

APPENDIX 2: Matters for Consideration and Scale and Significance

The method chosen for evaluating options (Appendix 3 and 5) needs to reflect the scale and significance of a proposal. Changes with a greater scale and significance require more sophisticated detailed evaluation.

The table below includes a high level assessment of the scale and significance of the plan change in order to determine the level of detail required to evaluate the changes.

Considerations for determining scale and significance		
Criteria	Matters for Consideration	Assessment
Reason for Change	<ul style="list-style-type: none"> • Give effect to higher level RMA documents and the National Policy Statement on Electricity Transmission • Improve the efficiency and effectiveness of the District Plan • Avoid resource consent where not required to achieve the objectives of the Plan • Robust District Plan administration • Provisions which reflect strategic policy direction 	<p><u>Chapter 4 Residential Zones</u></p> <p>The proposed changes to the Residential Zone relate to:</p> <ul style="list-style-type: none"> • Changes to the explanations of some objectives and policies. • Changes to the type and nature of listed activities. • Changes to definitions. • Changes to development control standards: <ul style="list-style-type: none"> - Permeability - Height Control Plane - Internal Vehicle Access - Yard Setbacks - Wall and Fence Heights - Outdoor Living Area - Service Areas - Residential Unit Sizes - Integrated Residential Development. <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Assurance for plan users that the zone explanations reflect what is occurring through implementation of the District Plan provisions. • Improved interpretation of District Plan provisions and definitions. • Improved residential zone provisions that avoid the need for resource consent. • Residential zone rules that effectively achieve the residential objectives and policies. • Improved consistency in rules as they apply to similar development types. • Transparent and consistent interpretation of District Plan provisions. • Removal of rules requiring outcomes that are more than what the residential objectives and policies are seeking.

		<p><u>Chapter 6 Business Zones</u></p> <p>The proposed changes to the Business Zone relate to:</p> <ul style="list-style-type: none"> • Change to the type and nature of listed activities: <ul style="list-style-type: none"> - Additions and alterations to existing buildings; and - Gymnasiums. • Changes to general standards: <ul style="list-style-type: none"> - Residential Density - Outdoor Living Areas - Residential Unit Sizes - External Outlook Area. <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Improved interpretation of District Plan provisions. • Avoiding unreasonable requirement for resource consent. • Avoiding unreasonable restriction on the establishment of legitimate and appropriate commercial development opportunity. • Ensuring plan provisions are clear and unambiguous. <hr/> <p><u>Chapter 7 Central City Zones</u></p> <p>The proposed changes to the Central City Zone relate to:</p> <ul style="list-style-type: none"> • Minor change to the type and nature of listed activities (additions and alterations).
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		<p><u>Chapter 9 Industrial Zones</u></p> <p>The proposed changes to the Industrial Zones relate to:</p> <ul style="list-style-type: none"> • New rules relating to new buildings and alterations / alterations to existing buildings. • Removal of Comprehensive Development Consent rules. • Changes to development standards: <ul style="list-style-type: none"> - Building Setbacks (Front Yard) - Building Setbacks (Open Space Zone) - Outdoor Storage. <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Simplifying District Plan rules. • Improving the interpretation and administration of District Plan provisions and definitions. • Effectively achieving District Plan objectives and policies.
		<p><u>Chapter 16 Community Facilities Zone</u></p> <p>The proposed changes to the Community Facilities Zone relate to:</p> <ul style="list-style-type: none"> • Amending the Activity Status Table in relation to providing for buildings and expansion of new schools as a permitted activity. • Provide new standards for buildings interfacing with transport corridor and open space zones. <p>The reason for the change is to remove the need for resource consent and simplify standards.</p> <p><u>Chapter 22 Natural Hazards</u></p> <p>The proposed change to the Natural Hazard provisions relates to a new resource consent requirement for swimming pools in the Waikato Riverbank and Gully hazard area.</p> <p>The reasons for the change is to avoid confusion in the interpretation and application of the District Plan.</p>

