

January 2019

**PLAN CHANGE 3: TEMPLE VIEW BOUNDARY
ALTERATION**

**TO THE HAMILTON CITY OPERATIVE DISTRICT
PLAN**

**RESOURCE MANAGEMENT ACT: SECTION 32
EVALUATION REPORT**

EXECUTIVE SUMMARY

The area known as Temple View, comprising 410 hectares, was transferred from Waipa District Council to Hamilton City Council in 2004. This land, included the land surrounding the Church of Jesus Christ of Latter Day Saints Temple and much of the area occupied by the former Church College. This boundary alteration was based on the Census mesh block boundaries at the time of the 2004 boundary alteration. As a result, approximately 14 hectares of the Church College campus, containing sports fields, tennis courts and maintenance sheds remained under the jurisdiction of Waipa District Council. In 2014, The Church of Jesus Christ of Latter-day Saints Trust Board ('LDS') applied to the Local Government Commission for a minor boundary alteration to bring the remaining 14 hectares of College campus into the jurisdiction of the Hamilton City Council. This was granted and gazetted in July 2014 in accordance with the Local Government Act 2002

In accordance with section 81 of the Resource Management Act 1991, the local authority receiving the land is required to undertake a change to its district plan to ensure the newly required land is managed in accordance with that local authority's planning framework. The fundamental purpose of Plan Change 3 – Temple View Boundary Alteration ("the plan change") is to ensure that the 14 hectares of land is no longer subject to the rural zone provisions as they were under the July 2014 version of the Waipa District Plan. The plan change is also an opportunity to effectively and efficiently amend the district planning provisions for the Temple View Zone that have the potential to be ultra vires or, if amended, would improve plan administration.

This report sets out the evaluation of the plan change in accordance with section 32 of the RMA. The proposed changes to the planning provisions (rules and methods) set out in the 2017 Hamilton City Operative District Plan, as well as proposing minor amendments to existing policies, address the following resource management issues:

- Council's obligation under section 81 of the Resource Management Act 1991 ("RMA"), to make changes to the Hamilton City District Plan ("District Plan") to cover the 14 hectares of land that came into Hamilton City Council's jurisdiction in 2014 following a boundary adjustment with Waipa District;
- The potential that existing provisions applying to "development plans" within the Temple View Zone may conflict with the principles outlined in decisions of the Environment Court regarding *vires*;
- The identification of the accurate boundary for the Significant Natural Area ("SNA") within the Temple View Zone. Recent resource consent processes within the Temple View Zone highlighted a discrepancy between the "indicative" boundary and the actual (accurate) boundary of the identified SNA.
- The notation of a 'community focal point' to ensure the correct linkage between the referencing in Rule 5.5.11 and Figure 4-5.

In addition to the above, minor editorial changes to policies and methods are proposed to ensure consistency across the District Plan and therefore assist with its administration.

Full consultation, in accordance with the Schedule 1 requirements set out by the RMA, has been undertaken to canvas five options to address the above resource management issues; the draft section 32 documentation has been reviewed by the local Iwi Authority in accordance with the requirements under section 32(4A) of that Act.

Several options were presented for consultation. The option proposing to re-zone the 14 hectares to Temple View Zone was the most appropriate. Along with the rezoning, the option proposes:

- the precinct be overlaid to align with the existing Temple View zoned land;
- to remove all referencing of 'Comprehensive Development Plans' relating to the Temple View zone and replace the term with 'Precincts';
- to modify the CDP provisions to ensure there is no implication of vires as per the relevant Auckland case Law; and
- to refine the extent of the existing SNA area.

