

**APPENDIX 5: EVALUATION OF PROPOSED OBJECTIVES, POLICIES AND RULES AND EFFICIENCY AND EFFECTIVENESS OF THE PROVISIONS (S32(1) and (2))**

**Appendix 5.1 Evaluation of Objectives (section 32(1))**

Section 32(1) requires that the evaluation report must examine the extent to which the objectives or the proposal being evaluated are the most appropriate way to achieve the purpose of the Act. Only one new objective is proposed to be introduced. This is assessed in the below table.

Objective	Comment	Does this achieve the purpose of the Act
<p><b>23.2.6-</b> <i>The type of land tenure promoted by applications for subdivision consent is appropriate to the nature of existing or approved development.</i></p>	<p>Unit title subdivision is traditionally associated with the creation of principal and accessory units for tenancies within buildings and higher density apartment developments which have a degree of connection and integration. These involve the establishment of body corporates to manage the ongoing maintenance and administration of common areas.</p> <p>There is a general market reluctance in the residential space for unit title developments. This is because:</p> <ul style="list-style-type: none"> <li>• People are generally unable to make changes /alterations to buildings except where wholly contained within a principal unit</li> <li>• There are additional costs associated with membership of body corporate structures.</li> </ul> <p>Because of this there is increasing demand for apartment units to be subdivided via a fee simple arrangement.</p> <p>Rule 23.7.1 specifies specific standards for subdivision. In relation to allotment size and shape the rules contain exclusions from compliance for:</p> <ul style="list-style-type: none"> <li>• Unit title subdivision of existing lawfully established buildings; and</li> <li>• The fee simple subdivision of existing lawfully established duplex dwellings.</li> </ul>	<p>This is consistent with the purpose of the Act for sustainable management of natural and physical resources as it provides for sustainable management of apartments after subdivision.</p>

	<p>Where fee simple subdivision of apartments is proposed, allotment size and shape requirements apply. Because of this type of subdivision will result in non-compliance with minimum net site area and shape factor standards.</p> <p>The approach of Council Staff, where fee simple subdivision of apartment units is proposed, has been to signal that fee simple tenure for apartment developments are not acceptable. This is because:</p> <ul style="list-style-type: none"> <li>• Developments are considered and assessed and, in most cases, operate on an integrated basis</li> <li>• Structures (e.g. roof elements) are interconnected and require common management for maintenance and upgrading purposes</li> <li>• Insurance problems and maintenance issues can arise where there are no common management structures</li> <li>• Fee simple subdivision does not have common management arrangements associated with it and there is limited ability for this to be achieved without the creation of complex company structures, easements and covenants which are not generally known at the time of subdivision</li> </ul> <p>The proposed objective will align with this stance.</p>	
Retention of all other objectives.	No changes are proposed to any other objectives of the Plan. The proposed provisions will improve the efficiency and effectiveness of achieving the existing objectives which achieve the purpose of the Act.	

## Appendix 5.2 Evaluation of Policies (section 32(2))

The following assessment evaluates the options selected for further evaluation in Appendix 3. This assessment has been undertaken in accordance with Section 32(1) and Section 32(2) of the RMA. The assessment:

- Examines whether the policies and rules are efficient and effective in achieving the objective
- Identifies and assesses the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for economic growth and employment
- Assesses the risk of acting or not acting

The level of detail corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

### Chapter 6 Business Zone

The amended policies subject to this Plan Change which are most appropriate to achieve the Business Zone objectives are as follows:	Effectiveness and Efficiency	
	<p><b>Objective 2.2.6</b>-A range of housing types and densities is available to meet the needs of a diverse range of people and communities.</p> <p><b>Objective 6.2.2</b> A distribution of suburban centres that provide a mixed use environment with health-care services, goods, services and employment at a scale appropriate to suburban catchments, while not undermining the primacy, function, vitality, amenity or viability of the Central City.</p> <p><b>Objective 6.2.3</b>- A distribution of locally based centres that provide services and health-care services capable of meeting the day-to-day needs of their immediate neighbourhoods.</p>	
	Benefits	Costs
<p><b>Policy 6.2.2b</b> Suburban centres provide an opportunity to reduce the need for travel, by providing for mixed uses, a diverse range of activities, services and trading formats. Residential activities above ground floor level shall be supported where a high amenity living environment is achieved.</p>	<p>Environmental: The benefits of the amended policy relate to providing residential activity that supports suburban and neighbourhood centres whilst achieving a high level of on-site amenity</p>	<p>Environmental: None identified</p>
	<p>Economic: Costs for developers associated with created a high amenity living environment.</p>	<p>Economic: None identified</p>
<p><b>Policy 6.2.3c</b> Residential activities above ground floor commercial uses are encouraged as part of mixed use development where a high amenity living environment is achieved.</p>	<p>Social: Supporting high amenity living environments will improve community well-being</p>	<p>Social: None identified</p>
	<p>Cultural: None identified</p>	<p>Cultural: None identified</p>

<b>Opportunities for economic growth and employment</b>
These policies will not compromise economic growth and employment opportunities.
<b>Options less or not as appropriate to achieve the objective</b>
Doing nothing is considered inappropriate as the lack of policy direction for residential development does not provide certainty of outcome to the community.
<b>Risk of acting or not acting</b>
Not acting risks not meeting the needs of people and communities.
<b>Effectiveness and Efficiency</b>
These policies will ensure residential development meets the needs of people and the community by providing high amenity living environments whilst supporting suburban and neighbourhood centres. The policy is effective and efficient in achieving the objectives.

### Chapter 7 Central City Zone

The amended policies subject to this Plan Change which are most appropriate to achieve the City Centre Zone objectives are as follows:	<b>Effectiveness and Efficiency</b>	
	<p><b>Objective 2.2.6</b>-A range of housing types and densities is available to meet the needs of a diverse range of people and communities.</p> <p><b>Objective 7.2.6</b>- Continued development and growth which enhances the commercial heart of Hamilton as an attractive and vibrant pedestrian orientated City centre that is accessible to all levels of mobility and has a strong relationship with the Waikato River.</p> <p><b>Objective 7.2.8</b>- Continued development of the cultural and tourism core of Hamilton, including development and activities that promote social and cultural wellbeing.</p>	
	<b>Benefits</b>	<b>Costs</b>
<b>7.2.6h</b> High-quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space	Environmental: The amended policy will help to achieve high levels of on-site amenity.	Environmental: None identified
<b>7.2.8e</b> High-quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space	Economic: Costs for developers associated with a high amenity living environment.	Economic: None identified
	Social: Supporting high amenity living environments will improve community well-being	Social: None identified
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		

These policies will not compromise economic growth and employment opportunities.
<b>Options less or not as appropriate to achieve the objective</b>
Doing nothing is considered inappropriate as the lack of policy direction for residential development does not provide certainty of outcome to the community.
<b>Risk of acting or not acting</b>
Not acting risks not meeting the needs of people and communities.
<b>Effectiveness and Efficiency</b>
The policy will ensure residential development meets the needs of people and the community by providing high amenity living environments which enhances Hamilton as an attractive city that promotes social and cultural well-being. These policies are effective and efficient in achieving the objectives.

### Chapter 23 Subdivision

The policy most appropriate to achieve the objective:	<b>Effectiveness and Efficiency</b>	
	<b>Objective 23.2.6-</b> The type of land tenure promoted by applications for subdivision consent is appropriate to the nature of existing or approved development.	
<b>Policy 23.2.6a</b> To ensure that any subdivision is supported by appropriate management structures and legal mechanisms to enable their effective ongoing management, maintenance and operation.	<b>Benefits</b>	<b>Costs</b>
	Environmental: Promotes sustainable management of natural and physical resources.	Environmental: None identified
	Economic: Clearer direction reduces costs associated with interpretation of rules for council staff and developers.	Economic: None identified
	Social: A policy for appropriate land tenure for apartments avoids insurance problems and maintenance issues that can arise where there are no common management structures.	Social: Less flexibility in the land tenure for apartments.
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
This policy will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
Not including a policy would be inappropriate as it would allow subdivision of apartments without appropriate management structures. This would not promote sustainable development.		
<b>Risk of acting or not acting</b>		
The is a risk of not acting relates to on-going management, maintenance and operational issues after an apartment has been subdivided.		
<b>Effectiveness and Efficiency</b>		

The introduced policy ensures that appropriate management structures and legal mechanisms are in place for subdivision of apartments to enable effective and ongoing management, maintenance and operation. Fee simple subdivision of Apartments already requires a resource consent but there are no objectives or policies to support this. The new policy is an efficient way to give effect to the provisions.

### Chapter 25.2 Earthworks and Vegetation Removal

The amended policy most appropriate to achieve the objective:	<b>Effectiveness and Efficiency</b>	
<b>Policy 25.2.2.1a</b> Earthworks and vegetation removal shall occur in a way that: (i) Minimises adverse effects on existing landforms, natural features and significant vegetation.	<b>Objective 25.2.2.1-</b> Minimise the adverse effects of earthworks and vegetation removal on people, property, and the environment.	
	<b>Benefits</b>	<b>Costs</b>
	Environmental: The policy ensures effects on landforms, natural features and significant vegetation are minimised.	Environmental: Reduced ability to maintain landforms, natural features and significant vegetation.
	Economic: Reduces time and costs required with preparing and processing resource consents.	Economic: None identified
Social: None identified	Social: None identified	
Cultural: Minimising the effects on landforms, natural features and significant vegetation enables positive cultural outcomes by protecting natural character and natural features.	Cultural: None identified	
<b>Opportunities for economic growth and employment</b>		
This policy will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
The existing policy seeks to maintain ' <i>Maintain natural character and amenity values by retaining existing landforms, natural features and significant vegetation</i> '. This is not appropriate as: <ul style="list-style-type: none"> <li>• Large scale land development and subdivision by its nature will alter existing landforms, natural features and significant vegetation. It is inappropriate that all earthworks activities are required to retain these features, when by their nature they will do the opposite.</li> <li>• The protection of landforms, natural features and significant vegetation from adverse effects of earthworks is achieved by reference to other Plan sections including natural hazards, historic heritage and natural environments.</li> <li>• The wording of the policy sets a high bar that is difficult, if not possible to achieve when assessing resource consent applications for non-compliance with earthworks standards.</li> </ul>		
<b>Risk of acting or not acting</b>		
The risk of acting or not acting is low. The policy is sufficient to minimise the adverse effects on existing landforms, natural features and significant vegetation. This will continue to achieve the objective.		

