

Amendments to the Proposed District Plan

The proposed amendments which comprise Variation No. 18 are as follows:

Incorporation of the Rotokauri Structure Plan 2007

The primary purpose of the Variation is to incorporate the Rotokauri Structure Plan 2007 into the Proposed District Plan. A Structure Plan diagram will be inserted into Rule 9.0 of the Plan together with explanatory text describing:

- The wider context within which future development will take place in the area.
- The principles that underpin the Structure Plan and will inform future resource management decisions.
- The specific context for the development of a Neighbourhood Centre expressed through a Concept Plan.

The Structure Plan expresses Council's aspirations in respect of urban design and transportation matters, the Structure Plan diagrams providing a visual representation of what these could look like.

Amendments to the Objectives and Policies

Whilst the Proposed District Plan already establishes a policy framework capable of supporting design outcomes in the City, further amplification is necessary and desirable to provide a stronger and clearer framework for the consideration of these matters in Rotokauri, both through the new Structure Plan and through future resource management decisions within the area.

Amendments to the Rules Section to rezone Stage 1

Given the need to address serious shortfalls in the City's industrial land supply, provide variety and choice to the housing market, and establish a positive identity for Rotokauri, rezoning of a Stage 1 land release is being promoted. Within the context of the new Objectives and Policies and the Structure Plan itself, the Rule changes ensure that subsequent development will be appropriately controlled to fulfil the purpose and principles of the Resource Management Act and the expectations of Council's Access Hamilton and CityScope strategies.

Amendments to the Rules Section that will have citywide application

The consideration of an appropriate response to Council's Access Hamilton and CityScope strategies has identified some matters that, whilst being appropriate for Rotokauri, are of equal relevance to other parts of the city.

- Dairies
- Rule 6.2
- Rule 6.9

The Variation (Proposed Changes)

The following Policy and Rule sections of the Proposed District Plan have been amended:

- 1.0 Policy 3.1 – Natural Values
- 2.0 Policy 4.4 – Subdivision and Development of Land
- 3.0 Policy 5.1 – Residential Areas
- 4.0 Policy 5.3 – Community Facilities
- 5.0 Policy 6.0 – Overview of the Business Environment Policy
- 6.0 Policy 6.2 – Suburban Business
- 7.0 Policy 6.5 – Industrial Activities

- 8.0 Rule 4.1 – Residential Zone
- 9.0 Rule 4.1A – Rotokauri Residential Zone (entirely new rule)
- 10.0 Rule 4.2A – Rotokauri Suburban Centre (entirely new rule)
- 11.0 Rule 4.5 – Industrial Zone
- 12.0 Rule 5.1 – Noise
- 13.0 Rule 5.2 – Parking, Loading and Access
- 14.0 Rule 5.3 – Planting and Screening
- 15.0 Rule 5.4 – Glare and Lighting
- 16.0 Rule 5.5 – Smoke, Fumes, Dust and Odour
- 17.0 Rule 6.1 – General Provisions for Subdivision and Development of Land
- 18.0 Rule 6.2 – Subdivisional Planning
- 19.0 Rule 6.3 – Subdivisional Standards for Industrial Zones
- 20.0 Rule 6.9 – Staging of Development
- 21.0 Rule 8.0 – Definitions
- 22.0 Rule 9.0 – Structure Plans
- 23.0 Rule 10.0 – Design Guidance

- 24.0 District Plan Maps
 - Zoning map shows the changes to the District Plan maps 1, 4, 5, 6 and 9 to reflect the Rotokauri Structure Plan.

 - District Plan Map 19 – Road Hierarchy has been updated to reflect the Rotokauri Structure Plan.