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1.0 INTRODUCTION

PURPOSE OF REPORT

The purpose of this report is to set out the evaluation of the proposed plan change provisions, undertaken in accordance with section 32 of the RMA. It evaluates the proposed rules, methods, and the proposed minor amendments to existing policies and amendments which address the following resource management issues:

- Council’s obligation under section 81 of the Resource Management Act 1991 (“RMA”), to make changes to the Hamilton City District Plan (“District Plan”) to cover the 14-hectare area of land, that came within Hamilton City’s jurisdiction in 2014 following a boundary adjustment with Waipa District;
- The potential that existing provisions applying to the Temple View Zone may conflict with the principles outlined in decisions of the Environment Court regarding *vires* of rules and district plan provisions for “development plans”;
- The identification of the accurate boundary for the Significant Natural Area (“SNA”) within the Temple View Zone through a recent resource consent process (for development in Temple View). The district plan currently identifies an “indicative boundary” of the SNA. However, expert ecological advice provided for the purposes of a resource consent application within the Temple View Zone highlighted a discrepancy between the “indicative” boundary and the actual (accurate) boundary.
- The notation of a ‘community focal point’ to ensure the correct linkage between the referencing in Rule 5.5.11 and Figure 4-5.

In addition to the above, minor editorial changes to policies and methods are proposed to ensure consistency across the District Plan and therefore to assist with the administration of the District Plan.

SECTION 32

Section 32 of the RMA sets out the requirements for preparing and publishing evaluation reports for proposals for a plan change (amending proposal) to an existing plan (existing proposal).¹ The overall purpose of section 32 in that context is to ensure that any provisions proposed through a plan change are evidence based, clear and certain, and the best means to achieve the purpose of the RMA. Council is required to undertake an evaluation of the proposed provisions prior to notification of the proposed plan change. The section 32 evaluation report sets out the reasoning and rationale for the proposed provisions and should be read in conjunction with those.

In particular, section 32 requires that, prior to public notification of a proposed plan change, Council must examine:

- (a) *“the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*

¹ Refer to section 32(3).

- (b) *whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) *identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) *assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) *summarising the reasons for deciding on the provisions;”*

The evaluation report must also contain a level of detail that,

- (c) *corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

When assessing efficiency and effectiveness of the provisions in achieving the objectives of the proposed plan the report must under s32(2):

- (a) *” identify and assess 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—*
 - (i) *economic growth that are anticipated to be provided or reduced; and*
 - (ii) *employment that are anticipated to be provided or reduced; and*
- (b) *if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) *assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.”*

Section 32(3) states that if the proposal is an **amending proposal**, that the examination under section 32(1)(b) must relate to:

- (a) *The provisions and objectives of the amending proposal; and*
- (b) *The objectives of the existing proposal to the extent that those objectives –*
 - (i) *Are relevant to the objectives of the amending proposal; and*
 - (ii) *Would remain if the amending proposal were to take effect.*

This subsection is relevant to the proposed plan change as it will amend the existing District Plan, which by this definition is the “existing proposal”.

Of relevance in the current context is that the proposed plan change provisions do not introduce any new objectives. The proposed amendments to existing policies are considered to be minor and therefore of a very low scale and significance. The key amendments are essentially confined to rules and methods.

Against that background, it is necessary to consider the RMA definition of “objectives” for the purpose of evaluating the proposed plan change. The RMA defines “objectives” as follows:

Objectives means, -

- (a) *for a proposal that contains or states objectives, those objectives:*
- (b) *for all other proposals, the purpose of the proposal.*

As the proposal does not “contain” or “states” objectives, based on this definition the “purpose of the proposal” must be evaluated as the objective to be achieved (alongside the existing objectives).

Accordingly, following the requirement set out in section 32(3) and section 32(1)(b) (*above*), the relevant existing objectives in the District Plan are examined to the extent that those objectives are relevant to the “purpose of the proposal” and would remain if the amending proposal were to take effect.

For completeness, this evaluation also includes an assessment of whether the new (proposed) provisions will help achieve the relevant existing objectives of the District Plan and will not undermine them.

LEGAL AND STATUTORY CONTEXT

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Sustainable management means:

“Managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while [emphasis added] –

- (a) Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) Safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

This evaluation under section 32 must, as directed in section 32(1)(a), “*examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve*” the purpose of the RMA.

Section 31 of the RMA sets out the functions of territorial authorities for the purpose of giving effect to the RMA, which includes:

“(a) The establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.”

