

1 Plan Overview

1.1 Introduction

1.1.1 Purpose of the District Plan

The purpose of the Hamilton City District Plan (the District Plan) is to enable the Council to carry out its functions under the Resource Management Act 1991, the purpose of which is to promote the sustainable management of natural and physical resources.

Section 5 of the Resource Management Act 1991 (the Act) defines sustainable management as:

“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 wellbeing and for their health and safety while:

- a. *Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations;*
- 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.”*

The Act defines natural and physical resources to include “land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures”.

1.1.2 Statutory Context of the District Plan and Relationships with Other Plans

1.1.2.1 The Resource Management Act 1991

The District Plan is prepared by Hamilton City Council in response to its obligations under the Act. The District Plan applies to the whole of Hamilton City, as it existed at notification date, and as shown in the Planning Maps. This District Plan will replace the operative Hamilton and Waikato District Plans that previously applied within the boundaries of the City.

The District Plan meets the Council’s functions under the Act, particularly Part 2, Sections 31, 72, 74 ~~and~~ 75 and 77G, Schedule 1 ~~and Schedule 3A~~. Section 31 of the Act sets out Council’s functions in terms of how it is to be put into effect. These are summarised as:

- a. To achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources.
- b. Control effects of the use, development or protection of land, including for the purpose of:

- i. Avoiding or mitigating natural hazards.
 - ii. Matters relating to hazardous substances and the use of contaminated land.
 - iii. The maintenance of indigenous biodiversity.
- c. Control the emission and effects of noise.
 - d. Control effects of activities on the surface of lakes and rivers.

Section 77G requires Hamilton City Council as a Tier 1 authority, to incorporate the MDRS, set out in Schedule 3A of the RMA, into all relevant residential zones. A territorial authority may amend the requirements to be less enabling if a Qualifying Matter applies. This District Plan ~~has~~ and subsequent plan changes have been prepared in accordance with Section 32 of the Act.

1.1.2.2 Integration of the Plan with Other Plans and Documents

The Act requires the integrated management of the environment. The District Plan is one tool for the sustainable management of Hamilton City and there are a range of other plans and documents, such as those outlined in Figure 1a that are either implemented through the District Plan or taken into account when preparing it, as a means of achieving sustainable and integrated management of natural and physical resources.

a. National Policy Statements and National Environmental Standards

The Minister for the Environment prepares National Policy Statements and National Environmental Statements. The role of a National Policy Statement is to provide guidance for decision-making and the development of a district plan. ~~At the time of preparing this District Plan the~~ The operative policy statements are ~~the~~:

- New Zealand Coastal Policy Statement 2010
- National Policy Statement ~~for~~ on Electricity Transmission 2008
- National Policy Statement for Freshwater Management 2011
- National Policy Statement for Renewable Energy Generation 2011
- National Policy Statement on Urban Development 2020

National Environmental Standards are technical standards relating to the use, development and protection of natural and physical resources, and are a form of regulation. Methods for implementing these standards can be prescribed, which promotes consistent standards, requirements or recommended practices nationally.

National standards override existing provisions in plans that require a lesser standard. However, where a district plan specifies a more stringent standard then that shall prevail over a National Environmental Standard if the National Environmental Standard expressly says that a district plan rule or consent may be more stringent than it. The relevant National Environmental Standards ~~in force when this Plan was notified~~ are:

- Air-quality standards
- Sources of human drinking water standard
- Telecommunications facilities
- Electricity transmission

- Assessing and managing contaminants in soil to protect human health
- Freshwater
- Storing tyres outdoors
- Plantation forestry

The Act requires that district plans must give effect to National Policy Statements and must not be in conflict with or duplicate a National Environmental Standard.

b. Te Ture Whaimana o Te Awa o Waikato - The Vision and Strategy for the Waikato River

As part of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (Settlement Act) between the Crown and Waikato-Tainui, *Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River* ('Vision and Strategy') has been developed. The Vision and Strategy was developed by the Guardians Establishment Committee (which included representatives of the Waikato River iwi and communities), recorded in the Settlement Act and will be periodically reviewed by the Waikato River Authority. It is the primary direction-setting document for the Waikato River and activities within its catchments which include affecting the lower reaches of the Waikato River.