		<p><u>Chapter 23 Subdivision</u> The proposed changes to the subdivision chapter relate to:</p> <ul style="list-style-type: none"> • Provisions to promote appropriate form of land tenure for subdivision. • Clarification of subdivision design and subdivision suitability standards. • Deleting the requirements for average and maximum net site area in the General Residential Zone (within the Rototuna Structure Plan area), the Rototuna North East Character Zone and the Special Natural Zone (Ridgeline Character Area). • Amendments to the private way and access rules. <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Improved interpretation of District Plan provisions. • Ensuring plan provisions are clear and unambiguous. • Provide consistency between District Plan provisions.
		<p><u>Chapter 25.2 Earthworks</u> The proposed changes to the Earthworks provisions relate to simplifying the wording of the earthworks rule, including a new standard relating to land instability and network utility services.</p> <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Remove the need for resource consent. • Avoid confusion in interpretation and application of District Plan standards. • Enable efficient and effective achievement of objectives and policies. <p><u>Chapter 25.5 Landscaping and Screening</u> The proposed changes to the landscaping and screening provisions relate to:</p> <ul style="list-style-type: none"> • Screening of residential service areas. • Provision of a buffer strip along an Open Space Zone, Residential and Special Character Zone. • Provision of boundary fences. <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Remove the need for resource consent. • Enable efficient and effective achievement of objective and policies. <p><u>Chapter 25.8 Noise and Vibration</u> The change to the noise provisions includes redrafting some of the Noise Sensitive Activities rule.</p> <p>The reason for this change is to provide clear and concise provisions.</p>

		<p><u>Chapter 25.14 Transportation</u> The change to the Transportation provisions relate to:</p> <ul style="list-style-type: none"> • Amendments to the vehicle crossing and access way provisions. • Excluding the access and loading provision in the definition of service area. • Including vehicle tracking curves. • Amending the ITA triggers and ITA information requirements. <p>The reasons for the changes are:</p> <ul style="list-style-type: none"> • Remove the need for resource consent. • Avoid confusion in interpretation and application of District Plan standards. • Provide consistency between District Plan provisions including Appendix 15, Chapter 23 Subdivision and Appendix 1.1.2 Definitions. • Enable efficient and effective achievement of objectives and policies. • Ensure that Fire Emergency Vehicles can access rear properties. <p><u>Chapter 25.10 Signs</u> The proposed change to the sign provisions relate to:</p> <ul style="list-style-type: none"> • Including new standards for electronic signs. • Amending temporary sign rules. <p>The reasons for the changes are</p> <ul style="list-style-type: none"> • Improved interpretation and administration of District Plan provisions and definitions. • Avoid unintended consequences and uncontrolled adverse effects of signs. <p><u>Appendix 1.2 Information Requirements</u> The proposed change to the Information Requirements relate to reducing the information requirements for:</p> <ul style="list-style-type: none"> • Subdivision • Landscaping • Water Impact Assessments • Waste Minimisation • Managed Care Facilities • Centres Assessment. <p>The reasons for the change is to reduce unnecessary resource consent information requirements.</p> <p><u>Appendix 17 Planning Maps</u> The planning maps need to be amended to correct an error in relation to the location of the National Grid Yard and National Grid Corridor. The error does not satisfy councils responsibilities under the RMA (s5 and s31). This also does not give effect to higher order statutory documents</p>
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		<p>including the National Policy Statement and Waikato Regional Policy Statement (see Appendix 8 for the maps showing the extent of the change).</p> <p>It is proposed to rezone Lot 2 DP 425316 (land adjoining Waiwhakareke) as Destination Open Space Zone to align with the Local Purpose Reserve use that was gazetted on the site in July 2016.</p>
<p>Degree of shift from the current approach</p>	<ul style="list-style-type: none"> • Address existing or new RMA issue • Minor or major change in rule framework • Extent and scale of regulatory impact • Discrete provisions or broader suite of provisions • Degree of change to objectives 	<p>The plan change introduces one new objective, 6 policies and amends a large number of rules.</p> <p>The only objective introduced as part of this Plan Change relates to discouraging fee-simple subdivision of apartments. As assessed in Appendix 5 the objective and associated policy is a minor change which does not alter the existing approach from Council staff in the treatment of Fee-Simple subdivision of apartments. The provisions do not alter any other objectives of the Plan.</p> <p>Four of the policies to be amended/introduced relate to residential development in the Business and Central City Zones. These policies correct an anomaly in the Plan and ensure that the existing rules relating to residential amenity are enforceable.</p> <p>The change to the earthworks policy which uses the word '<i>minimise</i>' instead of '<i>maintain</i>' aligns with the WRPS and existing objective.</p> <p>A wide range of rules and methods are proposed to be amended. These changes have been identified by the REEP as necessary or appropriate to achieve efficiency and effectiveness in the implementation of the District Plan. Many of the proposed changes to the District Plan are to address the anomalies or inconsistencies in the provisions (which impact on the implementation) which are considered necessary; or have minimal effects. In these cases, the degree of the shift from the current approach is small.</p> <p>However, given the high number of changes which establish a more 'enabling' framework for development, when considering the plan change at a 'proposal' level (as opposed to provision by provision) there is considered to be a medium shift from the current approach.</p> <p>The correction to the transmission corridor moves re-aligns the corridor by between 0.07m and 4m, however no change is proposed to the location of the transmission lines themselves. The re-alignment is consistent with the existing definition of the National Grid Yard and National Grid Corridor in the District Plan which sets out where the National Grid Yard and National Grid Corridor is to be located. The degree of this shift is therefore considered to be minor.</p> <p>The re-zoning of the site in Waiwhakareke as Destination Open Space Zone is a small shift to the</p>