<b>Effectiveness and Efficiency</b>
The policy will effectively minimise the effects on existing landforms, natural features and significant vegetation which is consistent with the objective. This is efficient as it sets an achievable target for development to achieve. The Natural Environments and Waikato Riverbank and Gully Hazard Area provisions will continue to protect outstanding natural features.

## **Appendix 5.3 Evaluation of Rules (section 32(2))**

### **Chapter 4-Residential Zones**

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Residential Zones.

<b>The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Residential Zone are as follows:</b>	<b>Effectiveness and Efficiency</b>	
	<b>Relevant objectives:</b>	
	<p><b>Objective 2.2.6-</b> A range of housing types and densities is available to meet the needs of a diverse range of people and communities.</p> <p><b>Objective 4.2.3-</b> Residential development produces good on-site amenity.</p> <p><b>Objective 4.2.4-</b> The development contributes to good neighbourhood amenity as the area matures.</p> <p><b>Objective 25.14.2.1-</b> An integrated multi-modal transport network that meets national, regional and local transport needs and is responsive, efficient, affordable, safe, accessible, sustainable, integrated with land use.</p> <p><b>Objective 25.13.2.3-</b> Three waters infrastructure is provided as part of subdivision and development, and in a way that is integrated, effective, efficient, functional, safe and sustainable</p>	
	<b>Benefits</b>	<b>Costs</b>
<ul style="list-style-type: none"> <li>• 4.1.1- Residential Zone Purpose</li> <li>• 4.1.2- Residential Intensification Purpose</li> <li>• Rule 4.3.1- Activity Status Table</li> <li>• Rule 4.4.1- Density</li> <li>• Rule 4.4.2- Site Coverage</li> <li>• Rule 4.4.3- Permeable Surfaces</li> <li>• Rule 4.4.5- Height in Relation to Boundary</li> <li>• Rule 4.4.6- Building Setbacks <ul style="list-style-type: none"> <li>- Rule 4.4.6f- Internal Access Setback</li> <li>- Rule 4.4.6e- Side and Rear Yard Setbacks</li> </ul> </li> <li>• Rule 4.4.7- Interface Between Public and Private</li> <li>• Rule 4.4.8- Fences and Walls</li> </ul>	<p>Environmental: Allowing an exemption for gable ends where assessing the height in relation to boundary control will enable increased building definition.</p> <p>Service areas provide adequate space for storage of rubbish and drying of clothes whilst maintaining the amenity of the street.</p> <p>Minimum indoor living areas will contribute to a high amenity living environment for residents.</p>	<p>Environmental: Loss of ability to improve the design and layout of 1 duplex and 2-3 single dwellings through resource consent may reduce the character and amenity of the streetscape.</p> <p>Reduction to the amenity of the streetscape through increased vehicles parking in front of dwellings.</p> <p>Garages forward of a dwelling where not integral to the design of the dwelling dominate the frontage and reduce the ability for passive surveillance.</p>

<ul style="list-style-type: none"> <li>• Rule 4.4.10- Outdoor Living Area</li> <li>• Rule 4.4.11- Service Areas</li> <li>• Rule 4.4.12- Residential Unit Size</li> <li>• Rule 4.7.11- Integrated Residential Development</li> </ul>	<p>Setbacks from segregations strips enable safe access to sites and maintains the open amenity of the transport corridor.</p>	<p>Reduction to on-site amenity through small outdoor living areas which may be provided without access to sunlight.</p> <p>Stormwater run-off if permeable pavers are not maintained.</p>
	<p>Economic: Reduced time and costs associated with preparing and processing resource consents.</p> <p>Increased certainty for developers during the design stage due to more specific interface provisions and the provision of up to 3 single dwellings or a one duplex dwelling as a permitted activity.</p> <p>Reduced on-going maintenance costs of superficial shared areas required as part of Integrated Residential Developments.</p>	<p>Economic: None identified</p>
	<p>Social: Improved legibility of the Plan provisions improves the usability of the Plan for the community.</p> <p>Enabling garden sheds within the side yard setback enables an efficient use of space.</p> <p>The provision of sinks in bedrooms contributes to well-being by meeting a modern demand.</p> <p>The ability to wheel rubbish bins directly onto the street contributes to a functional living environment.</p> <p>Increased flexibility in designing residential dwellings.</p> <p>The removal of the shared communal area requirements as part of Integrated Residential Development avoids the establishment of superficial</p>	<p>Social: Reduction to access to sunlight will reduce the health and welfare benefits of sunlight.</p> <p>Inconsistencies created will create confusion with District Plan interpretation.</p>



	communal areas that are not used by occupants and which have on-going maintenance issues.	
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
These provisions will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
Refer to options assessment. Doing nothing or retaining the existing provisions will continue to achieve the objectives, however it is not the most efficient method.		
<b>Risk of acting or not acting</b>		
There is negligible risk involved with not acting. The existing provisions are adequately meeting the objectives of the Plan.		
The risks of acting are:		
<ul style="list-style-type: none"> <li>• There will be confusion with interpretation and difficulty in monitoring self-contained house-keeping units verses ancillary residential units.</li> <li>• The 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.</li> </ul>		
<b>Effectiveness and Efficiency</b>		
<u>Effectiveness</u>		
<ul style="list-style-type: none"> <li>• The general standards are effective in achieving the objectives for good on-site and neighbourhood amenity where up to 3 single dwellings are a permitted activity.</li> <li>• It is proposed to list 1 duplex as a permitted activity on rear sites. Duplexes currently require resource consent as a restricted discretionary activity. The permitted activity status would mean that the residential design guide can no longer be considered. The design guide predominantly relates to buildings interfacing with the street. The general standards are effective in achieving the objectives for good on-site and neighbourhood amenity where one duplex is located on a rear site.</li> <li>• The eave width is effective in achieving the objective for good neighbourhood amenity as it will be adequately setback from adjoining properties. Eaves are not bulky or dominant in appearance and therefore do not need to be included within the site coverage calculation if no more than 1m wide.</li> <li>• The amendment to the definition of permeable surfaces allows surfaces where water can be absorbed. Shared access has not been included due to issues around compaction by vehicles and the on-going maintenance needed to maintain the pavers at a permeable standard. Controlling the minimum area of permeable surfaces controls the amount of stormwater entering the reticulated system. Three waters provisions will ensure adequate on-going stormwater control is provided.</li> </ul> <p>The objective for three waters infrastructure being provided in a way that is integrated, effective, functional, safe and sustainable will be achieved. Requiring a minimum level of permeability within the front yard setback is effective in achieving the objective of providing good neighbourhood amenity by providing green relief for the city.</p>		

- The height to boundary control will be effective in achieving good neighbourhood amenity as the allowed protrusions through the height control plane are small in size and scale, and enabling building definition will allow adequate sunlight to reach adjacent properties.
- Building setbacks are effective in achieving good on-site and neighbourhood amenity and provide a safe transport network as they provide visibility along the street and accessways, mitigate against noise and vibration effects of the street and maintain visual amenity. A small garden shed within 1.5m of the boundary will not be bulky or dominant in appearance when viewed from adjacent properties.
- The interface standards are an effective way to maintain the character and amenity of the street and increase the ability for passive surveillance. The existing and proposed provisions include a number of standards which will contribute to an adequate external appearance and maintain the safety and amenity of the street. This includes:
  - The requirement of a planting strip along the front boundary where parking is provided within the front 3m setback
  - Requiring the provision of a window in the side of the garage
  - Requiring garages where the front door faces the street to be setback 5m from the road boundary
  - Requiring that garages do not cover more than 50% of the residential unit that is visible from the transport corridor.
  - Requiring that at least one habitable room of the dwelling has clear-glazed window facing the transport corridor
  - Requiring a minimum of 50% planting within the front yard setback
 Specific provisions give more certainty to developers during design stage.

- The fence and wall rules are effective in achieving good on-site and neighbourhood amenity by providing for privacy between neighbours whilst ensuring that fences are not dominant in appearance.
- The reduced outdoor living area size ensures a reasonable degree of on-site amenity is achieved for the anticipated capacity of the residential unit.

Removing the requirements around orientation of the outdoor living area may reduce the level of sunlight which reaches outdoor living areas however, the height in relation to boundary controls ensure that adequate sunlight reaches each site. On-site amenity can still be achieved where the outdoor living area is located on the southern side of the house. Particularly if this location provides a better outlook or increased privacy. In addition, some residents may find more amenity with a shaded outdoor area. It should therefore be up to the developer, owner and occupier to have the flexibility to decide where they would like their outdoor living area. The dimension controls are sufficient to ensure that adequate on-site amenity is provided. No change has been made to the Design Guide in relation to the outdoor living area because this criteria still provides assistance should the outdoor living area provisions not be complied with.

- The provisions include a reduction to the service area dimension. Council is introducing new waste collection bins from July 2020. This includes two wheelie bins, a food waste bin and a small crate. The rubbish wheelie bin will be 0.48x0.55x0.92 (width/depth and height) and the recycling wheelie bin will be 0.58mx 0.74mx1.08m. The proposed service area dimensions are adequate to contain the proposed bins. There is also space for household storage or a compost bin. The new provisions also ensure that the bins can be directly rolled out onto the street. This is imperative for the new wheelie bin system. The service area provisions are effective in achieving on-site and neighbourhood amenity by providing for rubbish storage and clothes lines whilst maintaining the amenity of the street.

- The floor area provisions are effective in achieving on-site amenity and ensuring residential units continue to function as one self-contained unit.
- The increase to the percentage of apartments in an Integrated Residential Development is small in size and is of a mix that is compatible with the scale of other residential development in the Residential General Zone. The 30% density achieves Objective 4.2.4 and Policies 4.2.4a and 4.2.4e relating to ensuring the size and scale of buildings are compatible with the locality and ensuring that development does not detract or degrade the existing character of the surrounding area.
- Integrated residential development (IRD) is a development option that is available on sites with areas exceeding 2000m<sup>2</sup>. It provides for a range of dwelling types (detached dwellings, duplex and apartments) to be established as a restricted discretionary activity. To date there has been limited use of the IRD provisions. This is largely because:
  - the current definition of an IRD requires the provision of shared facilities (what these are to comprise of is not defined); and
  - more intense development can be achieved by utilising the duplex provisions where no shared facilities are required.

The requirement for shared facilities is a disincentive to use the provisions because:

- It is not clear what facilities are required to be provided and what their extent is to be; and
- Ongoing requirement for maintenance and upkeep of shared facilities by future owners is difficult to implement and enforce.
- It creates superficial communal areas that are not used by occupants.

