioners. If you have indicated you wish to speak at the hearing you will be given a chance to explain your submission and may be questioned about it.

After the hearing the commissioners will make their decisions. As a submitter you will be sent a copy of the decision and the reasons for it. Decisions will also be publicly notified. As a submitter, you will have right of appeal to the Environment Court.


WHAT IF I HAVE MORE QUESTIONS ABOUT THE FURTHER SUBMISSION PROCESS?

Staff are available to discuss any concerns with you and can be contacted on (07) 838 6699 then ask to speak with the Urban and Spatial Planning Unit or email planchange@hcc.govt.nz.

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hamilton.govt.nz

Notification date: Wednesday 25 October 2023