

Further Submission on Proposed Private Plan Change 15

Clause 8 of Schedule 1 of the Resource Management Act 1991

In the Matter

of an application for Private Plan Change 15 (**PC15**) by
TGH RUAKURA INDUSTRIAL DEVELOPMENT LIMITED
to modify the Hamilton City Operative District Plan at
Tramway Block, Wairere Drive, Kirihiroa Hamilton

On behalf of

Chedworth Properties Limited

Further Submission on behalf of Chedworth Properties Limited

Dated 10 July 2023

To: Hamilton City Council

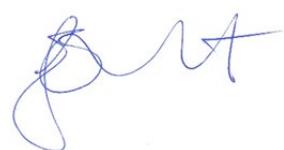
1. This is a further submission on Proposed Private Plan Change 15 - Tuumata (**PC15**) by TGH Ruakura Industrial Development Limited (**TGH**) on behalf of Chedworth Properties Limited (**CPL**).
2. CPL is a person who has an interest in the proposal that is greater than the interest the general public has because:
 - a. CPL made a submission on PC15; and
 - b. CPL is currently developing and constructing Greenhill Park in Hamilton's northeast. Construction of Greenhill Park commenced in 2015 and has completed the development of over 600 residential sites since this time. The development spans approximately 136ha and is Hamilton's first medium-density subdivision. Greenhill Park is located in part of the Ruakura Structure Plan area and is located

to the north of Ruakura. On completion, Greenhill Park will include around 1,800 residential sites, a 3500m² GFA Neighbourhood Centre (Integrated Retail Development), and approximately 14ha of industrial land.

3. CPL supports or opposes the submissions identified in **Attachment A**.
4. The particular parts of the submissions supported or opposed by CPL are identified in **Attachment A**.
5. CPL's reasons for supporting or opposing the submissions are set out in **Attachment A**.
6. CPL seeks that the whole or part of the submissions be allowed or disallowed as set out in **Attachment A**.
7. CPL wishes to be heard in support of its further submission.
8. If others make a similar submission, CPL will consider making a joint case with them at a hearing.

Signature:

Chedworth Properties Limited by its
authorised agent:



Jeremy Brabant

Date:

10 July 2023

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Further Submission on PC15 by CPL - Attachment A

Submitter	Submission Point	Support/Oppose	Reasons for Further Submission	Decision Sought
Hamilton City Council	6.2	Support	<p>The submission opposes the inclusion of the neighbourhood centre provisions in its current form unless it can be demonstrated that provision of the neighbourhood centre will not adversely affect the viability of other existing, consented but not yet developed, or plan enabled retail centres including but not limited to the centres of Five Cross Roads, Pardoa Boulevard, and Greenhill Park and the centres identified in the Ruakura Structure Plan.</p> <p>CPL opposes the proposed rezoning to Business 6 as there is already sufficient provision for neighbourhood centre areas within the Ruakura Structure Plan. Increasing neighbourhood centres will adversely impact the precinct hierarchy. CPL agrees with HCC that there is insufficient assessment and analysis of the potential viability and effects of the proposed Business 6 zoning on the centres hierarchy.</p>	Allow
	6.21	Qualified Support (as alternative relief)	<p>The submission notes that the application material refers to affordable housing but does not include specific planning provisions which ensure affordable housing outcomes will be achieved. HCC seek to include a new objective and policy to promote affordable housing.</p> <p>CPL opposes the introduction of additional residential zoning and maintains the most</p>	Allow (qualified)

			appropriate zoning for the area is Industrial Park. However if the area were to be rezoned for residential purposes, then in that circumstance CPL agrees with HCC that increased provision for affordable housing in the Tuumata area requires the inclusion of appropriate objectives and policies to promote and achieve that outcome.	
Waikato Regional Council	9.1 – 9.2	Support	<p>The submission takes a neutral position but requests further information and details in relation to the effects on black mudfish habitats.</p> <p>CPL supports the provision of further assessment of black mudfish to ensure protection of black mudfish and black mudfish habitats within the PC15 site.</p>	Allow
	9.3 – 9.7	Support	<p>The submission opposes PC15 in part due to concerns relating to the applicant's assessment of long-tailed bats and identification of potential effects on bat habitats within the PC15 site.</p> <p>CPL supports requirements for further assessment of long-tailed bats to ensure protection of bats and bat habitats within the PC15 site.</p>	Allow
	9.11	Oppose	<p>The submission supports the proposed location of the Neighbourhood Centre.</p> <p>CPL opposes the proposed rezoning to Business 6 as there is already sufficient provision for neighbourhood centre areas within the Ruakura</p>	Disallow

			Structure Plan. Increasing neighbourhood centres will adversely impact the precinct hierarchy.	
Ministry of Education	10.1 – 10.3	Neutral	<p>The submission seeks to ensure appropriate provision is made for “additional infrastructure” including schools within the PC15 site. Specifically, the MoE seeks to amend Objective 4.1, insert new Policy 4.1.2.2g, and insert a definition of “additional infrastructure” to align with the NPS-UD.</p> <p>CPL is generally supportive of the inclusion of a new school within the PC15 site and supports policy direction enabling that outcome. CPL supports enabling activities that are not already being sufficiently provided for within the Structure Plan area and which will benefit entire communities, such as a primary school which would service the Ruakura area.</p>	Allow
Transpower New Zealand Limited	8.1	Support	<p>The submission seeks to delete Rule 3.7.4.3.6(iii) relating to the national grid.</p> <p>CPL supports deletion of the rule on the basis that there are already appropriate rules in the plan (i.e Rule 25.7.4) which regulate buildings in the National Grid Yard. CPL supports reducing unnecessary duplication of provisions.</p>	Allow
Department of Conservation	3.1	Support	The submission opposes PC15 in part due to concerns relating to the applicant’s assessment of long-tailed bats and identification of potential effects on bat habitats within the PC15 site.	Allow

			CPL supports requirements for further assessment of long-tailed bats to ensure protection of bats and bat habitats within the PC15 site.	
	3.2	Support	<p>The submission takes a neutral position but requests further information and details in relation to the effects on black mudfish habitats.</p> <p>CPL supports the provision of further assessment of black mudfish to ensure protection of black mudfish and black mudfish habitats within the PC15 site.</p>	Allow
Fairview Residents Association	4.2	Support	<p>The submission seeks further provision for open space, parks and playgrounds within the PC15 site.</p> <p>CPL supports the provision of more open space, particularly safe play areas for children. Inclusion of playing fields and parks will have positive effects on surrounding areas, particularly residential areas.</p>	Allow
	Traffic concerns		<p>The submission raises concerns about how this development will impact traffic within and access to Fairview Downs, and seeks that any alteration to access in and out of Fairview Downs needs to take existing connections and any traffic implications into account.</p> <p>CPL also have concerns over the additional traffic PC15 would create, noting that Stage 24 of Greenhill Park will be part of the Fairview Downs roading network.</p>	Allow