Deletion of the requirement for shared facilities within an integrated residential development allows for flexibility around communal spaces. This will achieve good on-site amenity. The provision of shared facilities will not be discernible to the surrounding neighbourhood. The variety of housing densities and typologies on a large site will retain the opportunity for integrated development such as group housing schemes or retirement villages. The deletion of the word average from the minimum density requirement for apartments within an IRD reduces confusion with interpretation. This is an efficient and effective approach to achieving the objectives.

- The self-contained house-keeping unit definition will enable sinks in bedrooms. Minimum living area standards have been included to ensure that the residential units still function as a household unit with a shared living space. This is effective in achieving good on-site amenity.

The proposed provisions will be efficient in achieving the relevant objectives as it results in simplified standards which enable greater flexibility for developers, reduce the need for resource consent and result in some reduction to consenting time and costs.

## Chapter 6-Business Zones

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Business Zones.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Business Zone objectives relating to	Effectiveness and Efficiency
	<b>Relevant objectives:</b> <b>Objective 2.2.6-</b> A range of housing types and densities is available to meet the needs of a diverse range of people and communities.

<p><b>supporting suburban and neighbourhood centres are as follows:</b></p>	<p><b>Objective 6.2.3-</b> A distribution of locally based centres that provide services and health-care services capable of meeting the day-to-day needs of their immediate neighbourhoods.</p> <p><b>Objective 6.2.6-</b> Provide for a range of business activities that support and complement the Central City, Sub-Regional and Suburban Centres.</p> <p><b>Objective 6.2.7-</b> Provide for a range of community facilities, residential and business activities that may not be appropriate for, or are not able to locate in centres in the business hierarchy.</p>	
<ul style="list-style-type: none"> <li>• Rule 6.3- Activity Status Table (Gymnasiums)</li> <li>• Rule 6.4.7- Residential Development <ul style="list-style-type: none"> <li>- Rule 6.4.7d- Residential Density</li> <li>- Rule 6.4.7e- Outdoor Living Areas</li> <li>- Rule 6.4.7g Residential Unit Size</li> <li>- Rule 6.4.7i- External Outlook Area</li> </ul> </li> </ul>	<p><b>Benefits</b></p> <p>Environmental: The residential development standards will provide a high amenity living environment.</p> <p>The cap on the maximum size of gymnasiums in the Commercial Fringe and Neighbourhood Centre Zone will ensure that a range of services are offered, and the business hierarchy is maintained.</p>	<p><b>Costs</b></p> <p>Environmental: Potential development of outdoor living areas on the southern sides of residential units will result in reduced access to sunlight for occupants.</p>
	<p>Economic: The cap on the maximum size of gymnasiums will ensure that retail/service offerings in the Business Zones are not displaced.</p> <p>The rules will not place unnecessary costs or delays on development in some cases, the changes will reduce time and costs associated with processing and preparing resource consent.</p> <p>Simplification of the rules will reduce costs associated with rule interpretation for developers.</p>	<p>Economic: Some additional costs and time associated with resource consents where living areas are less than 30m<sup>2</sup>.</p> <p>It does not allow gymnasiums to expand and grow.</p>
	<p>Social: Providing for gymnasiums next to residential and employment areas will serve the day to day needs of residents and workers.</p> <p>The residential development standards including outdoor living, floor areas, external outlook provide flexibility in design whilst ensuring a high amenity living environment. This will improve community well-being.</p>	<p>Social: None identified</p>

	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
The amended provisions will provide for economic growth by allowing for gymnasiums in a manner that protects the business hierarchy.		
<b>Options less or not as appropriate to achieve the objective</b>		
Doing nothing or retaining the status quo is considered inappropriate as it will result in ongoing inefficiencies and confusion with implementation of provisions. The lack of policy direction for residential development does not provide certainty of outcome to the community. In addition, retaining the existing rules is not an efficient way to manage the business hierarchy which could be more effectively managed through allowing small scale gymnasiums.		
<b>Risk of acting or not acting</b>		
Given the small size and scale of the changes, the risk of acting or not acting is considered to be low. The level of cost/benefit analysis is considered to be appropriate to the nature of the proposed changes.		
The risk with not acting relates to continued confusion around the interpretation of the District Plan rules and not meeting the needs of people and communities.		
<b>Effectiveness and Efficiency</b>		
The proposed provisions are an effective and efficient approach to achieving the objectives 2.2.6, 6.2.3, 6.2.6 and 6.2.7. In particular:		
<ul style="list-style-type: none"> <li>• Providing for gymnasiums in the Commercial Fringe and Neighbourhood Centre Zone as a permitted activity will provide for the day to day needs of workers and residents. The 250m<sup>2</sup> cap on the maximum size will ensure that other retail/service offerings are not displaced. This will ensure the business hierarchy is maintained.</li> <li>• The amendment to the residential density rules will make it easier to determine the number of residential units required per site whilst maintaining the mixed-use character of the business zones.</li> <li>• The amendments to the outdoor living area, residential unit size and external outlook provisions will provide clear direction for assessing residential development and ensure housing types meet the needs of a diverse range of people and communities as required by Objective 2.2.6.</li> <li>• The provisions will simplify standards which enable greater flexibility for developers, reduce the need for resource consent and result in some reduction to consenting time and costs.</li> </ul>		

## Chapter 7- Central City Zone

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective related to the Central City Zone objectives.

<b>The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives from the Central City Zone are as follows:</b>	<b>Effectiveness and Efficiency</b>
	<b>Relevant objectives:</b> <b>Objective 2.2.6-</b> A range of housing types and densities is available to meet the needs of a diverse range of people and communities.

	<p><b>Objective 7.2.1</b> – The Hamilton Central City is the heart of the Waikato region acting as a diverse, vibrant and sustainable metropolitan centre.</p> <p><b>Objective 7.2.2</b> – The form, scale and diversity of activities support and facilitate the role of the Central City as the Regional Centre</p> <p><b>Objective 7.2.5</b>- A pedestrian-orientated Central City</p> <p><b>Objective 7.2.6</b> – Continued development and growth which enhances the commercial heart of Hamilton as an attractive and vibrant pedestrian oriented City centre that is accessible to all levels of mobility and has a strong relationship with the Waikato River.</p>	
<ul style="list-style-type: none"> <li>• Rule 7.3- Activity Status Table</li> <li>• Rule 7.5.7- Alterations and Additions to existing buildings</li> <li>• Rule 7.4.2- Building Intensity</li> <li>• Rule 7.4.4- Maximum Height Control and Bonuses</li> <li>• Rule 7.4.5- Through-Site Links</li> <li>• Rule 7.4.7- Street Wall</li> <li>• Rule 7.4.14- Active Frontages</li> <li>• Rule 7.4.15- Veranda Cover</li> <li>• Rule 7.5.3- Residential <ul style="list-style-type: none"> <li>- Rule 7.5.3b- Residential Density</li> <li>- Rule 7.5.3f- Residential Unit Size</li> <li>- Rule 7.5.3d- Outdoor Living Area</li> <li>- Rule 7.5.3h- External Outlook Area</li> </ul> </li> </ul>	<p><b>Benefits</b></p>	<p><b>Costs</b></p>
	<p>Environmental:</p> <p>The zone standards including site coverage and building setbacks manage the adverse effects on character and visual amenity.</p> <p>Through site links promote a high amenity Central City with good pedestrian connectivity.</p> <p>The residential development standards will provide a high amenity living environment.</p>	<p>Environmental:</p> <p>Potential development of outdoor living areas on the southern side of residential units will result in reduced access to sunlight for occupants.</p> <p>Reduction in clear glazing may reduce the vibrancy and vitality of the street.</p> <p>Reduction to features such as pocket parks and public art in the central city.</p>
	<p>Economic:</p> <p>Providing for alterations and additions as a permitted activity subject to specific requirements provides more certainty during design stage.</p> <p>The provisions simplify the rules and reduce the time and costs associated with interpretation and unnecessary resource consent.</p> <p>The removal of the building intensity standards increases development potential.</p> <p>The reduced height restrictions increase development potential and provide more certainty during the development stage.</p> <p>Increased flexibility to developers and tenants.</p>	<p>Economic:</p> <p>Some additional costs and time associated with resource consents where living areas are less than 30m<sup>2</sup>.</p>

	<p>Social: The glazing rules will enable privacy within buildings where necessary for the type of activity undertaken.</p> <p>Simplification of the rules improves the legibility of the Plan.</p> <p>The residential development standards including outdoor living, floor areas and external outlook provide flexibility in design whilst ensuring a high amenity living environment. This will improve community well-being.</p>	<p>Social: Reduction to clear glazing reduces ability for passive surveillance of the street.</p>
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
The reduced height restrictions and deletion of the building intensity standards will increase development potential in the Central City. This will provide additional opportunities for growth and employment in the city.		
<b>Options less or not as appropriate to achieve the objective</b>		
Doing nothing or retaining the existing provisions is considered inappropriate as it will result in ongoing inefficiencies and confusion with implementation of provisions. The lack of policy direction for residential development does not provide certainty of outcome to the community.		
<b>Risk of acting or not acting</b>		
There are risks to the vitality, vibrancy and amenity of the central city however the risk is low given the small size and scale of the change to the planning framework. The level of cost/benefit analysis is considered to be appropriate to the nature of the proposed changes.		
The risk with not acting relates to continued confusion around the interpretation of the District Plan rules and not meeting the needs of people and communities.		
<b>Effectiveness and Efficiency</b>		
<p>The proposed provisions are an effective and efficient approach to achieving the objectives. In particular:</p> <ul style="list-style-type: none"> <li>• Adequate provisions are in place to control the built form of buildings in order to maintain the vitality, amenity and vibrancy of the city centre.</li> <li>• The existing rules allow maximum height limits to be increased provided certain public amenities are provided. There is little guidance in the Plan as to how to assess the adequacy of the public amenity. The District Plan does not offer any objectives and policies related to the bonusing system and the bonusing system does not mitigate adverse effects created from building height.</li> </ul> <p>The proposed increased height allowance aligns with the existing maximum height levels with bonuses. The height limit in Overlay 2 and 3 are appropriate given the lower intensity environments anticipated in these zones and to manage the interface with surrounding zones. The change to the planning framework in this case is small in size and scale.</p>		

No maximum height limit is proposed in Height Overlay 1. This is consistent with the existing rules subject to 3 bonuses being provided. The height allowance contributes to the facilitation of the role of the Central City as the Regional Centre. Existing Plan provisions including the sun protection rules of garden place and the street wall provisions (which require a step-in with buildings above a certain height) will ensure that adequate daylight is available and that buildings are not overly dominant when viewed from the street.

