

PUBLIC NOTICE OF PRIVATE PLAN CHANGE 15

Proposed Private Plan Change 15 to the Hamilton City Operative District Plan: Tuumata

CLAUSE 5, SCHEDULE 1, RESOURCE MANAGEMENT ACT 1991

Hamilton City Council has accepted Private Plan Change 15 to the Hamilton City Operative District Plan 2017 for processing and is now calling for submissions under Schedule 1 to the Resource Management Act 1991 (RMA).

The private plan change applies to a 68ha portion of the Ruakura Structure Plan area accessed off the future Fifth Avenue extension.

Key elements of the plan change include:

- Changing the zone from Ruakura Industrial Park to General Residential.
- Changing the zone from Ruakura Industrial Park to Business 6.
- 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).

WHERE CAN I VIEW THE PLAN CHANGE?

Proposed Plan Change 15 is available online at hamilton.govt.nz/PlanChange15, at Council's Garden Place office and all the Hamilton City Libraries.

MAKING A SUBMISSION

Anyone may make a submission on Plan Change 15. You don't have to be an expert, a resident or ratepayer of Hamilton.

Submissions can be:

- made online at hamilton.govt.nz/haveyoursay
- delivered to Council's office in Garden Place
- posted to Freepost 172189, Hamilton City Council, Private Bag 3010, Hamilton 3240, Attn: Plan Change 15 Submission
- emailed to planchange@hcc.govt.nz

The submission period starts on 18 April 2023 and closes on 17 May 2023.

You must state in your submission form whether you wish to be heard in support of your submission. The relief you seek through your submission(s) must be clearly set out.

Staff are available to discuss any concerns or questions with you. Please make contact on 07 838 6699 then ask to speak with the City Planning Unit or email planchange@hcc.govt.nz

PROCESS FOR PUBLIC PARTICIPATION

- After submissions have closed, Council will prepare a summary of submissions and give public notice of the availability of this summary and where both the summary and submissions can be viewed.
- The following persons may make a further submission in support of, or in opposition to, the submissions already made:
 - Any person representing a relevant aspect of the public interest.
 - Any person who has an interest in the proposal greater than the general public has.
 - Council itself.
- If a person making a submission asks to be heard in support of their submission, a hearing must be held.
- Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision.
- Any person who has made a submission has the right to appeal against the decision on Plan Change 15 to the Environment Court. Any appeal must be confined to matters referred to in the submission or further submission.

Submissions close on Wednesday 17 May 2023.



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info@hcc.govt.nz



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