The Vision and Strategy (April 2011) is set out in Volume 2, Appendix 10: Waikato River Corridor and Gully Systems.

Under Section 11 of the Settlement Act, the Vision and Strategy is deemed in its entirety to be part of the Regional Policy Statement without the need for public consultation. Section 75(3) of the Resource Management Act requires the District Plan to give effect to the Regional Policy Statement.

The Vision and Strategy is to be interpreted in a manner that best furthers the Overarching Purpose of the Waikato River Settlement; To restore and protect the health and wellbeing of the Waikato River for future generations.

The Settlement Act confirms that the Vision and Strategy prevails over any inconsistent provisions of any National Policy Statement or New Zealand Coastal Policy Statement. A rule included in the District Plan for the purposes of giving effect to the Vision and Strategy prevails over a National Environmental Standard or Water Conservation Order if the rule is more stringent.

Section 771 of the Act specifically identifies Te Ture Whaimana as a Qualifying Matter.

c. Ruakura Development Plan: Board of Inquiry Decision

In September 2014 a Board of Inquiry confirmed planning provisions for the Ruakura Schedule Area that forms part of the R1 Area transferred to Hamilton City during 2011. The provisions were included in the Hamilton City Operative District Plan: Waikato Section. However, a separate planning process was necessary to incorporate these provisions into the current District Plan. These provisions provide for a major new employment node at Ruakura based around an inland port to capitalise on the area's location adjacent to the Waikato Expressway, Wairere Drive and the East Coast Main Trunk railway.

d. Future Proof

The Future Proof Strategy is a 50-year vision and implementation plan developed by strategy partners: Waikato Regional Council, Hamilton City Council, Waipa District Council, Waikato District Council, Tainui Waka Alliance and **tāngata** whenua, with assistance from Waka Kotahi NZ Transport Agency. Specifically Future Proof identifies 50-year land supply needs in the Future Proof sub-region (being the territorial authority areas of Hamilton City and Waipa and Waikato Districts) and sequences its release and development according to its ability to be serviced by appropriate infrastructure and to be funded equitably. The Future Proof Strategy includes urban limits in order to anchor the settlement pattern. The urban limits follow the Hamilton City boundary and provide enough land out to 2061. The Future Proof settlement pattern forms the basis of the City's Hamilton Urban Growth Strategy, which the land use pattern within the District Plan is derived from.

e. Waikato Regional Policy Statement

The Act requires the Waikato Regional Council to prepare a Regional Policy Statement, which provides an overview of regionally significant resource management issues, and sets a broad strategic direction. The District Plan must give effect to the Regional Policy Statement. At the time of notifying the Proposed District Plan, there was an Operative Regional Policy Statement and a Proposed Regional Policy Statement that was notified in November 2010.

The Proposed Regional Policy Statement, now operative, aims to give statutory effect to the sub-regional settlement pattern contained in the Future Proof Strategy. It includes urban limits, strategic industrial nodes, growth allocations and staging and target residential densities.

f. Waikato Regional Plans

Waikato Regional Council prepares regional plans to meet its functions under the Act. Regional Plans focus on particular issues and areas and assist the Regional Council in carrying out its functions under the Act. The District Plan cannot be inconsistent with regional plans. Topics where regional and district plans may overlap include earthworks, natural hazards, hazardous substances, air quality and water quality. In these matters, the District Plan concentrates mostly on effects on human health or amenity, whereas the regional plan is more directed at effects on the natural environment.

Where there is an overlap of functions, the Waikato Regional Policy Statement provides guidance by allocating responsibilities between the district and regional councils.

g. Waikato Region Strategies and Plans

Waikato Regional Council prepares strategies and plans providing policy and actions on specific matters to help the Regional Council carry out its functions under the Act and other legislation. The District Plan must have regard to these strategies and plans. They include:

- Regional Land Transport **Strategy Plan**

- Regional Public Transport Plan
- Regional Road Safety Strategy
- Regional Walking and Cycling Strategy
- Waikato Regional Energy Strategy
- Central Waikato River Stability Management Strategy
- Waikato Regional Pest Management Strategy

h. Iwi Planning Documents

The Act requires that planning documents recognised by an iwi authority, such as iwi management plans, be taken into account in the preparation of the District Plan.