All buildings require resource consent as a restricted discretionary activity in the Central City with discretion restricted to design and layout. The Design Guide for Key Development Sites and Riverfront Development Guide also assist in assessment of the design and layout of buildings.

Adequate provisions are in place to enhance the commercial heart of Hamilton as an attractive and vibrant pedestrian orientated city as required by Objectives 7.2.1 and 7.2.6.

- The through site link and veranda provisions contribute to a pedestrian orientated city as required by Objective 7.2.5.
- Deletion of the building intensity standards which specify the maximum ratio of floor space is considered to be effective and efficient method of achieving the objectives relating to establishing Hamilton Central as the heart of the Waikato region and supporting a form that facilitates the Central City as Regional Centre for the following reasons.

Where any proposed building exceeds the floor area ratio requirements the status of the consent required does not change (any new buildings in the Central City Zone require resource consent for a restricted discretionary activity) and there are no assessment criteria which specifically address situations where maximum floor area is exceeded. The development potential of a site is governed by site coverage and building height parameters and other development control standards.

This standard was subject to submissions in opposition which sought its deletion on the basis that building intensity rules restrict the developable area of a site, and that given other rules relating to site coverage, maximum height and building setback it is unnecessary and should be deleted so as to encourage greater intensification.

This reasoning was rejected in the s42A report which addressed the submissions on the basis that:

- The development ratios provide for significant development potential over a site
- Taller buildings should be developed at smaller footplates to offset other potential effects (e.g. dominance, bulk, shadowing)
- The floor area ratios correlate well with the need to provide for through site links as part of the bonus incentive, and greater on-site amenity as larger buildings are developed, particularly within areas designated for residential development
- Rules have been developed to establish a city profile averaging four storeys, with taller buildings provided in appropriate circumstances. A balance between open space (public and private) and built form is a key outcome sought through the proposed rules
- The outcomes are considered to promote a good balance between economic, social and environmental outcomes, thus supporting the purpose of the Act.



The key driver of the bulk and form of a building is its permitted site coverage and height, beyond this the prescription of a floor area ratio requirement governs the intensity of use and occupation of building. Where the current rules prescribe maximum site coverage, building height, and street wall design then the baseline for the anticipated bulk and dominance of a building relative to public space is already determined. The floor area therefore only serves to counter this already established baseline.

It is considered that the Floor Area ratio requirements do not serve any particular purpose, over and above the other standards, other than to constrain development opportunity.

- Whilst the change to glazing along active frontages will reduce the ability for passive surveillance of the street, this is outweighed by the benefits of providing flexibility for permitted activities within the central city which require a degree of privacy. These activities can already put curtains up which negate any benefits of clear glazing. Providing glazing ensures that the ability to display retail products is retained. The change supports a range of business activities as required under Objective 6.2.6.
- The amendments to the outdoor living area, residential unit size and external outlook provisions will provide clear direction for assessing residential development and ensure housing types meet the needs of a diverse range of people and communities as required by Objective 2.2.6. The requirement for outdoor living is reduced in the Central City because of access to public spaces.
- The provisions simplify standards, enable greater flexibility for developers and reduce the need for resource consent which results in some reduction to consenting time and costs.

## Chapter 9- Industrial Zone

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Industrial Zones.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives from the Industrial Zone are as follows:	Effectiveness and Efficiency	
	Relevant objectives:	
	<p><b>Objective 9.2.1</b> – Industrial activities are able to establish and operate within the zone in an efficient and effective manner.</p> <p><b>Objective 9.2.3</b> – The amenity levels of industrial areas are to be enhanced.</p>	
	Benefits	Costs
<ul style="list-style-type: none"> <li>• Rule 9.3- Activity Status Table (New Buildings, Alterations and Additions)</li> <li>• Rule 9.5.3a Buildings on Sites Adjoining Major Arterial Roads.</li> <li>• Rule 9.4.1- Building Setbacks</li> </ul>	<p>Environmental: The zone standards adequately manage the adverse effects on character and visual amenity.</p>	<p>Environmental: Loss of ability to improve design and layout of buildings through resource consent.</p> <p>Large bulky industrial buildings may reduce the amenity of adjoining Open Space Zones.</p>

<ul style="list-style-type: none"> <li>Rule 9.4.7 Service and Outdoor Storage Areas</li> </ul>	<p>Existing District Plan provisions adequately manage infrastructure and layout and avoid the need for a Comprehensive Development Consent.</p> <p>The additional provisions for buildings on a site adjoining a Major Arterial Transport Corridor will ensure that a higher level of amenity is achieved on sites which are highly visible.</p> <p>The front boundary setback is adequate to achieve a safe and efficient transport network and maintain the amenity of the streetscape.</p> <p>The 3m setback from the transport corridor and the Open Space Zone will accommodate landscaped areas and ensure they can be appropriately accessed within the zone. It will also enable industrial activities to internalise their effects within buildings.</p>	
	<p><b>Economic:</b> Listing buildings as a permitted activity will provide certainty to developers during design stage.</p> <p>The provisions reduce the costs and time associated with unnecessary resource consent.</p> <p>Decreasing setbacks will increase flexibility for developers.</p>	<p><b>Economic:</b> There is a potential for increased design and development costs where sites adjoin a Major Arterial Road.</p>
	<p><b>Social:</b> Improved legibility of the District Plan.</p>	<p><b>Social:</b> None identified</p>
	<p><b>Cultural:</b> None identified</p>	<p><b>Cultural:</b> None identified</p>
<p><b>Opportunities for economic growth and employment</b></p> <p>The provisions improve the efficiency and effectiveness of the Plan. The amendments are relatively small in size and do not increase opportunities for economic growth and employment.</p>		
<p><b>Options less or not as appropriate to achieve the objective</b></p> <p>Doing nothing or retaining the existing provisions will continue to achieve the objectives, however it is not the most efficient method.</p>		
<p><b>Risk of acting or not acting</b></p>		

The information available is considered sufficient to inform the review.
There is low risk involved with either acting or not acting. Either way the objectives will be achieved.
<b>Effectiveness and Efficiency</b>
The provisions are effective and efficient in achieving objectives 9.2.1 and 9.2.3 in ensuring industrial activities establish and operate in an efficient and effective manner whilst enhancing amenity levels. In particular: <ul style="list-style-type: none"> <li>• The specific provisions related to building on sites adjoining Major Arterial Roads are effective in controlling building design and layout in a manner that will enhance the amenity of Major Arterial Roads.</li> <li>• Adequate provisions are in place to manage character and amenity, and infrastructure provision of industrial areas without the need to require separate Comprehensive Development Consents or consents for the construction buildings.</li> <li>• The setback standards from the Collector and Local Transport corridors are effective for maintaining the safety and efficiency of the streetscape as buildings will be adequately setback from the road and space is available for a landscaped strip and walk way which will soften the bulk of buildings. Shorter setbacks are required on transport corridors that carry less traffic, allowing for the site to be well utilised.</li> <li>• The setback standards from reserves is effective as it will enable industrial activities to internalise offensive elements within the building. Buildings provide a screen to more offensive activities. The landscaping provisions soften the bulk of industrial buildings and maintain the amenity of Open Spaces.</li> <li>• The service area standards will be effective in controlling storage in order to maintain the amenity of the streetscape.</li> <li>• The provisions will reduce the need for resource consent and increase flexibility for developers.</li> </ul>

**Chapter 16- Community Facilities Zone**

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Community Facilities Zone.

<b>The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives from the Community Facilities Zone are as follows:</b>	<b>Effectiveness and Efficiency</b>	
	<b>Relevant objective:</b> <b>Objective 16.2.2-</b> Activities have minimal adverse environmental effects.	
	<b>Benefits</b>	<b>Costs</b>
• Rule 16.3 Activity Status	Environmental:	Environmental: None identified

<ul style="list-style-type: none"> <li>Rule 16.5.1- New buildings, Relocated Buildings and Alterations and Additions to Existing Buildings</li> </ul>	<p>The new requirements for buildings located within 10m of the front yard setback will contribute to the amenity and character of the streetscape.</p> <p>The zone standards manage the adverse effects on character and visual amenity.</p>	
	<p><b>Economic:</b> Providing for alterations and additions as a permitted activity subject to specific requirements provides more certainty during design stage.</p> <p>The provisions simplify the rules and reduce the time and costs associated with interpretation and unnecessary resource consent.</p>	<p><b>Economic:</b> There is a potential for increased design and development costs where buildings are located within 10m of transport corridor.</p>
	<p><b>Social:</b> Clearer requirements for the interface of buildings with the transport corridor will give the community certainty of development potential.</p>	<p><b>Social:</b> None identified</p>
	<p><b>Cultural:</b> None identified</p>	<p><b>Cultural:</b> None identified</p>
	<p><b>Opportunities for economic growth and employment</b></p> <p>These provisions will not compromise economic growth and employment opportunities.</p>	
<p><b>Options less or not as appropriate to achieve the objective</b></p> <p>Doing nothing or retaining the existing provisions will continue to achieve the objective, however it is not the most efficient method.</p>		
<p><b>Risk of acting or not acting</b></p> <p>The information available is considered sufficient to inform the review.</p> <p>There is low risk involved with either acting or not acting. Either way the relevant objective will be achieved.</p>		
<p><b>Effectiveness and Efficiency</b></p> <p>Listing new buildings and relocated buildings as a permitted activity is an effective and efficient approach to achieving the objectives because the bulk and location controls and specific standards relating to new buildings will ensure there are minimal environmental effects. The provisions will reduce the need for resource consent and provide certainty to developers.</p> <p>Listing the expansion of new schools as a permitted activity is efficient as it removes the need to apply for a resource consent on sites where expansion is expected. The existing bulk and location rules and city-wide standards are effective in ensuring that the objective relating to minimising environmental effects is achieved. Whilst this may undermine the restricted discretionary activity status of new schools, the risk is low as there are no large community zoned sites left in the city available for large scale</p>		

schools and most new schools will be designated. The Community Facilities zone rules do not apply to designated schools. As any new school will require a resource consent, any expansion will be captured under Section 127 of the Resource Management Act and the conditions of the approved consent.