The purpose of a district plan is to assist territorial authorities to carry out their functions to achieve the purpose of the RMA (s72).

Section 74 sets out the matters to be considered by a territorial authority for the purpose of preparing or changing its district plan. This includes its obligation to prepare an evaluation report prepared in accordance with section 32. As explained above, this report sets out that evaluation.

Pursuant to section 81 of the RMA, Council is obligated to make such changes to its district plans as considered necessary to cover any area that comes within its jurisdiction. A critical component of the proposed plan change is to align the district plan provisions applying to an area of land of approximately 14ha which was brought into Hamilton City by way of a further minor boundary change under the Local Government Act 2002 (“LGA”) in 2014.

This plan change is considered to be classed as a “simple plan change”, with an obvious basis for its promulgation and a straightforward solution. It also represents a cost-effective opportunity to also ensure the plan is updated to include relevant information for

development within the Temple View area. The proposed plan change amends the extent of SNAs within the Temple View area will be re-confirmed to align with consented situation; and a notation for 'Community Focal Point' will be added to Figure 4-5 to ensure correct linkage with Rule 5.5.11. This will address other plan outcomes since the district plan was notified in 2012; and the plan change allows an opportune time to ensure good plan administration.

2.0 Purpose of Plan Change and Outline of Proposed Methodology

The purpose of the proposed plan change is to introduce new and/or amended policies and methods to address the resource management issues described above. In particular, the proposal:

- Amends the District Plan to include the geographic extent of the additional 14ha transferred to Hamilton City in 2014 within the Temple View Zone so that the same plan provisions apply to the 14ha;
- Amends the rules within the Temple View Zone to remove any potential conflict with the case law principles regarding comprehensive development plans (or similar);
- Introduces new methods within the Temple View Zone (as it is currently described) to better reflect the existing environment as a consequence of the implementation of resource consents within the Temple View Zone which has occurred within the past 3-4-year period.

A summary of the process to develop the draft proposed plan change and evaluation of the proposed provisions is set out in the table below:

Step	Actions
Define the issue(s)	<p>a) The statutory requirement to make necessary changes to the district plan regarding the management of 14 hectares of land brought into Hamilton from Waipa in 2014.</p> <p>14 hectares of land adjacent to the Temple View Zone was transferred from Waipa District to Hamilton City on 2014. Section 81(3) ('s. 81') of the RMA requires a territorial authority to make such changes to its district plan as it considers necessary to cover any area that comes within its jurisdiction. In the context of the Temple View area, the provisions applying to the Temple View Zone within the District Plan pre-dates 2014 when the additional 14ha of land was transferred. Accordingly, there remains a misalignment between the district plan provisions applying to the transferred area and the remainder of the Temple View Zone (and the District Plan more generally).</p> <p>The fundamental purpose of this proposed plan change is to ensure that the 14ha of land is no longer subject to the rural zone provisions as they were under the July 2014 version of the Proposed Waipa District Plan which has effectively existed as a "bolt on" to the Hamilton City District Plan. The proposed plan</p>

	<p>change is intended to align the provisions applying to the 14ha to that of an urban zone, specifically the same plan provisions and planning framework as it applies to the balance of the Temple View area (and the City).</p> <p>b) The amendment of the current “Comprehensive Development Plan” (“CDP”) provisions which apply to the Temple View Zone to ensure that they do not conflict with the principles set out in the case law regarding rules and provisions in District Plan which enable applications for resource consents for “development plans”.</p> <p>Key decisions of the Environment Court² set out the RMA principles regarding what activities may be applied for through the resource consent process. Those decisions, <i>inter alia</i>, raised doubts as to the <i>vires</i> of an activity status for a particular activity, being determined by whether or not a land use consent (i.e., for a “development plan” or “development consent”) had previously been issued.</p> <p>The current planning provisions for the Temple View Zone include a similar planning tool whereby the status of a range of activities in the activity status table rely on whether a CDP exists. While the CDP itself does not determine the status of a subsequent activity, if resource consent has been issued for activities as a CDP, the fact that one has will determine the activity status for particular activities, based on the current activity status table. Accordingly, to avoid any doubt as to the <i>vires</i> of the provisions, Council considers it necessary for this proposed plan change to amend how the comprehensive development plan mechanism is applied in the Temple View zone.</p> <p>The basis for this is three pronged: first, to remove the potential that the rules may be <i>ultra vires</i>; second, to ensure that the planning provisions are certain and clearly able to be understood; and, third, to ensure that the intended outcomes as expressed in the relevant objectives and policies are achieved through the implementation of those provisions remain intact.</p> <p>c) Minor amendments to ensure consistency of plan provisions across the District Plan and to update specific provisions within the Temple View Zone. In particular:</p> <ul style="list-style-type: none"> • Amend the Significant Natural Areas (‘SNA’) area to reflect the outcomes from the developments on site through the implementation of consented activities; and • Amend Figure 4-5 to include a notation for ‘Community Focal Point’ to ensure correct linkage between the Figure
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² *Queenstown Airport Corporation Limited v Queenstown Lake District Council* [2014] NZEnv 93
Auckland City Council [2016] NZEnvC 056

