

Form 5
Submission on publicly notified plan change under
Clause 6 of the First Schedule, Resource Management Act 1991

To: Hamilton City Council
Via Email: districtplan@hcc.govt.nz

Name of Submitter: Ministry of Social Development

This is a submission on: Proposed Plan Change 6 – Regulatory Efficiency and Effectiveness Plan Change

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1. Introduction

The Ministry of Social Development provides social housing in Hamilton City for people who are most in need of housing. This submission has been prepared to address any changes to housing and/or residential objectives, policies, rules or definitions that may impact on Ministry of Social Development interests by changing the nature of housing in Hamilton City.

2. The specific provisions of the Plan Change that the Ministry of Social Development submission relates to are:

2.1 *Chapter 4 – Residential Zones*

Section 4.3 Rules: General Residential, Residential Intensification and Large Lot Residential Zones

4.3.1. Activity Status Table in relation to the General Residential Zone

New Rule 4.3.1(a) which is as follows:

Activity	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone
Residential Activities and Structures			
a) Number of residential units per site in the General Residential Zone (excluding apartments and integrated residential developments)			
i. Up to 3 residential units on front, corner, through and rear sites (excluding duplex dwellings)	P	-	-
ii. Up to 3 residential units on rear sites (including duplex dwellings)	P	-	-
iii. One duplex dwelling on a front site	RD*	-	-
iv. 4 or more residential units on front, corner, through and rear sites (including duplex dwellings)	RD*	-	-

2.2 Appendix 1 – District Plan Administration

Section 1.1.2 - Definitions Used in the District Plan- **Residential Unit**

Residential unit: Means a building or group of buildings, or part of a building or group of buildings that is:

- a) Used, or intended to be used, only or mainly for residential activities; and
- b) Occupied, or intended to be occupied, exclusively as the home or residence of ~~not more than~~ one household; and
- c) A self-contained housekeeping unit.

2.3 Appendix 1 – District Plan Administration

Section 1.1.2 - Definitions Used in the District Plan – **Self-Contained Housekeeping Unit**

Self-Contained Housekeeping Unit: Means a residential unit which has independent kitchen, toilet, bathroom and bedroom facilities. For the avoidance of doubt:

- (a) A residential unit may contain more than one kitchen provided that it is accessible at all times from all areas of the residential unit; and
- (b) Where a residential building or buildings contain more than one kitchen and is capable of being occupied and used by more than one household, each such area shall be taken to be a separate household unit
- (c) Bedrooms may be provided with sinks and associated benches.

2.4 Appendix 1 – District Plan Administration

Section 1.2.2 – Additional Information Requirements

Removal of 1.2.2.16 Managed Care Facilities Information Pack

1.2.2.16 Managed Care Facilities Information Pack

- a) — A written information pack shall be provided. The information pack shall be prepared by the Agency/person(s) responsible for the managed care facility and include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the managed care facility. The information pack shall include:
- i. — Proposed number of residents.
 - ii. — The anticipated number of visitors to the site per week and daily visiting hours.
 - iii. — Anticipated full time equivalent staff at the facility.
 - iv. — Regular and emergency contact details to enable prompt and effective contact if necessary.
 - v. — The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.
- Upon obtaining consent to establish the managed care facility, the Agency/person(s) responsible for the facility shall, within one calendar month of its occupancy, provide the written information pack to residents of the properties adjoining the site.

3. The Ministry of Social Development submission is:

- 3.1 The Minister supports the proposed new Rule 4.3.1(a) as outlined in section 2.1 of this submission.
- 3.2 The Minister supports the proposed changes to the definitions of *Residential Unit* and *Self-Contained Housekeeping Unit* as outlined in section 2.2 and 2.3 of this submission.
- 3.3 The Minister supports the proposed removal of Additional Information Requirement 1.2.2.16 *Managed Care Facilities Information Pack* as outlined in section 2.4 of this submission.
- 3.4 New Rule 4.3.1a in the General Residential Zone and the proposed changes to the definitions of Residential Unit and Self-Contained Housekeeping Unit will provide for greater social housing options in the General Residential Zones.
- 3.5 The removal of Additional Information Requirement 1.2.2.16 *Managed Care Facilities Information Pack* will simplify the Plan by removing duplicate provisions.

4. The Ministry of Social Development seek the following decision from Hamilton City Council:

- 4.1 That new Rule 4.3.1a in the General Residential Zone be retained as notified.
- 4.2 That the definitions of *Residential Unit* and *Self-Contained Housekeeping Unit*, be retained as notified.
- 4.3 That the removal of Additional Information Requirement 1.2.2.16 *Managed Care Facilities Information Pack* be retained as notified.

5. The Ministry of Social Development wishes to be heard in support of this submission

5.1 If others make a similar submission, the Ministry of Social Development would not be prepared to consider presenting a joint case with them at any hearing.

Signature of submitter (on behalf of the Ministry):



Date: 28 August 2019

- Preferred method of contact is email
- Correspondence to Agent
- The Ministry of Social Development could not gain an advance in trade completion through this submission