## Chapter 22- Natural Hazards

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Natural Hazards.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Natural Hazard Chapter objective are as follows:	Effectiveness and Efficiency	
	<p><b>Objective 25.10.2.1-</b> Manage activities to avoid or mitigate adverse effects on, and minimise risk to people; property; and the environment, from natural hazards, in order to increase community resilience, reduce the risks from natural hazards, and support effective and efficient response and recovery from natural hazard events.</p> <p><b>Objective 21.2.1-</b> The ecological, amenity, landscape and cultural values of the river corridor and gully system are restored and protected.</p> <p><b>Objective 21.2.4-</b> The health and well-being of the Waikato River and gully systems shall be restored and protected.</p>	
	Benefits	Costs
<ul style="list-style-type: none"> <li>Rule 22.3-Activity Status Table- List swimming pools as a discretionary activity in the Waikato Riverbank and Gully Hazard Area</li> </ul>	Environmental: Neutral- swimming pools already require resource consent in the Waikato Riverbank and Gully Hazard Area	Environmental: None-identified
	Economic: Early identification that swimming pools always require resource consent in the Waikato Riverbank and Gully Hazard area will avoid time and costs associated with interpretation of the District Plan rules.	Economic: Additional consenting costs for a discretionary activity as opposed to a restricted discretionary activity.
	Social: Alignment with District Plan provisions for buildings in the Waikato Riverbank and Gully Hazard area improves District Plan interpretation for the community.	Social: None identified
	Cultural: None identified	Cultural: None identified

<b>Opportunities for economic growth and employment</b>
This provision will not compromise economic growth and employment opportunities.
<b>Options less or not as appropriate to achieve the objective</b>
Swimming pools are currently listed as a permitted activity in the Waikato Riverbank and Gully area. This creates an expectation that these can establish as of right without resource consent.
The establishment of swimming pools generally involves earthworks activities and the establishment of ancillary structures. Within the gully areas this would result in the removal of vegetation and undertaking of works which could destabilise steep slopes.
Specific standards are provided for earthworks activities that are ancillary to a permitted activity which place restrictions on earthworks volumes, cut depths and fill heights. The undertaking of earthworks in gully areas is difficult to monitor and enforce.
Swimming pools are also subject to a specific standard which requires a minimum building setback of 6m from riverbank and gully areas. Because of this no swimming pool could establish as a permitted activity.
Resource consent will always be triggered for a swimming pool in the riverbank / gully area and therefore listing it as a permitted activity is misleading and could result in adverse effects on land instability. In addition, the existing restricted discretionary activity status is insufficient to achieve the objective to protect and restore the ecological, amenity and landscape values of the river corridor and gully system.
<b>Risk of acting or not acting</b>
The information available is considered sufficient to inform the review. The risk of not acting relates to reducing the ecological, amenity and landscape values of the river corridor and gully system.
<b>Effectiveness and Efficiency</b>
The discretionary activity status aligns with the activity status for buildings in the Gully Hazard Area it will achieve the objective to maintain ecological, amenity and landscape values. In addition, the activity status will be adequate to manage activities to avoid or mitigate adverse effects on, and minimise risk from natural hazards to people; property; and the environment. The improved consistency and legibility of the Plan is efficient and effective in achieving the objectives.

## Chapter 23- Subdivision

This section assists to identify the provisions that are the most appropriate to achieve the objectives relevant to the Subdivision Chapter.

<b>The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives relevant to the Subdivision Chapter are as follows:</b>	<b>Effectiveness and Efficiency</b>
	<b>Relevant objectives:</b> 23.2.2- Subdivision contributes to the achievement of functional, attractive, sustainable, safe and well designed environments.

	<p><b>23.2.6-</b> The type of land tenure promoted by applications for subdivision consent is appropriate to the nature of existing or approved development.</p> <p><b>Objective 25.14.2.1</b> - An integrated multi-modal transport network that meets national, regional and local transport needs and is Responsive, Efficient, Affordable, Safe, Accessible, Sustainable and Integrated with land use.</p>	
	<b>Benefits</b>	<b>Costs</b>
<ul style="list-style-type: none"> <li>• Policy 23.2.2- Subdivision</li> <li>• Rule 23.3- Activity Status Table (fee simple subdivision of apartments)</li> <li>• Rule 23.6.4- Cross lease conversions</li> <li>• Rule 23.7.1- Allotment, Size and Shape</li> <li>• Rule 23.7.2- Subdivision Suitability</li> <li>• Rule 23.7.3- General Residential Zone, and All Special Character Zones</li> <li>• Rule 23.7.4- Large Lot Residential Zone</li> <li>• Rule 23.7.5- Residential Intensification Zone</li> <li>• Rule 23.7.6- Business 1 to 7 Zones, Te Rapa North Industrial Zone, Ruakura Industrial Park Zone, Ruakura Logistics Zone and Industrial Zone</li> <li>• Rule 25.14.4h- Design and Access widths</li> </ul>	<p>Environmental:</p> <p>Removal of the Average Net Site Area requirements 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) may affect the character and amenity of the area by enabling a higher yield of housing.</p> <p>Allowing only 1 private way access onto a cul-de-sac turning head maintains safety and amenity which is complicated due to reduced frontages and restricted on-street parking.</p> <p>Requiring that a complying vehicle crossing be demonstrated at the time of subdivision avoids adverse traffic safety effects.</p>	<p>Environmental:</p> <p>No specification of Maximum Net Site area in the Rototuna Structure Plan Area could result in large inefficient lot sizes.</p>
	<p>Economic:</p> <p>The amendments to cross lease conversion standards remove the time and costs associated with unnecessary resource consent.</p> <p>Removal of the Average Net Site Area requirement in the Rototuna Structure Plan area increases the potential lot yield from subdivision</p> <p>Clarification of the Subdivision Suitability rules and when additional resource consent is required avoids</p>	<p>Economic:</p> <p>Vesting of access which serves more than 6 Fee Simple Lots as public road will shift the on-going maintenance costs to Council</p>

	<p>unexpected time delays and additional costs for applicants.</p> <p>Alignment and consistency between the access width and private way standards in the Transportation Chapter reduce the need for unnecessary resource consent.</p> <p>Vesting of access which serves more than 6 fee simple lots as public road avoids on-going private way maintenance costs and management issues for multiple owners.</p> <p>Requiring that a complying vehicle crossing be demonstrated at the time of subdivision avoids time and costs associated with unnecessary land use consent.</p>	
	<p>Social: Clearer requirements for appropriate land tenure for apartments avoids insurance problems and maintenance issues that can arise where there are no common management structures.</p> <p>Removal of the Average and Maximum Net Site Area requirements gives flexibility to developers.</p> <p>Clearer requirements improve the legibility of the Plan.</p> <p>Vesting of access which serves more than 6 fee simple lots as public road avoids complications with managing several landowners when maintenance is required.</p>	<p>Social: Increasing the maximum length of a private way in the General Residential Zone to 100m has the potential to adversely affect the safety and efficiency of site access.</p>
	<p>Cultural: None identified</p>	<p>Cultural: None identified</p>
<p><b>Opportunities for economic growth and employment</b></p>		
<p>The provisions will not compromise economic growth and employment opportunities.</p>		
<p><b>Options less or not as appropriate to achieve the objective</b></p>		



Retaining the existing provisions is inappropriate as it is inefficient.

Fee simple subdivision for Apartments is not appropriate as:

- Structures are interconnected and require common management for maintenance and upgrading purposes.
- Insurance problems and maintenance issues can arise where there are no common management structures.
- Fee simple subdivision does not have common management arrangements associated with it and there is limited ability for this to be achieved without the creation of complex company structures, easements and covenants which are not generally known at the time of subdivision.

Retaining the average net site area and maximum net site area for the General Residential Zone (Within the Rototuna Structure Plan Area), the Rototuna North East Character Zone and the Special Natural Zone (Ridgeline Character Area) is inappropriate as the outcome that is sought by specifying an average net site area in these areas is not clear. There are no objectives, policies or assessment criteria which provide direction on the benefits (if any) to be derived. The actual outcome of this is either:

- The lot yield from subdivisions is reduced; or
- Subdivision layouts are designed to circumvent the averaging requirement by creating large balance lots which are available for future subdivision.

#### **Risk of acting or not acting**

The information available is considered sufficient to inform the review.

The risks of not acting are:

- Inconsistent rules relating to site access risk the safety and functionality of access ways.
- Enabling private ways with multiple landowners outside of a Unit Title arrangement risks on-going maintenance and management issues of the private way.
- Continued confusion around the interpretation of the District Plan rules and not meeting the needs of people and communities.
- On-going maintenance and management issues for Apartments.

The changes are small in size and scale. There is a low level of risk on acting on the proposed changes.

#### **Effectiveness and Efficiency**

The proposed provisions are an effective and efficient approach to achieving the objective for a functional, attractive, sustainable, safe and well-designed environment. In particular:

- The site suitability standards make it clear what development control standards are required to be complied with where proposed lots contain existing or approved development.
- The introduced objective, policy and rule relevant to land tenure for Unit Title Subdivision ensures that appropriate management structures and legal mechanisms are in place for subdivision of apartments to enable effective ongoing management, maintenance and operation.
- The provisions related to cross lease conversions reduce the need for unnecessary resource consent with existing development whilst not compromising functional, attractive, sustainable, safe and a well-designed environment.

- A functional, attractive, sustainable, safe and well-designed environment will still be achieved after the removal of the Average Net Site Area requirements 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).

The minimum lot size in the Special Natural Zone (Ridgeline Character area) will retain the legibility of ridgelines and achieves a form and density of development that enables the underlying landform to be retained. This is consistent with the Rotokauri Structure Plan, Objective 3.6.1.1a and Objective 5.2.5.

- The private ways and cul-de-sac requirements are effective in maintaining the character and amenity of an area and the safety of access. The location of a vehicle crossing is not required to be constructed at the time of subdivision, compliance only needs to be demonstrated to allow flexibility for the location of access to align with future development proposals which are not known at the time of subdivision. This ensures that subdivision contributes to a functional and safe environment.
- The increase in private way length will ensure that all 6 lots permitted off a private way can be effectively served.
- The vesting of vehicle access serving more than 6 fee simple lots avoids on-going management issues with multiple owners. It will ensure future owners and occupiers are not encumbered with unreasonable maintenance and upgrading responsibilities or substandard amenity. It also enables waste pick up from the site. Council is able to consider on a case by case basis whether or not it is reasonable and necessary for a public road to be created.