Hamilton City Council Plans and Documents

i. City Strategies

Hamilton City Council, in conjunction with other parties, has developed a number of City Strategies, which provide important direction for this District Plan. ~~Those existing at the time of notifying this District Plan are:~~

- Access Hamilton
- Active Communities
- Arts Agenda
- Economic Development
- Environmental Sustainability
- Hamilton Urban Growth
- Social Wellbeing
- He Pou Manawa Ora

j. The Long Term Plan

Council is required every three years to prepare a Long Term Plan under the Local Government Act 2002, a plan that covers the following 10 years. The Long Term Plan includes the vision and goals for the City. It also includes what Council is planning on doing and why, how much it will cost, and how it will be funded.

k. Annual Plan

Council is required to prepare an Annual Plan every year. The Annual Plan contains the proposed annual budget and provides opportunities for public participation in decision-making on costs and funding of Council activities. In years when a Long Term Plan is required, the Long Term Plan constitutes the Annual Plan.

l. Asset Management Plans

Asset Management Plans describe the strategies and work programmes for Council assets, such as roads, to deliver the required level of service to existing and future users cost-effectively. Asset Management Plans inform the Long Term Plan and Development Contributions Policy.

m. Development and Financial Contributions Policy

Council's policy on development and financial contributions primarily focuses on development contributions required under the Local Government Act 2002. These are paid by developers to fund new infrastructure. The policy also refers to financial contributions which are required under the Act in specific circumstances. These requirements are detailed in the District Plan.

n. Hamilton City Infrastructure Technical Specifications

This document contains guidance on engineering practice and design solutions considered to be acceptable means of compliance for infrastructure related standards within the District Plan. In this context it is used for setting conditions of resource consent for subdivision and development. The content is amended from time to time to reflect best practice and new technologies. Public infrastructure is expected to be designed in accordance with the latest specifications in this document.

o. Vista – Hamilton City Design Guide

Council's design guide *Vista* outlines the City's expectations for better design environments.

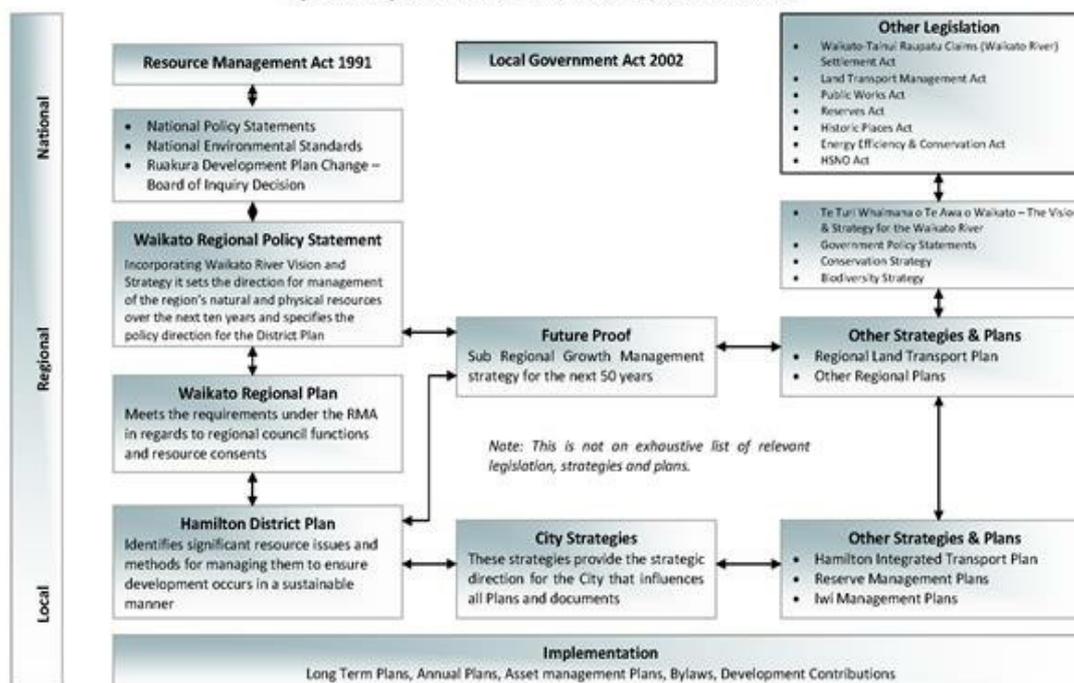
p. Three-Waters Connections Policy (or subsequent policy)

The Three Waters Connection Policy provides clarity on Councils approach to service connections to the city's water, wastewater and stormwater networks for private properties. This document assists Council in complying with its resource consents issued by Waikato Regional Council, such as the management of Councils allocation of municipal water supply.