		current approach as this site has already been gazetted as local purpose reserve.
Who and how many will be affected	<ul style="list-style-type: none"> • Degree of public interest and engagement is an issue • How many will be affected? Single landowners/Multiple Landowners/Occupiers • Neighbourhoods/businesses and cities 	<p>The plan change includes numerous and wide-ranging changes to provisions which affect the whole city. It will have city wide impacts to owners and occupiers within the city, developers, planning consultancies, building companies, businesses and interest groups.</p> <p>The proposed changes to the District Plan address anomalies or inconsistencies in the District Plan or a minor in nature and are unlikely to have much public interest when each change is looked at independently.</p> <p>However, overall the proposed changes will establish a more enabling framework for development, when considering the 'proposal' level (as opposed to provision by provision). This will therefore have some degree of public interest.</p> <p>An increase in the National Grid Yard will mean that the following will require resource consent where it previously could have occurred as a Permitted Activity:</p> <ul style="list-style-type: none"> - New buildings and additions used for sensitive land uses - New buildings in greenfield areas for non-sensitive land uses - Establishment of a sensitive land use. <p>This has the potential to affect all owners where there is an increase in the National Grid Yard.</p>
Degree of impact on, or interest from iwi/Maori	<ul style="list-style-type: none"> • Level of interest from iwi/Maori • Impact on sites, areas or resources of significance to iwi/Maori 	The draft plan change was provided to Waikato Tainui and THaWK. Advice provided from iwi and the response to advice is in Appendix 6.
When will affects occur?	<ul style="list-style-type: none"> • Temporarily (weeks or months) • For the next 1-5 years • On-going into the future 	The proposed changes will become effective in accordance with the RMA first schedule process and those provisions finalised through the first schedule process being adopted and implemented. The effects will be on-going into the future.
Geographical scale of impacts	<ul style="list-style-type: none"> • Very localised or wide ranging (i.e. single site/whole zones/one or more regions/single or multiple natural resources) 	The proposed changes will affect rules relating to all properties within the boundary of Hamilton City.