	and Rule 5.5.11.
Identify and assess objectives	There are no changes proposed to relevant objectives for Temple View. However, there will be minor amendments to some policies for planning administration reasons only. What will be amended will also relate to the relevant or required amendment/additions to policies and plan provisions including text relating to introductions of Chapter 5 and Explanations. (Refer to Appendix 5.)
National and Regional Planning Context	The following higher planning documents are considered and given effect to in the preparation of this plan change: <ul style="list-style-type: none"> • National Policy Statements (NPS) • National Environmental Standards (NES) • Waikato Regional Policy Statement Also, important, albeit not considered higher planning documents are: <ul style="list-style-type: none"> • Waikato Regional Plan • Waikato Tainui Environmental Plan • July 2014 Waipa Proposed District Plan • Hamilton City Operative District Plan
Identify and screen	Following identification of the options for inclusion in the draft proposed plan change, consultation was carried out with Temple View residents via open days and individual meetings with key stakeholders.
	Consultation on the identified options with Temple View residents undertaken via individual meetings with Iwi Authority and their delegated body (Thawk). (Refer to Appendices 4 and 6)
Collect information on the selected option(s)	Assessment on the costs, benefits and risk of each option for the zone change, the modifications to CPD provisions and addition of the 'community focal point notation on Figure 4-5.
Evaluate option(s)	(Refer to Appendices 3 and 5)
Write evaluation report	Analyse options using chosen methodology and identify preferred option for evaluation. (Refer to Appendix 3)

3.0 Resource Management Issue Analysis

If Council does not undertake the plan change the planning regime for the 14 hectares will continue to be managed via the version of the Waipa District Plan dated 10 July 2014. This is contrary to Council's obligations and functions under the RMA. In planning terms, the current provisions do not align with the Hamilton planning framework and do not reflect the growth and development anticipated for the Temple View area.

The purpose of the plan change in this regard is to provide for a cohesive and integrated planning framework within the Hamilton City boundary, including all of the Temple View area.

With respect to the amendments regarding CDPs, it is important that the planning provisions for the Temple View area are lawful, certain, relevant and present best practice. Accordingly, the proposed plan change introduces amendments to the "CDP"

rules, as well as proposed amendments to other methods (rules) for the SNA boundary and corrections to cross-references and figures.

Full analysis for the plan change is contained in the attached Appendices. These appendices provide the evidence base, current plan provisions the consultation undertaken and the planning provisions that need to be amended and why:

- Appendix 2: Matters of Consideration
- Appendix 3: Assessment of Options
- Appendix 4: Consultation
- Appendix 5 Evaluation of Proposed Rules and Methods
- Appendix 6: Waikato Tainui correspondence
- Appendix 7: Technical Reports
- Appendix 8: Planning Provisions modified by Plan Change 3: Temple View Boundary Alteration

4.0 EVALUATION

To ensure that the evaluation of the proposed plan change is carried out to an appropriate level of detail, the table set out in Appendix 5 provides an assessment of the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the amending proposal (objectives, policies and rules). This assessment is required under section 32(1)(c).