To achieve this, both service connections and high water users may require additional approvals which sit outside of the conventional resource management planning process. The Three-Waters Connection Policy outlines what matters Councils will consider when considering an application for service connections, as well as the matters for considerations for high water user agreement applications.

Figure 1a: Integration of the District Plan with other plans and documents

Figure 1a: Integration of the District Plan with other plans and documents



1.1.3 Plan Structure

The District Plan is made up of the following sections:

a. Plan Overview

The Plan Overview contains material to assist plan users to understand and interpret the District Plan. The Introduction outlines the purpose of the District Plan, how to use the District Plan, an overview of the resource consent process, the activity status for any activity not mentioned in the District Plan, notification defaults, and an explanation about the rules which are given immediate effect upon notification of the District Plan.

b. Strategic Chapter

This outlines the strategic objectives and policies for the future direction of the City. It is intended that the Objectives and Policies of this chapter provide a hierarchy of district-wide strategic considerations that sit over the Objectives and Policies of specific zones, sites and features.

c. Structure Plan Chapter

This sets out objectives and policies that apply to all Structure Plan areas. When subdivision and/or development are proposed within a Structure Plan area it must be in general accordance with these objectives and policies where relevant.

d. Zone and Other Chapters

These set out the subdivision and financial contribution provisions, planning zones, sites and features of the City and the objectives, policies and rules which apply to each.

e. City Wide Chapter

This outlines the objectives, policies and rules which apply across all planning zones in the City and is broken into sections covering topics such as development suitability, earthworks and vegetation, events and temporary activities, hazardous facilities, landscaping and screening, lighting and glare, network utilities and the electricity national grid corridor, noise and vibration, public art, signs, smoke/fumes/dust and odour, solid waste, Three Waters, transportation, and urban design.

f. District Plan Administration

This appendix is cross-referenced from City-wide and Zone chapters and includes:

i. Definitions and Terms (1.1)

- Acronyms Used in the District Plan (1.1.1)
This section lists and defines the acronyms used throughout the District Plan.
- Definitions Used in the District Plan (1.1.2)
This section lists and defines words and phrases that are used throughout the District Plan.

ii. Information Requirements (1.2)

Information requirements list information that must be provided with a resource consent application. Included is a list of generic information as well as specific information required for identified activities.

iii. Assessment Criteria (1.3)

- Guide to Using the Criteria (1.3.1)
This section provides a guide as to how the District Plan Assessment Criteria Section works.
- Controlled Activities – Matters of Control (1.3.2)
This section contains the matters of control for identified controlled activities.
- Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria (1.3.3)
This section contains assessment criteria under subject headings that relate to the 'Matters of Discretion' for Restricted Discretionary activities. Discretionary and Non-Complying Activities will use this criteria where relevant for preparing an application with specific reference to the general criteria in A2.

iv. Design Guides (1.4)

This section contains design guides which Council may consider to assess the effects of any activity requiring consent as a restricted discretionary, discretionary activity or non-complying activity. ~~These are cross-referenced from Appendix 1.3.~~

v. Other Methods of Implementation (1.5)

This section lists other methods to achieve the District Plan objectives and policies.

vi. Existing Use Rights

To show existing use rights apply, one must prove to Council that the activity was legally established, that the effects generated will be the same or similar in character, intensity and scale to those which existed when the activity was established, and that the activity has been continuous.

g. Planning Maps

Planning maps spatially define zones and features referred to within this text volume. The planning maps identify:

- i. Zones.
- ii. Designation boundaries.
- iii. Features (including scheduled heritage buildings and sites, significant trees, significant natural areas, natural hazard areas, high voltage transmission corridors and character areas).

Appendix 2 – Structure Plans includes maps that identify:

- iv. Rototuna, Rotokauri, Peacocke, Ruakura, and Te Awa Lakes Structure Plans (including boundaries, staging and land-use).