## Chapter 25.2- Earthworks

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Earthworks Chapter.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Earthwork Chapter objective are as follows:	Effectiveness and Efficiency	
	Relevant objective: Objective 25.2.2.1- Minimise the adverse effects of earthworks and vegetation removal on people, property, and the environment.	
	Benefits	Costs
<ul style="list-style-type: none"> <li>• Policy 25.2.2.1- Earthworks</li> <li>• Rule 25.2.4.1- Earthworks in all zones</li> </ul>	Environmental: The provisions continue to manage adverse effects from earthworks on-site. In particular stability and water quality will be maintained.	Environmental: Compromised ability to protect landforms and natural character during subdivision
	Economic: Reduces time and costs required with preparing and processing unnecessary resource consents.	Economic: None identified
	Social:	Social: None identified

	Clearer provisions improve community interpretation of the District Plan.	
	Cultural: The provisions will continue to ensure adverse effects from earthworks are managed on site thereby protecting the waterways and the Waikato River. This provides for the relationship of Maori with water.	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
These provisions will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
Doing nothing or retaining the existing provisions is considered inappropriate as it will result in ongoing inefficiencies and confusion with implementation of provisions.		
<p>The following issues arise with the application and interpretation of the existing earthwork rules:</p> <ul style="list-style-type: none"> <li>• It is not clear what the 12 month period applies to or when this is to be taken to commence</li> <li>• It is not clear what the term “<i>building footprint</i>” is to be taken to mean</li> <li>• The standards are restricted to only apply to building works that have been authorised by building consent</li> <li>• The standards do not apply to land use consents which are considered and approved prior to lodgement of building consent, but then would apply if the standards are exceeded at building consent stage (regardless of the previous grant of a land use consent) or subdivision consents</li> <li>• The rules fail to acknowledge that earthworks associated with the development of land extend beyond that which is required to establish a building platform and include such things as the construction of vehicle access.</li> <li>• The rules fail to establish controls which relate to maintaining the stability of adjoining land and the integrity of existing network utilities</li> </ul>		
<b>Risk of acting or not acting</b>		
The information available is considered sufficient to inform the review. There is low risk involved with either acting or not acting. Either way the objectives will be achieved.		
<b>Effectiveness and Efficiency</b>		
<p>The earthwork provisions are an effective and efficient approach to achieving Objective 25.2.2.1 relating to minimising the adverse effects of earthworks on people, property and the environment. In particular:</p> <ul style="list-style-type: none"> <li>• Specific provisions including re-grassing, silt and sediment retention and stability will mitigate adverse effects of earthworks where outside of the building footprint.</li> <li>• The subdivision provisions align with the levels permitted under a building consent. This is relatively small in size and scale and the specific provisions including re-grassing, silt and sediment retention and stability will mitigate adverse effects of earthworks.</li> <li>• Including the earthwork volumes within a table is clear and concise. This is an effective and efficient method of achieving the relevant objective.</li> <li>• The additional standards relating to stability and the effect on network utilities will assist to minimise the adverse effects of earthworks on people, property, and the environment.</li> </ul>		

- Whilst there is a compromised ability to protect landforms during subdivision, the maximum volume of earthworks permitted is small in size and aligns with what is permitted as a part of a building consent. It is therefore considered that the effects on landform will be minimal. The Natural Environment and Waikato Riverbank and Gully Hazard provisions protect outstanding natural features.

### Chapter 25.5- Landscaping and Screening

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Landscaping and Screening Chapter.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Landscaping and Screening Chapter objective are as follows:	Effectiveness and Efficiency	
	<p><b>Relevant objectives:</b>  <b>Objective 4.2.3-</b> Residential development produces good on-site amenity.  <b>Objective 4.4.4-</b> The development contributes to good neighbourhood amenity as the area matures.  <b>Objective 4.2.5-</b> Protect and enhance the character values of the Hamilton East portion of the Residential Intensification Zone.  <b>Objective 5.2.1-</b> The Special Character Zones retain and enhance their identified values.  <b>Objective 5.2.2-</b> Residential development produces good on-site amenity.  <b>Objective 9.2.3-</b> The amenity levels of industrial areas are to be enhanced.  <b>Objective 9.2.4-</b> The adverse amenity impacts of industrial activities on residential and open space areas are to be avoided.  <b>Objective 25.5.2.1-</b> To maintain and enhance amenity values within and around development, while contributing to local ecology and cultural connection where possible.</p>	<b>Benefits</b>
<ul style="list-style-type: none"> <li>• Rule 25.5.3.1-Landscaping</li> <li>• Rule 25.5.4.1- All Fences and Walls</li> <li>• Rule 25.5.4.2 Permeable Fences</li> <li>• Rule 25.5.4.6 Internal Planting</li> </ul>	<p>Environmental:            Buffer strips adequately screen buildings and activities from the adjacent land and enhance amenity.</p> <p>Landscaping strips and permeable fences maintain the amenity of the streetscape whilst maintaining the ability for passive surveillance of the street.</p>	<p>Environmental:            Unmaintained landscaped areas may detract from amenity of streetscape.</p>
	<p>Economic:            Flexibility to developers and landowners in screening of service areas from adjoining residential properties.</p>	<p>Economic:            On-going costs associated with maintaining landscaping</p>

	Reduced costs through the number of trees required in parking areas.	
	Social: Landscaping strips and permeable fencing enable passive surveillance of the street  Simplification of the rules improves the legibility of the Plan.	Social: None identified  Reduction in trees reduces the provision for shading within the urban environment.
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
These provisions will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
Doing nothing or retaining the existing provisions is considered inappropriate as it is not the most efficient and effective way to achieve the objectives.		
<b>Risk of acting or not acting</b>		
The information available is considered sufficient to inform the review.		
There is low risk involved with either acting or not acting. Either way the objectives will be achieved.		
<b>Effectiveness and Efficiency</b>		
<p>The proposed provisions are an efficient and effective approach to achieving the objectives. In particular:</p> <ul style="list-style-type: none"> <li>• Deleting the screening requirement of service areas between residential properties will not compromise the ability to meet Objective 4.2.3 relating to good on-site amenity as owners still have the flexibility of providing screening if desired.</li> <li>• The buffer strip requirements are adequate to screen buildings and activities in order to avoid adverse amenity impacts of industrial activities as required under Objective 9.2.4.</li> <li>• Landscaping strips and permeable fencing maintains amenity of the streetscape whilst enabling passive surveillance. This is effective in achieving Objectives relating to enhancing amenity</li> <li>• The number of specimen trees required in parking areas is adequate to break up the bulk of hard surfaces and enhance amenity.</li> <li>• The provisions improve the legibility of the Plan, are practical and easily applied to development proposals.</li> </ul>		

## Chapter 25.8-Noise and Vibration

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objectives related to the Noise and Vibration Chapter.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Noise and Vibration Chapter are as follows:	Effectiveness and Efficiency	
	Relevant objective: 25.8.2.1-Activities have minimal adverse noise and vibration effects on other activities and sites, consistent with the amenity values of the receiving environment.	
	Benefits	Costs
<ul style="list-style-type: none"> <li>Rule 25.8.3.10- Noise Sensitive Activities</li> </ul>	Environmental: Aural amenity within habitable rooms.  Reduced reverse sensitivity effects from sensitive activities locating next to transport corridors with high traffic volumes and designated transport corridors.  Reliable and current traffic volumes ensure noise effects are adequately mitigated.	Environmental: None identified
	Economic: Reduced time and costs associated with determining transport corridors with high traffic volumes.	Economic: Costs associated with acoustic treatment of additions to habitable rooms
	Social: Improved legibility of the Plan through identification of transport corridors with high traffic volumes and clarification of rules.	Social: None identified
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
Adequate acoustic treatment for noise sensitive activities is important in ensuring that economic growth and employment opportunities are not compromised.		
<b>Options less or not as appropriate to achieve the objective</b>		
Doing nothing/retaining the existing provisions is considered inappropriate as it will result in ongoing inefficiencies and confusion with implementation of provisions.		
<b>Risk of acting or not acting</b>		

Given the small size and scale of the changes, the risk of acting or not acting is considered to be low. The level of cost/benefit analysis is considered to be appropriate to the nature of the proposed changes.

The risks of not acting relates to:

- The use of outdated Annual Average Daily Traffic(AADT) values when determining transport corridors with high traffic volumes risks incorrect assessment against noise standards, potential reverse sensitivity effects and complaints relating to traffic noise.
- Continued confusion around the interpretation of the District Plan rules.

The risk of acting relates to:

- The list of transport corridors carrying high traffic volumes will not be updated as roads increase in traffic movements. This will result in some high traffic volume transport corridors not being captured by the noise sensitive activity rules. This risks potential reverse sensitivity effects and complaints relating to traffic noise.
- The 2018 data is expected in mid 2019. This might alter the number of Collector Transport Corridors with more than 5000 AADT.

**Effectiveness and Efficiency**

The proposed amendments to the noise sensitive activities rule will ensure that noise levels are minimised to levels consistent with the amenity of the receiving environment as required by Objective 25.8.2.1. In particular:

- Applying the noise sensitive activity standards to additions to habitable rooms ensures that the noise levels are adequately mitigated in noise sensitive rooms.
- The setback from the Waikato Expressway in the Rototuna North East Character Zone aligns with the location of the carriageway now that it is known; mitigates reverse sensitivity effects; and maintains aural amenity for noise sensitive activities.
- Listing arterial transport corridors and collector transport corridors that are subject to the noise sensitive activity standards ensures a consistent approach to minimising noise effects and mitigates noise effects on noise sensitive activities. The list of the high traffic volume transport corridors has been put together using the Hamilton City Council Traffic Counting Data for 2017 where there are over 5000 AADT. This list includes Collector Transport Corridors only and excludes streets in the Central City Zone, Business Zone and Industrial Zone as these streets are adequately covered under 25.8.3.10a)i.
- The noise sensitive activity standards in relation to designations ensure that noise sensitive activities are adequately designed to minimise noise levels from future transport corridors.
- The proposed provisions are clear and concise and therefore reduce time and costs associated with rule interpretation.

**Chapter 25.10- Signs**

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective related to the Signs.