In summary, the scale and significance of the effects anticipated from the proposed plan change is low. No new objectives or policies are proposed as part of the plan change. It is confined to a limited geographic area (Temple View Zone) and is primarily focused on the statutory requirement for the District Plan to cover the additional 14ha of land transferred to Hamilton City in 2014.

This is a consultative based approach where the main RMA issue relates to spatial layout of activities; it is for a defined area with a limited number of interested parties.

A weakness of this method is where there are fundamental differences over how resources are to be managed. This is not the case for the Temple View Proposed Plan Change as it is for a contained land area of 14 hectares that has been included into the Council's jurisdiction via a local government boundary adjustment process in 2014; the other changes proposed are specific to the Temple View area and do not impact on either the strategic framework of the Plan in general or impact city wide. Therefore, it is considered the method is the most appropriate.

The other plan change matters pertaining the location of SNAs and the notation of the Community Focal Point will all ensure the district plan is accurate and enable good plan administration.

As stated above, no new objectives or policies are proposed through the plan change. However, some minor amendments are proposed to be made to policies to ensure clarity and linkage with the updated terminology proposed to be applied to the methods (rules).

In summary, the proposed methods (rules) achieve the existing objectives Section 32(3) applies to the examination under section 32(1)(b) (regarding whether the provisions in the proposal are the most appropriate way to achieve the objectives).

5.0 IDENTIFY AND ASSESS REASONABLY PRACTICABLE OPTIONS

BOUNDARY CHANGE TO INCLUDE 14HA

The five options set out in Appendix 3 were canvassed with Temple View Residents and stakeholders during July –August 2016. The feedback received was very limited. However, the feedback identified the need for the proposed plan change provisions to ensure that future development at Temple View will be consistent with the recognised character and heritage values of the former Church College. Furthermore, that there should be a cohesive and considered approach to development within the Temple View Zone area aligned with the approach provided for within the existing plan provisions.

Relevantly, this is consistent with the recommended approach of Council staff which is to apply the same zoning and provisions as that which applies to the rest of the former Church College site. This will ensure a continuation of the integrated approach to development at Temple View.

Following receipt of the feedback which clearly favoured retaining the same integrated approach as that of the existing Temple View zone, Council officers focussed on the Temple View zoning as being the preferred option for evaluation.

AMENDMENTS TO EXISTING METHODS IN RESPONSE TO CASE LAW ON COMPREHENSIVE DEVELOPMENT PLANS

Council received no direct feedback in relation to the proposal to amend the CDP provisions (to address issues relating to the vires of those provisions). Neither did it receive any feedback on the balance of the proposed amendments to plan provisions as described earlier in this evaluation report.

However, the feedback did acknowledge that the provisions in the district plan should be relevant, robust and lawful.

AMENDMENTS RELEVANT TO IDENTIFIED CONFINED ISSUES (ADDITION OF THE NOTATION 'COMMUNITY FOCAL POINT' ON FIGURE 4-5 AND BOUNDARY OF SIGNIFICANT NATURAL AREA)

The plan proposes amendments to provisions relative to the specific issues listed above. These amendments essentially update or correct existing District Plan provisions to the Temple View area, specifically:

- The extent of the identified SNA area on Planning Maps 51B and 60B. This boundary is to be amended to reflect the location of the boundary as explained in ecological studies produced for the purposes of supporting applications for resource consent within the Temple View area.

6.0 EVALUATION OF PREFERRED OPTION(S) FOR PROVISIONS (POLICIES AND METHODS)

ASSESS EFFECTIVENESS, EFFICIENCY, BENEFITS, COSTS, RISK:

Appendix 3 sets out the assessment of the proposed options for the zoning of the 14 hectares. The five options established as valid options for consideration are as follows:

- Option 1: Retain the current Rural zoning (Waipa District Plan zoning and provisions as at the time of the transfer of the land into HCC, 2014).
- Option 2: Rezone the area Future Urban Zone
- Option 3: Rezone the area to General Residential Zone
- Option 4: Rezone area to Temple View Zone
- Option 5: Rezone area to Temple View Zone and overlay Precinct provision to ensure cohesive development with the existing precinct areas within the Temple View Zone.

