

IN THE MATTER OF the Resource Management Act 1991

AND

IN THE MATTER OF Plan Change 3 – Temple View
Boundary Alteration to the 2017
Hamilton City Operative District Plan

**RIGHT OF REPLY – HAMILTON CITY
COUNCIL, Reconvened Hearing,
15 August 2019**

ALICE MORRIS, TEAM LEADER, CITY PLANNING

**RIGHT OF REPLY – HAMILTON CITY COUNCIL, PLAN CHANGE 3 – TEMPLE VIEW BOUNDARY
ALTERATION TO THE 2017 HAMILTON CITY OPERATIVE DISTRICT PLAN**

1.0 INTRODUCTION

1.1 My name is Alice Jane Morris. I presently hold the position of Team Leader with the Council's City Planning Unit. Over the past five-week period, Laura Galt, the s.42a report author, has been unwell. In preparation for the reconvened hearing this week, I have managed the necessary work required to be undertaken by the Council.

1.2 I am very familiar with Plan Change 3, have heard all evidence and concur with the recommendations as set out in the s.42a report, and the information that has already been provided to the Commissioners in response to their Directions #1, 2 and 3.

1.3 Experience and Qualifications

1.4 I hold the qualification of a Bachelor of Regional Planning from Massey University, New Zealand. I have over 28 years of experience in planning and resource management and I am a full member of the New Zealand Planning Institute.

1.5 Expert Code of Conduct

1.6 I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court Practice Note 2014, and I agree to comply with it. My qualifications as an expert are set out above. I confirm that the issues addressed in this Right of Reply are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

2.0 MATTERS FOR CONSIDERATION

- 2.1 I have considered all matters presented at the hearing of submissions and further submissions to Plan Change 3 – Temple View Boundary Alteration on 20 June 2019. I support the overall recommendation by the s.42a author that Plan Change 3 – Temple View Boundary Alteration be adopted.
- 2.2 As a result of the evidence presented at the hearing on 20 June 2019, proposed amendments to the recommendations set out in the s.42a report – other than the matter set out below – were provided to the Commissioners on 12 July 2019 in accordance with their directions dated 21 June 2019 and 11 July; and further on 14 August 2019 in response to the Commissioners’ further Direction dated 7 August 2019. I concur with those proposed amendments that have been previously circulated to the Commissioners.
- 2.3 There remains one outstanding matter for consideration. This relates to the evidence tabled at the hearing on 20 June on behalf of C Mann.

2.4 Evidence tabled by C Mann:

- 2.5 The Commissioners, after considering the evidence tabled on behalf of C Mann at the hearing on the 20 June 2019, asked the Council to consider those matters raised by C Mann and to respond as part of Council’s Right of Reply.
- 2.6 In addressing the original submission by C Mann, it was identified that Precinct 3 (the 14-hectare area brought into Hamilton’s jurisdiction in 2014) has not been used for rural activities in the past 60 years. The consideration of zoning this area for urban uses was examined in detail through the development of options for consideration. This work is set out in the Section 32 report (Plan Change 3, Attachment 2).
- 2.7 Five options were canvassed with Temple View residents and other stakeholders during the formation period of the plan change:
- Option 1 – Retain the current rural zoning (Waipa District Plan)
 - Option 2 – Rezone the area Future Urban zone
 - Option 3 – Rezone the area to General Residential zone
 - Option 4 – Rezone the area Temple View Zone
 - Option 5 – Rezone the area Temple View Zone and overlay precinct provisions to ensure cohesive development with the existing precinct areas already identified in the Temple View Zone.

Option 5 was considered the most appropriate (Plan Change 3, Attachment 2, Appendix 8.3).

- 2.8 As stated in the s.32 report and as part of the explanation for why C Mann’s submission was not supported (s.42a Report, Appendix 1, page 1), the urban development of this area aligns with the District Plan’s strategic framework (Chapter 2 of the Hamilton City Operative District Plan) to enable urban development of the land resource within Hamilton’s jurisdiction. The proposed zoning also ensures a greater correlation of land uses with the other development adjoining this area within the city’s limits.
- 2.9 The planning framework under the Temple View Zone enables development following the assessment and approval of a resource consent. Assessment of a proposal against the relevant objectives and policies, assessment criteria (Appendix 1, Section 1.3.3, Volume 2,

Hamilton City Operative District Plan, 2017) and the Temple View Guideline (Appendix 1, Section 1.3.3, Volume 2, Hamilton City Operative District Plan, 2017).

2.10 In her evidence, C Mann addresses the more recent residential development that has occurred in the Temple View area, both within the settlement, along Tuhikaramea Road, and construction works within the land holdings that were previously the Church College site. Within the Temple View area are three prominent zonings – General Residential, Temple View and Future Urban (Refer to Attachment 1 to this Right of Reply or Planning Maps 50, 51, 59 and 60, Appendix 2, Volume 2, Hamilton City Operative District Plan, 2017). The settlement is zoned General Residential while the Temple View zoning straddles a portion of Tuhikaramea Road and covers the extent of the land holdings previously occupied by the former Church College.