<p>Type of effect</p>	<ul style="list-style-type: none"> • Acute/chronic/temporary/cumulative/negative/irreversible • Likelihood and consequence (e.g low probability, high consequence) • Part(s) of environment affected (ecosystems, infrastructure, amenity) • Degree of impact on social, cultural or economic well-being • Degree of impact (positive/negative) on Part 2 matters 	<p><u>Residential Zone</u></p> <ul style="list-style-type: none"> - The existing and proposed bulk and location controls will adequately maintain character and amenity relating to the establishment of three residential units on a site (including one duplex on the rear site). - The change to the eave width will have minimal visual effects on the adjoining properties. - The change to the permeable surfaces standards will have minimal visual effects on the streetscape. Existing three waters provisions will ensure stormwater is adequately controlled. - The change to the height in relation to boundary control is small in size and scale. Adequate sunlight will continue to reach adjoining properties. Any increase in bulk will be small and will have minimal visual effects on the adjacent properties. - The change to ensure the front yard setback is taken from a segregation strip will maintain the amenity, safety and functionality of the transport corridor. - The change to the internal vehicle access setbacks will have negligible effects as it fixes an anomaly in the District Plan where written approval can already be provided by the applicant to avoid a resource consent. - The change to allow a small accessory building within the yard setback will have minimal visual effects on the adjoining properties given the small size and scale of the accessory buildings. - The change to the interface standards will have minimal effects on the amenity and safety of the street as the provisions provide the ability for passive surveillance; and soften the appearance of parking areas through specific building length, windows and landscaping controls. - The change to the fence heights will have negligible effects as it rectifies unclear provisions in the Plan and provides for internal fences. - The change to the outdoor living area standards will have minimal effects on on-site amenity as owners will be given the choice to decide whether they prefer privacy, outlook or access to sunlight in outdoor living areas. Adequate provisions will remain to ensure acceptable outdoor living space is provided. - The change to the service area dimensions will have minimal effects on onsite and neighbourhood amenity as the reduced area are acceptable to meet the needs of occupants. - The minimum floor area requirements will have minimal effects on onsite amenity as the reduced area is acceptable to meet the needs of occupants. - The increase in the number of apartments permitted in an integrated development will have minimal adverse effects on residential character as the overall density of integrated residential developments will not increase.
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		<ul style="list-style-type: none"> - The changes to the access and roading standards have minimal effects on traffic safety and efficiency as they align with the Citywide Transportations standards; they fix anomalies in the rules and provide adequate frontages and street side parking space. <p><u>Chapter 25.2 Earthworks and Vegetation Removal</u></p> <ul style="list-style-type: none"> - The changes to the earthworks standards will have minimal effects on water quality, landform, stability and vegetation as the quantity of earthworks permitted is small in size and scale and these matters can be adequately controlled by specific standards and other chapters of the Plan. <p><u>Chapter 25.5 Landscaping and Screening</u></p> <ul style="list-style-type: none"> - The changes to the landscaping provisions will have minimal effects on the amenity as adequate landscaping, planting and fences will be retained. <p><u>Chapter 25.8 Noise and Vibration</u></p> <ul style="list-style-type: none"> - The changes to the noise provisions will have minimal adverse effects on reverse sensitivity and aural amenity as the provisions correct inconsistencies in the existing provisions. <p><u>Chapter 25.10 Signs</u></p> <ul style="list-style-type: none"> - The changes to the electronic sign rules in the Ruakura Logistics and Ruakura Industrial Park Zone will have minimal environmental effects as it will correct an existing inconsistency in the Plan provisions. - The changes to the temporary sign provisions will have minimal effects due to its small size, transient nature and short length of display times. <p><u>Chapter 25.14 Transportation</u></p> <p>The transportation changes were agreed upon with Grey Matter. They will have minimal effects on the safety and efficiency of the road network in particular:</p> <ul style="list-style-type: none"> - Limiting the number of entrance ways to adjoin or be located within 2m of each other provides safety for pedestrians. - Vehicle crossings infringements will be assessed at the time of subdivision. - The plan change fixes inconsistencies with the subdivision provisions. - Adequate internal vehicle access clearance will be maintained. - Tracking curves ensure on-site manoeuvring can be achieved. - The amendments to the Integrated Transport Assessment (ITA) triggers correct an anomaly where Permitted Activities are not required to get provide and ITA.
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<p>Degree of policy risk, implementation risk, or uncertainty</p>	<ul style="list-style-type: none"> • Community reaction • Untested approach • Weak evidence base • High uncertain benefits and costs • Challenging implementation timeframes 	<p>Most of the proposed changes are relatively minor and have a low level of risk with either retaining the existing provisions or amending the provisions.</p> <p>The main risks are identified as follows:</p> <ul style="list-style-type: none"> • The Council is currently not meeting its statutory obligations under the RMA. In particular the incorrect mapping of the National Grid Yard and National Grid Corridor is inconsistent with the National Policy Statement on Electricity Transmission. Retaining the existing provisions has health and safety risks and compromises the ability to maintain and operate the electricity transmission network. • Development is currently being created with inadequate access for Fire Emergency vehicles to rear properties. • The proposed outdoor living and service area provisions do not align with the Special Character Zone and Medium Density Zone; and the residential unit size provision does not align with the Medium Density Zone. The inconsistencies risk undermining the provisions in these chapters.
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Summary of Scale and Significance Assessment

Plan change 6 includes a large number of proposed changes to the District Plan. As outlined above, these changes have been identified by the REEP as necessary or appropriate to achieve efficiency and effectiveness in the implementation of the District Plan. The proposed changes to the District Plan address the anomalies or inconsistencies in the provisions (which impact on the implementation) which are considered necessary; or have minimal effects. The proposed changes clearly achieve the existing objectives of the relevant zone/chapter. The scale and significance of the changes is low when looking at provision by provision. The existing information base is adequate to assess the Plan Change.

Overall, the proposed changes will establish a more ‘enabling’ framework for development, accordingly, when considered at the ‘proposal’ level the scale and significance of the proposed plan change is considered to have medium significance and the level of evaluation will need to reflect this.

Given the medium scale and significance of the project and its citywide impacts, community engagement for consultation has included a cross-section of resident and community groups, consultants and developers.

The correction to the Transmission Corridor aligns with the existing District Plan definition for National Grid Corridor and National Grid Yard and will not alter the location of the existing Transmission Lines. The scale and significance of the change is therefore considered to be low. However given the re-alignment will make some development more difficult on properties in the National Grid Yard, specific consultation letters were sent to owners where the Transmission Corridor is to be increased on their properties.

The re-zoning of the site in Waiwhakareke as Destination Open Space Zone is considered to have a low scale and significance as the site has already been gazetted as local purpose reserve.

