The proposed Ruakura Development Plan Change is a private plan change request to the operative Hamilton City District Plan and will allow for the future development of the Ruakura area to include:

- a transport hub (inland port) and logistics area;
- an industrial park area;
- a knowledge area incorporating a suburban centre;
- a medium-density housing area;
- a general residential area; and
- an integrated network of green space.

Under the operative Hamilton City District Plan urban activities, including industrial development, subdivision and roads, are currently prohibited activities. The proposed Ruakura Development Plan Change seeks to remove the prohibited status and introduces a set of provisions to enable these activities and provide for associated infrastructure and subdivision. Full information on the matter including a summary of submissions is available on the EPA website at [www.epa.govt.nz/Resource-management/Ruakura](http://www.epa.govt.nz/Resource-management/Ruakura).

Part B: Further Submissions on Plans or Plan Changes

This is a further submission in relation to the proposed Ruakura Development Plan Change.
5. Further Submitter Eligibility

The following persons are eligible to make a further submission on the matter under section 149F(3). If you do not fit one of the categories below, you cannot make a further submission.

☐ A person representing a relevant aspect of the public interest

(Please provide an explanation of the grounds for saying that you come within this category in the space provided below)

☐ A person who has an interest in the proposal that is greater than the interest of the general public

(Please provide an explanation of the grounds for saying that you come within this category in the space provided below)

We live on that part of Ruakura Road that TGH expects to become part of the state highway network to service the inland port. We will therefore suffer from reduced amenity and particularly effects of noise, vibration and glare.

☐ The local authority

6. Further Submitter Position

This is a further submission in support of, or in opposition to (as noted below) a submission or submissions previously made on the proposed Ruakura Development Plan Change during the period of 20 November 2013 to 18 December 2013. You may enter further submissions on as many of the original submissions as you like, please select the "Insert another submission" button in the lower left hand corner of the box below.

Further submitter position details:

Previous Submitter name
New Zealand Transport Agency

Previous Submission number
107091

Support or oppose the previous submission (Indicate whether you support or oppose the previous submission)

☐ Support
☐ Oppose
☐ Neutral

The particular parts of the submission that I / we support / oppose are: (include any comments as necessary)

Paragraphs 51, 53, 59-61, 66, 75, 77, 78

The reasons for my support / opposition of the previous submission are:
The private plan change application did not adequately consider the impacts of altering Ruakura Road as part of the suggested connectivity to the Waikato Expressway to service the plan change proposal. These impacts relate not just to the roading network but also to effects on amenity, safety, noise and vibration on homes and other properties adjacent to Ruakura Road. Many of these properties are close to the road and would be significantly affected by additional traffic movements as well as the required widening, strengthening and intersection treatment of Ruakura Road. The application assumes that a Ruakura interchange will be provided as part of the Waikato Expressway, irrespective of the TGH proposal. However, as stated by NZTA, this is not necessarily the case as land is already designated for an intersection onto SH26. If the Ruakura interchange goes ahead, associated effects will therefore all be over and above what has been assumed by parties for the past decade or so. It is therefore reasonable that the application considers effects that would result from using the existing roading network, relying on the current designation, relying on alternative interchange formations and the effects from the suggested Ruakura Expressway interchange, including effects on the existing Ruakura Road north of SH26. The NZTA submission (and the submission by Hamilton City Council) makes many valid points about problems in the way the traffic assessment has been presented because of assumptions about Waikato Expressway interchanges, other parts of the roading network and the mix of activities that may not be completely valid. Some of the current roading network is not designed to cater for a large increase in heavy vehicle movements. Triggers in the Proposed Regional Policy Statement are, in part, designed to reflect this fact by linking land development to construction of the Hamilton section of the Waikato Expressway. It is therefore reasonable that the Waikato Expressway triggers and staging as set out in the Hamilton City Proposed District Plan Section 3.7 are retained.

Part C This part provides the EPA with information to assist with administration of the hearing

7. Do you wish to speak at the hearing?

As a submitter or further submitter you may speak to your submission (and any evidence you may provide) at the hearing. To assist us with planning for the hearing, please advise us below if you are intending to speak.

If you indicate on your submission that you do not want to speak at the hearing, you will not receive further correspondence from us until the draft decision report is sent to you. You can still access all information via our website.

If you indicate you do wish to speak at the hearing we will contact you prior to the hearing to confirm your intention and how long you will need for your presentation to the Board.

Many submitters speak on similar topics and issues. If this applies to one or more of your topics of interest then you may consider presenting a joint case at the hearing. If you wish to do this, please indicate this by ticking the box. The Friend of Submitter will be able to assist submitters who are prepared to make joint cases – please refer to the website for details on how to contact the Friend of Submitter.

If you do not select an option, we will assume you wish to speak about your submission.

Please indicate if you want to speak at the hearing.

☐ I / we do not wish speak about my / our further submission (Please go to the next section)

OR

☒ I / we wish to speak about my / our further submission

☐ If others make a similar submission, I / we will consider presenting a joint case with them at the hearing.
☐ I / we wish to present in Maori / Te Reo.
☐ I / we wish to present in New Zealand Sign Language.
☐ I / we intend on having legal representation.