2.11 The General Residential zoning allows a mixture of residential typologies and has a higher density threshold than that in the Temple View zone:

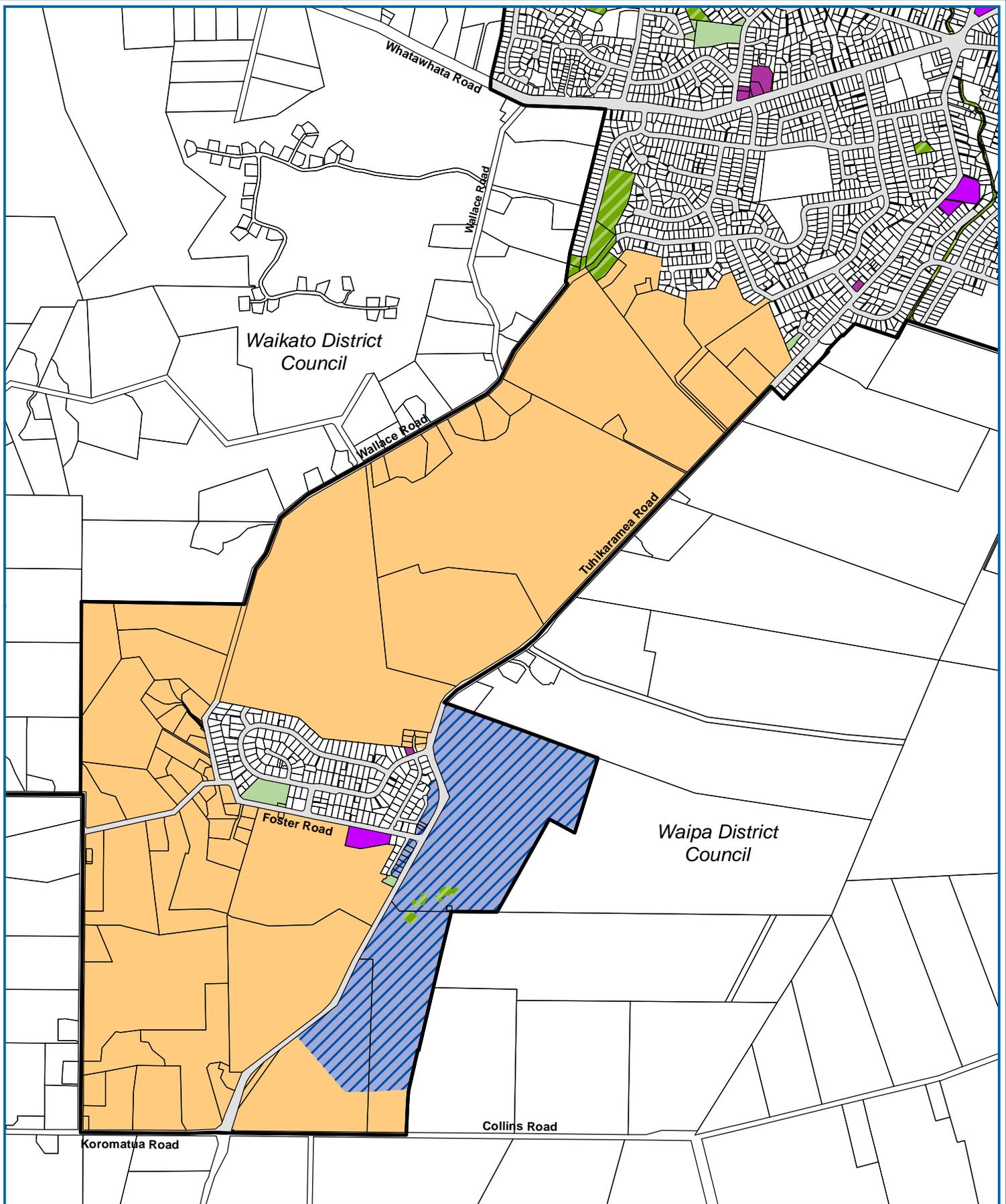
Zone	Activity	Minimum net site area	Resource Consent requirements
General Residential	Single Dwelling	400m ²	n/a
	Duplex (two attached units)	400m ²	Restricted Discretionary Activity
Temple View Zone (Character Area)	Single Dwelling	600m ²	Restricted Discretionary Activity
	Duplex (two attached units)	400m ²	Restricted Discretionary Activity

2.12 The key difference between the development outcomes in the General Residential Zone and those of the Character Area in the Temple View Zone is that the latter developments are informed through the design guidance in Appendix 1, Section 1.4.9 of the District Plan and are required to achieve the relevant objectives and policies set out in Chapter 5, in particular Objective 5.2 7 - to ensure development within the Temple View Character Area maintains and enhances its special character. The information requirements for any development in the Temple View precincts are specific for each precinct; this includes the provision of information pertaining to design of urban spaces, the bulk and form of buildings and the provisions of infrastructure (Appendix 1, Section 1.2.2.8a, Volume 2, Hamilton City Operative District Plan, 2017).

2.13 Consideration of the potential impacts of additional residential development at Temple View has been evaluated through the section 32 report. With the addition of more focused transportation requirements (proposed Rule 25.14.4.3 e iii)), any potential impacts will need to be addressed at the time of application for a resource consent for the development of the entire Precinct 3 area.

2.14 No further action is recommended. I consider the Council recommendation, as set out in the s.42a report, to be the most appropriate action in response to the submission by C Mann.

Attachment 1: District Plan zoning map for Temple View



KEY

- General Residential Zone
- Temple View Zone
- Community Facilities Zone
- Neighbourhood Open Space Zone
- Natural Open Space Zone
- Business 7 Zone - Neighbourhood Centre
- Future Urban Zone
- Transport Corridor Zone



City Planning Unit

Plan Change 3
TEMPLE VIEW
 ZONING

MAP
1

Date: 13/08/2019