<b>The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Sign Chapter objective are as follows:</b>	<b>Effectiveness and Efficiency</b>
	<b>Relevant objective:</b>

	<b>Objective 25.10.2.1-</b> Provide for signs which contribute positively to an area and do not compromise visual amenity and transport safety.	
	<b>Benefits</b>	<b>Costs</b>
<ul style="list-style-type: none"> <li>• Rule 25.10.5.9- Ruakura Logistics and Ruakura Industrial Park Zones</li> <li>• Rule 25.10.5.12- Temporary Signs</li> </ul>	<p><b>Environmental:</b> The provisions will continue to ensure visual amenity, traffic safety and historic character are maintained.</p>	<p><b>Environmental:</b> Larger temporary signage will have short term adverse environmental effects on visual amenity and historic character.</p>
	<p><b>Economic:</b> Reduces time and costs required with preparing and processing unnecessary resource consents.</p> <p>Clearer requirements for electronic signage in the Ruakura Logistics and Ruakura Industrial Park Zones will provide certainty during the design of signs.</p>	<p><b>Economic:</b> The provisions will have economic costs associated with monitoring the various standards.</p> <p>Cost and time for the public in applying for consents.</p>
	<p><b>Social:</b> Removes confusion in interpretation of the District Plan.</p> <p>Clearer requirements for electronic signage in the Ruakura Logistics and Ruakura Industrial Park Zones will provide certainty to the community on what kind of signs may be established.</p>	<p><b>Social:</b> None identified</p>
	<p><b>Cultural:</b> None identified</p>	<p><b>Cultural:</b> None identified</p>
<b>Opportunities for economic growth and employment</b>		
These provisions will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
Doing nothing or retaining the existing provisions is considered inappropriate as it will result in ongoing inefficiencies and confusion with implementation of provisions.		
<b>Risk of acting or not acting</b>		
Continued confusion and misinterpretation of Plan rules.		
Electronic signage in the Ruakura Logistics and Ruakura Industrial Park Zones is not adequately managed to maintain visual amenity and traffic safety.		
<b>Effectiveness and Efficiency</b>		



The provisions are an effective and efficient approach to achieving the objective as they are clear and work to maintain visual amenity, traffic safety and character. In addition; the provisions improve the legibility of the Plan, align with the Electoral Standards Act 1993 and improve consistency between provisions within the Plan.

### Chapter 25.14- Transportation

This section assists to identify the provisions that are the most appropriate to achieve the objectives relevant to the Transportation Chapter.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives relevant to the Transportation Chapter are as follows:	Effectiveness and Efficiency	
	Benefits	Costs
<ul style="list-style-type: none"> <li>• Rule 25.14.4.1a Vehicle Crossing Separation</li> <li>• Rule 25.14.4.1c Intersection Separation</li> <li>• Rule 25.14.4.1h Vehicle Crossing and Internal vehicle access</li> <li>• Rule 25.14.4.1i Internal Vehicle Access Clearance</li> <li>• Service Area Definition</li> <li>• Rule 25.14.4.2 Parking, loading and Manoeuvring Spaces</li> <li>• Rule 25.14.4.3 Integrated Transport Assessment Requirements</li> <li>• Appendix 15-2 Simple/Broad Integrated Transport Assessment</li> <li>• Appendix 15-6 Criteria for the Form of Transport Corridors</li> <li>• Appendix 15-1 Parking, Loading Spaces and Manoeuvring Areas- Tables and Figures</li> </ul>	<p><b>Relevant objective:</b>  <b>Objective 25.14.2.1</b> - An integrated multi-modal transport network that meets national, regional and local transport needs and is Responsive, Efficient, Affordable, Safe, Accessible, Sustainable and Integrated with land use</p> <p>Environmental:            Restricting the number of vehicle crossings adjoining or within 2m of each other maintains visual amenity and provides safety for pedestrians.</p> <p>Splays at the vehicle entrance way avoid restrictions to sightlines. This provides safety to other users, pedestrians and oncoming vehicles.</p> <p>Alignment of the transportation provisions with Appendix 15, Chapter 23 Subdivision and Appendix 1.1.2 will have a neutral environmental effect.</p> <p>Tracking curves ensure that vehicles can adequately access parking spaces and manoeuvre on site. This provides amenity for residents and avoids adverse effects on safety of access and parking areas.</p> <p>The refinement to the Broad ITA and Simple ITA checklist have been deemed adequate in order to maintain the safety and efficiency of the road network.</p>	<p>Environmental:            Potential adverse effects to safety of access where a vehicle crossing is allowed if the separation distance requirements are unable to be complied with.</p>
	Economic:	Economic: None identified

	<p>Allowing a vehicle crossing where compliance with the separation distance requirements cannot be achieved removes the time and costs associated with unnecessary resource consent.</p> <p>Reduced time and costs in interpretation of inconsistent provisions in the Plan.</p> <p>Removal of the ITA requirement for restricted discretionary activity's reduces the time and costs associated with preparation of an unnecessary ITA and preparation and processing of an unnecessary resource consent.</p>	
	<p>Social: Restricting the number of vehicle crossings adjoining or within 2m of each other provides safety for pedestrians.</p> <p>The provision of legal width standards aligns with the subdivision provisions. This avoids confusion in interpretation of the Plan.</p> <p>The requirement for the provision of a public road when more than 6 residential units are proposed to be served by a common access aligns with the subdivision provisions. This avoids confusion in interpretation of the Plan.</p> <p>Alignment of the transportation provisions with the subdivision provisions ensures that future owners and occupiers are not encumbered with unreasonable maintenance and upgrading responsibilities.</p> <p>Alignment with Table 15-6a Criteria for the form of Transport Corridors provides consistency with the Plan provisions and avoids confusion in interpretation of the Plan.</p>	<p>Social: The minimum legal width for access ways reduces flexibility for owners in the location of buildings on their properties.</p>

	<p>A clear passage way of 3.5m with a minimum height clear of buildings for 4m enables access by Fire Service Emergency Vehicles.</p> <p>Removing the inclusion of access and loading areas from the definition of service area aligns with the transportation provisions, is consistent with the purpose of a service area and avoids confusion in interpretation of the Plan.</p> <p>Simplification of the ITA provisions improves legibility of the Plan.</p>	
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
This provision will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
Retaining the existing provisions is not appropriate as it is inefficient and does not correct inconsistencies with the transportation standards in Chapter 25.14, Appendix 15, Chapter 23 Subdivision and Appendix 1.1.2 Definitions.		
<b>Risk of acting or not acting</b>		
<p>The risk of acting is low as the change to the planning framework is small in size and scale.</p> <p>The risks of not acting include:</p> <ul style="list-style-type: none"> <li>- Continuation of an inadequate accessway provision which restricts access to Fire Service Emergency Vehicles</li> <li>- Risks to pedestrian safety through inappropriate location of vehicle crossings.</li> </ul>		
<b>Efficiency and effectiveness</b>		
<p>All vehicle crossing, ITA and access provisions are effective and efficient in achieving a responsive, efficient, affordable, safe, accessible, sustainable transport network as required by Objective 25.14.2.1. In particular:</p> <ul style="list-style-type: none"> <li>• No more than 2 entranceways adjoining each other or located within 2m of each other is effective in maintaining the safety and amenity of the road network.</li> <li>• There may be circumstances where it is not possible to achieve compliance with separation distances. In this situation an exemption is provided to avoid triggering a resource consent requirement. Provisions requiring the demonstration of a complying vehicle crossing at the time of subdivision will avoid adverse safety effects. This achieves the objective for an efficient, safe and responsive transport network.</li> <li>• The internal access provisions ensure that rear properties are able to be accessed by emergency vehicles (fire trucks) in the case of emergency. Standards for this are set out in the New Zealand Fire Service Emergency Vehicle Access Guidelines which provides the following requirements:</li> </ul>		

- Clear passageway = 3.5m (at site entrances, internal entrances and between buildings)
- Carriageways not to be obstructed by vehicles, shipping containers, pallets, stored goods, industrial bins etc
- Unobstructed clearance height of 4m  
The provisions aligning with the New Zealand Fire Service Emergency Vehicle Access Guidelines achieve the objective for safe transport network.
- The requirement to ensure that buildings and fences are splayed avoids restricted sight lines at entranceways and internal access where carriageways intersect. This achieves the objective for a safe transport network.
- The provision of tracking curves ensure that vehicles can access parking spaces and negotiate internal vehicle access. This is consistent with the objective for efficient and accessible transport network.
- The amendments to the Simple ITA and Broad ITA checklists support multi modal transport networks which support pedestrian and cycle friendly environments. This is consistent with the objective for a sustainable transport network. The requirements for a Simple ITA are clear and remove detail around the wider network and assessment period. The level of detailed provided has been determined to be sufficient by Gray Matter in terms of assessing traffic safety and efficiency.

### Appendix 1- Information Requirements

This section assists to identify the provisions that are the most appropriate to achieve the objectives relevant to the information requirements.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives relevant to the information requirements are as follows:	Effectiveness and Efficiency
	<p><b>Relevant objectives:</b></p> <p><b>Objective 2.2.4-</b> Establish and maintain a hierarchy of viable and vibrant business centres that provide a focus for retail, commercial and entertainment activities and serve the social, cultural, environmental and economic needs of the community.</p> <p><b>Objective 4.2.1 -</b> A range of housing types and densities is available to meet the needs of all communities.</p> <p><b>Objective 4.2.7-</b> Activities in Residential Zones are compatible with residential amenity.</p> <p><b>Objective 5.2.1-</b> The Special Character Zones retain and enhance their identified values.</p> <p><b>Objective 16.2.1-</b> Ongoing operation and development of accessible community facilities.</p> <p><b>Objective 16.2.2-</b> Activities have minimal adverse environmental effects.</p> <p><b>Objective 23.2.2-</b> Subdivision contributes to the achievement of functional, attractive, sustainable, safe and well designed environments.</p> <p><b>Objective 25.5.2.1-</b>To maintain and enhance amenity values within and around development, while contributing to local ecology and cultural connection where possible.</p> <p><b>Objective 25.14.2.3-</b> Three Waters infrastructure is provided as part of subdivision and development, and in a way that is Integrated, Effective, Efficient, Functional, Safe and Sustainable</p> <p><b>Objective 25.12.2.1-</b> Reduce the amount of solid waste generated and ultimately entering landfills</p> <p><b>Objective 25.12.2.2-</b> Solid waste activities and facilities are managed in a way that addresses adverse effects from the storage and disposal of solid waste.</p>

	<b>Benefits</b>	<b>Costs</b>
<ul style="list-style-type: none"> <li>• 1.2 Information Requirements <ul style="list-style-type: none"> <li>- 1.2.2.2 Subdivision</li> <li>- 1.2.2.4 Landscaping Plan</li> <li>- 1.2.2.5 Water Impact Assessment</li> <li>- 1.2.2.17 Waste Management Plan</li> <li>- 1.2.2.18 Managed Care Facilities Information Pack</li> <li>- 1.2.2.19 Centres Assessment Pack</li> </ul> </li> </ul>	<p><b>Environmental:</b> Adequate assessment will still occur through the resource consent application where additional information can be required if necessary.</p> <p>Existing three waters provisions capture the information requirements relating to three waters. The removal of the water impact assessment information requirement will have a neutral effect.</p> <p>The centres assessment requirement avoids adverse effects on the vitality and functionality of the Central City and sub-regional centres and avoids the inefficient use of resources including investment into public and private infrastructure.</p>	<p><b>Environmental:</b> None identified</p>
	<p><b>Economic:</b> Avoids unnecessary expense and time delays for applicants by ensuring information is not required where not needed.</p> <p>Reduced costs in design of landscaping before consenting outcomes and detailed design of development are finalised.</p>	<p><b>Economic:</b> Reduced certainty of the information that may be required.</p> <p>Potential for increased time delays through Section 92 further information requests.</p>
	<p><b>Social:</b> Simplifying and removing rules from the information requirements reduces the likelihood of missing required information before lodgement of a resource consent</p>	<p><b>Social:</b> None identified</p>
	<p><b>Cultural:</b> None identified</p>	<p><b>Cultural:</b> None identified</p>
<b>Opportunities for economic growth and employment</b>		
This provision will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		