8. Do you intend to provide expert evidence?
This section only relates to people who want to speak at the Board of Inquiry hearing.

An expert witness is a person who, through training or experience, is a skilled practitioner in a particular subject and is able to give professional evidence on that particular subject. All experts are expected to comply with Environment Court Practice Note 2011 (available at www.justice.govt.nz/courts/environment-court/legislation-and-resources/practice-notes/practice-notes), and be prepared to be cross-examined.

If you consider yourself to be an expert or you intend to provide evidence from expert witnesses please tick the box below.

Do you intend to have an expert support your submission at the hearing?

- ☐ No, I / we do not have expert witnesses
- ☐ No, I / we do not have expert witnesses, but I consider I have expertise to be considered an expert (please fill in the table below)
- ☐ Yes, I / we do have expert witnesses (please fill in the table below)

If you know the areas of expertise of your expert witnesses and their names then please provide these. This information is for provisional planning purposes only - final confirmation of expert witnesses will not occur until the evidence of the submitters is lodged with the Board.

<table>
<thead>
<tr>
<th>Name Of Witness</th>
<th>Area Of Expertise</th>
<th>Phone Number</th>
<th>Email Address</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

If you would like to attach document(s) supporting or providing additional information to any part of this further submission please do so using to link below. Please clearly title and label any attached documents.

Only PDF or Word documents can be attached to a submission with a maximum size limit of 15MB, please forward larger files directly to the EPA on a CD or DVD

Your further submission must be received by the EPA no later than **5.00pm on Friday 31 January 2014**. You must also send a copy to:

- the applicants (Boffa Miskell Limited will receive all submissions on behalf of both Tainui Group Holdings and Chedworth Properties Limited); and
- the person who made the original submission to which your further submission relates using the address for service found on the submission.

By using this online submission tool a copy of your further submission will automatically be sent to the applicants, however you must also send a copy of your further submission to the person who made the original submission.

You can send your submission to the EPA either by:

- Completing it online using this form.
- Email to ruakurapc@epa.govt.nz, (if smaller than 10MB). Please mark the subject line: Further
Submission: (your name), Ruakura Development Plan Change

- **Fax** (04) 914 0433. Please mark the subject line: Further Submission: (your name), Ruakura Development Plan Change
- **Post** either in hard copy or on an electronic storage device (if larger than 10MB), to the Environmental Protection Authority, Ruakura Development Plan Change, Private Bag 63002, Waterloo Quay, Wellington 6140
- **Deliver in person** to the EPA Head Office, Level 10, 215 Lambton Quay, Wellington; or the EPA Auckland Office, Level 6, Tower Centre, 45 Queen Street, Auckland, marked for the attention of the EPA – Ruakura Development Plan Change team

You can send a copy of your submission to Tainui Group Holdings Ltd and Chedworth Properties Ltd either by:

- **Completing online** – if you make an online submission a copy will be sent to the applicants’ automatically (but you will still need to send a copy to the person who made the original submission)
- **Email** to ruakura@boffamiskell.co.nz, (if smaller than 10MB). Please mark the subject line: Further Submission: (your name), Ruakura Development Plan Change
- **Fax** to 09 359 5300
- **Post** either in hard copy or on an electronic storage device (if larger than 10MB), to Tainui Group Holdings Ltd and Chedworth Properties Ltd, c/- Boffa Miskell, PO Box 91250, Auckland 1142
- **Delivered in person** to Peter Hall, Boffa Miskell, Level 3, IBM Centre, 82 Wyndham Street, Auckland

You must send a copy of your further submission to the person who made the original submission. This can be done either by:

- **Email or Post** to the address for service that can be found in part 3 of the original submission

**Email Address**

☑ I wish to receive a copy of my completed submission via email.

**Forward my submission form to Applicant**

A copy of your submission **must** be sent to the applicants (Boffa Miskell Limited will receive all submissions on behalf of both Tainui Group Holdings and Chedworth Properties Limited). If you unselect this box you **must** deliver your submission to the applicants’ as soon as possible.

A copy of your submission **must** be sent to any original submitters you have referred to in this form. The contact details of the relevant submitter(s) can be found on the original submission, the submissions can be viewed at [http://www.epa.govt.nz/Resources-management/Ruakura/Submissions_Received/Pages/default.aspx](http://www.epa.govt.nz/Resources-management/Ruakura/Submissions_Received/Pages/default.aspx).

To send in your submission, please press the Submit button.

This confirms you have the authority to act for all persons named on the submission form.

If you do **not** wish to send in your submission, or you do **not** have authority to act for all stated parties in this matter, please do **not** press the Submit button.

When you click on the submit button, a copy of your submission will be sent to the Environmental Protection Authority and a copy will also be forwarded to your email address. Your submission may take some time to submit please allow time for the form to submit. When your form has been successfully submitted a message will appear below this text.