MOST APPROPRIATE OPTION:

Consideration of the options is set out in Appendix 8.3. Following consultation, and further consideration of the feedback and case law direction, Option 5 was concluded to be the most appropriate.

Option 5 zones the entire 14 hectares as Temple View Zone along with a precinct overlay; it removes all referencing of 'Comprehensive Development Plans' relating to the Temple View zone ' and replaces the term with 'Precincts'; there is modification to the CDP provisions to ensure there is no implication of vires as per the relevant Auckland case Law; and there is refinement of the extent of the existing SNA area.

The development of the area, from being open and undeveloped to an urbanised area, including passive recreational spaces will be fully guided by the: strategic framework set out in Chapter 2 of the District Plan; the specific provisions pertaining to the Temple View Zone; and the assessment criteria in volume two of the District Plan that all resource consent applications are considered against. The District Plan's planning framework addresses the matters, regarding peatland management and the "sequestration of carbon dioxide" as raised by Waikato Tainui following their review of the draft section 32 report (dated November 2018).

7.0 CONCLUSION

This plan change is the final stage in the overall process of a boundary alteration in accordance with the Local Government Act and the Resource Management Act.

Full consultation, in accordance with the Schedule 1 requirements set out by the RMA, has been undertaken to canvas five options to address the resource management issues; the draft section 32 documentation has been reviewed by the local Iwi Authority in accordance with the requirements under section 32(4A) of that Act.

Of the several options considered, Option 5 is the most appropriate to address the matters covered by the plan change to achieve a planning framework over the 14 hectares that ensures the area is aligned with the Hamilton City Council's planning direction.

The plan change is also an opportunity to effectively and efficiently amend the district planning provisions for the Temple View Zone through the removal of potential vires and the refinement of the extent of the SNA area to ensure greater consistency in the plan administration of the area.

8.0 APPENDICES

Appendix 8.1: Statutory Requirements.

Appendix 8.2: Matters of Consideration.

Appendix 8.3: Assessment of Options:

- Appendix 8.3A: Assessment of Options to cover the 14 ha of land as a result of the boundary alternation between Hamilton and Waipa
- Appendix 8.3B: Assessment of Options to address provisions to replace 'Comprehensive Development Plan' provisions for the Temple View zone
- Appendix 8.3C: Assessment of Options to correctly identify and map the Significant Natural Area within the Temple View Zone
- Appendix 8.3D: Assessment of Options to address the identification of the 'Community Focal Point' notation and various administration amendments.

Appendix 8.4: Consultation.

Appendix 8.5: Evaluation of Proposed Rules and Methods:

- Appendix 8.5A: Proposed provisions to cover 14ha of land following boundary adjustment between Hamilton and Waipa.
- Appendix 8.5B: Proposed provisions (amendments to policies, methods and rules) to remove "Comprehensive Development Plans" as a planning tool within the Temple View zone to ensure rules are vires.
- Appendix 8.5C: Proposed provisions (amendments to policies, methods and rules) to correctly identify and map a Significant Natural Area within the Temple View zone.
- Appendix 8.5D: Proposed provisions (amendments to policies, methods and rules) to identify the "Community Focal Point" as a notation.
- Appendix 8.5E: Proposed provisions (amendments to policies, methods and rules) to address plan administration issues (minor corrections and amendments).

Appendix 8.6: Iwi Correspondence:

Appendix 8.6A: HCC assessment of the proposed Plan Change against the Environmental Plan and Waikato Tainui’s correspondence.

Appendix 8.6B: Correspondence from THaWK confirming meeting attendance, actions undertaken and support for the Plan Change.

Appendix 8.6C: Iwi Authority review and feedback on Plan Change 3: Temple View Boundary Alteration – Section 32 report.

Appendix 8.7: Technical Reports.

Appendix 8.8: Planning Provisions modified by Plan Change 3: Temple View Boundary Alteration.