Retaining the existing provisions is not appropriate as it is inefficient.
<b>Risk of acting or not acting</b>
There is a low risk of acting or not acting as all information set out in the information requirements can be required through the resource consent process.
<b>Effectiveness and Efficiency</b>
<p>The information requirements to be retained are fair and reasonable in ensuring that adequate information is provided at lodgement in order to assess an application. Any additional information required can be requested within the resource consent process. The revised information requirements are effective and efficient and reduce the preparation of unnecessary information.</p> <p>Detailed engineering plans can be requested through conditions rather than the early design stage. Applications are made for resource consent when they are concept in design.</p> <p>The Concept Plan information requirements to be removed are unnecessary as they are already covered by the general information section and the fourth schedule of the RMA. The Concept Plan information to be deleted is adequately covered by existing objectives, policies, rules and assessment criteria in order for subdivision to contribute to the achievement of functional, attractive, sustainable, safe and well designed environments.</p> <p>The Landscaping information requirements to be deleted require upfront landscaping plans. This is problematic because it forces design responses to be finalised before detailed design of development has been completed. Conditions can be imposed on consents to get a detailed landscaping plan after the consent is approved. This is adequate to achieving the relevant objectives.</p> <p>The information requirements which set out where a Water Impact Assessment is required are adequately set out within the Citywide standards.</p> <p>The Waste Minimisation information requirements are excessive and should be at the discretion of the processing planner. The criteria to be deleted also reads as assessment criteria. This is adequately captured by Assessment Criteria B8 Waste Management.</p> <p>The deletion of the Managed Care information requirements will not reduce the ability to achieve the relevant objectives as these are covered by specific provisions in the relevant chapters.</p> <p>The amendment to the Centres Assessment Information requirements gives more flexibility in when a Centres Assessment may be required for activities within the Central City and Business Zones depending of the scale and type of the activity. In addition to the exclusions for a Centres Assessment in the current provisions, the amendments will now give the processing planner discretion on whether the Centres Assessment is required for Offices in the central city (outside of the Downtown Precinct) and Offices and Retail activities in the Business Zone. This will allow small infringements to office/retail size rules which would clearly have a minimal effect on the business hierarchy without the requirement for a Centres Assessment which can add significant delays and expense to resource consent applications.</p> <p>The information requirements will not reduce the ability to achieve the relevant objectives of the Plan.</p>

### Appendix 17- Planning Maps- Electricity Transmission Corridor

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective related to the Electricity National Grid Corridor.

This assessment has a narrow focus as there will be no change to the location of the existing Transmission Lines and no change to the objectives, policies, rules or assessment criteria of the District Plan. The only change relates to the location of the National Grid Corridor and National Grid Yard shown on the Planning Maps.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the objectives in the Electricity Transmission Corridor are as follows:	Effectiveness and Efficiency	
	Relevant objectives: <b>Objective 25.7.2.1-</b> The importance of network utilities to support the development and functioning of Hamilton is recognised. <b>Objective 25.7.2.4-</b> Efficient operation, maintenance and upgrade of the existing electricity transmission network and to enable the establishment of new electricity transmission resources.	
	Benefits	Costs
<ul style="list-style-type: none"> <li>Identifying the National Grid Corridor and National Grid Yard on Planning Maps 4A&amp;B, 10A&amp;B, 29A&amp;B, 38A&amp;B, 48A&amp;B</li> </ul>	<p>Environmental:</p> <p>Correct mapping of the electricity transmission network reduces the risk of the electricity transmission network being adversely affected by subdivision, land use and development</p> <p>Avoids inappropriate development and activities which reduces the safe and efficient operation of the national grid.</p> <p>Avoids adverse visual effects through placement of buildings close to the national grid.</p> <p>Avoids adverse reverse sensitivity effects from buildings and activities being constructed and occurring within close proximity of transmission lines.</p> <p>Increased safety and security to the lines and the public by limiting the number of structures in close proximity.</p>	<p>Environmental:</p> <p>None identified</p>
	Economic:	Economic:

	Reduced time and costs required with preparing and processing redundant resource consents where the National Grid Yard is not required.	Reduced development options for properties within the corridor.  Increased time and costs for preparation of resource consents in the following situations where the National Grid Yard has been increased. <ul style="list-style-type: none"> <li>- New buildings and additions used for sensitive land uses on properties.</li> <li>- New buildings in greenfield areas for non-sensitive land uses.</li> <li>- Establishment of a sensitive land use.</li> </ul>
	Social: The amendment of the planning maps will provide certainty to land owners.  Operational, maintenance and minor upgrade requirements of established electricity transmission assets can take place as required. This ensures that electricity is always available to communities.	Social: None identified
	Cultural: None identified	Cultural: None identified
<b>Opportunities for economic growth and employment</b>		
This change will not compromise economic growth and employment opportunities.		
<b>Options less or not as appropriate to achieve the objective</b>		
<p>Doing nothing is inappropriate. The incorrect planning maps are not consistent with:</p> <ul style="list-style-type: none"> <li>• The objectives and policies of the Hamilton City District Plan;</li> <li>• The National Policy Statement for Electricity Transmission;</li> <li>• The Waikato Regional Policy Statement</li> </ul> <p>An adequate buffer will not be provided to avoid reverse sensitivity effects on the transmission network, protect properties from electrical hazard and to ensure that the operation, maintenance, upgrading and development of the network are not compromised. This option will not achieve good environmental outcomes and would not meet Part 2 of the Act which is to enable people and communities to provide for their social, economic, and cultural well-being and health and safety.</p>		
<b>Risk of acting or not acting</b>		
<p>There is a high level of risk involved with not acting including:</p> <ul style="list-style-type: none"> <li>- Inappropriate development in areas of electrical hazard</li> </ul>		



<ul style="list-style-type: none"> <li>- Compromised ability to maintain and operate the electricity transmission network</li> <li>- Council not meeting its responsibilities under the RMA.</li> </ul>
<b>Effectiveness and Efficiency</b>
<p>Amending the Planning Maps so they display the correct location of the National Grid Corridor and National Grid Yard is an effective and efficient way to ensure the objectives relating to the safe and efficient operation of infrastructure is achieved. No change is proposed or required to the location of the transmission lines. See Appendix 8 for the extent of the change.</p> <p>The re-alignment of the National Transmission Corridor and Yard on the District Plan maps is consistent with the National Policy Statement for Electricity Transmission. The operation, maintenance, development and upgrading of the electricity transmission network is of national significance.</p> <p>The re-alignment of the National Transmission Corridor and Yard is consistent with the relevant objective (3.12) of the Waikato Regional Council with is consistent with the National Policy Statement and Objectives and Policies of the Hamilton City District Plan.</p>

### Appendix 17- Planning Maps- Lake Waiwhakareke

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate for the Local Purpose Reserve on Lot 2 DP 425316.

The specific provisions subject to this Plan Change which are most appropriate to provide clear direction to achieving the Destination Open Space objectives are as follows:	Effectiveness and Efficiency	
	Relevant objective: Objective 15.2.9-Provide high-quality open spaces that cater for a city-wide and regional catchment and accommodate a variety of uses and values.	
	Benefits	Costs
<ul style="list-style-type: none"> <li>• Identify Lot 2 DP 425316 on the Planning Maps as Destination Open Space Zone (Maps 33A and 33B.</li> </ul> <p><i>Note the rezoning of this site has resulted in the removal of specific provisions relevant to this site including:</i></p> <ul style="list-style-type: none"> <li>- Appendix 1.2.2.8 Comprehensive Development Plan</li> <li>- Appendix 1.4.7 and 1.4.8 Design Guides</li> <li>- Chapter 5.1.3.1 Lake Waiwhakareke Landscape Character Area</li> <li>- Policy 5.2.5 Development on Lot 2 DP 425316</li> </ul>	<p>Environmental: The District Plan provisions will ensure that the level of use and development is complementary to the functions and values of the open space whilst maintaining the amenity of the adjacent residential zoned properties.</p>	<p>Environmental: None identified</p>
	<p>Economic: The change to zoning will facilitate the site as a local purpose reserve and enable the establishment of buildings and activities related to the multi-purpose use of the site.</p>	<p>Economic: Some activities and buildings will still require a resource consent due to their potential effect on the open space and surrounding environment.</p> <p>Loss of land available for residential development.</p>

<ul style="list-style-type: none"> <li>- 5.3.1 Activity Status</li> <li>- 5.3.2 Development of Lot 2 DP 425316</li> </ul>	<p>Social: Enables social well-being by providing open space which meets the needs of the community for passive and active open space.</p>	<p>Social: None identified</p>
	<p>Cultural: Open space provides for cultural well-being</p>	<p>Cultural: None identified</p>
<p><b>Opportunities for economic growth and employment</b></p>		
<p>This change will not compromise economic growth and employment opportunities.</p>		
<p><b>Options less or not as appropriate to achieve the objective</b></p>		
<p>Doing nothing is inappropriate as the objectives from the Special Natural Zone do not align with the gazetted local purpose reserve use of the site.</p>		
<p><b>Risk of acting or not acting</b></p>		
<p>The risk of not acting is that the Local Purpose Reserve will not be able to be used for its intended purpose without a resource consent and it may be developed in a way that does not complement its functions and values.</p> <p>There is a low risk of acting as the land has been gazetted as a Local Purpose Reserve.</p>		
<p><b>Effectiveness and Efficiency</b></p>		
<p><u>Effectiveness</u> Re-zoning Lot 2 DP 425316 as Destination Open Space Zone to align with the gazetted local purpose reserve use of the site is consistent with Objective 15.2.9 by providing for high quality open space that caters for a city-wide and regional catchment. This is an effective and efficient approach to achieving the objective.</p>		