Appendix 15 - Transportation includes maps that identify:

- v. Transport Corridor Hierarchy Plan and proposed road closures.
- vi. Hamilton Airport Obstruction Limitation Surface.

h. Section 32 Report

Justification for objectives, policies and rules is contained in the Section 32 Report which is a separate document that accompanies the District Plan.

1.1.4 Structure of Each Chapter

The structure of each of the individual chapters of the District Plan is generally summarised as follows:

a. Purpose

This briefly describes the resource management matters addressed in the Chapter.

b. Objectives

The objectives set the direction Council has taken in response to the issues facing the City, and outline the outcomes that the District Plan seeks.

c. Policies

The policies define the course of action that the Council has adopted to achieve an objective.

d. Rules

A rule is a regulatory method to implement the policies. These are listed in the Activity Status Table and as General Standards and Specific Standards within each chapter. This includes links to other chapters with relevant rules.

e. Restricted Discretionary, Discretionary and Non-Complying Matters of Discretion and Assessment Criteria

This section lists Restricted Assessment activities, specifically identifying what matters discretion has been restricted to, relevant assessment criteria and whether the consent will be processed without the need for public notification or approval by affected persons. The reference headings cross-reference to matters and criteria contained in Appendix 1.3.3: District Plan Administration – Restricted Discretionary, Discretionary and Non-Complying Matters for Discretion and Assessment Criteria.

f. Other Resource Consent Information

This section cross-references to other parts of the District Plan containing relevant information for resource consent applications.

1.1.5 Designations

Designations for public works have been received by the Council and these are noted on the Planning Maps as well as being recorded in Chapter 26: Designations. The provisions of the Act shall apply to these designations.

1.1.6 How to Use this District Plan

The District Plan can tell you whether a particular land use, subdivision or development requires resource consent to be obtained, and if so, which category of consent. This section tells you where to look in the District Plan to find out this information.

In determining if an activity is provided for by this District Plan users should undertake the following steps:

Step 1 – Confirm the zone that applies

- a. Begin with the Planning Maps. Locate your property on the zone maps, e.g. General Residential Zone, Industrial Zone, or Central City Zone.

Step 2 – Confirm if any special site, feature, overlay or designation applies

- a. Use the maps to confirm whether your property has a special site, feature, overlay or designation on it, such as a scheduled heritage building, a notable tree, or a designation.

Step 3 – Confirm the activity status

- a. Go to the relevant chapters for the zone that your property is located in and any site, feature, overlay or designation that applies, and for any general rules that apply.
- b. Look down the list of activities in the Activity Status Table to find your activity. Every activity will be indicated as either a permitted, controlled, restricted discretionary, discretionary, or non-complying activity. If the activity is subject to a site, feature or overlay it may have a different activity status than in the zone Activity Status Table; the activity may also appear in a City wide chapter. Where there are multiple relevant chapters, use the process to determine the activity status detailed in 1.1.8.1.
- c. Read the general and specific standards that follow the table, before deciding the activity class, this may direct you to other chapters to check against other relevant rules. Section 1.1.8.2 explains what activity class applies if an activity does not comply with a standard.
- d. If your activity is a permitted activity, you can proceed without obtaining resource consent provided you comply with any relevant standards.

Note

Existing Use Rights apply, see 1.1.3.f.vi.

Step 4 – Apply for resource consent

- a. If your activity is a controlled, restricted discretionary, discretionary or non-complying activity you will need to apply to Council for resource consent.
- b. If your activity is a controlled, restricted discretionary or discretionary activity, the District Plan provides guidance on the assessment criteria which will be applied. These will provide direction on matters to be covered in the resource consent.
- c. Consideration is also given to the objectives and policies of the District Plan.
- d. Applications for resource consents must be made in writing to the Council. Application forms and information brochures are available from Council or are available online. Fees are payable.
- e. Applications must be accompanied by an assessment of any actual or potential effects that the activity may have on the environment, together with any other information required by this District Plan and the Act.
- f. Council recommends that applicants obtain professional advice before making an

application. Council staff can assist by providing application forms and general advice on the requirements of the District Plan. Hamilton City Council also has information available online to assist in understanding this District Plan.

1.1.7 Explanation of Activity Classes

Activities in the District Plan are identified as being one of the following. There are no prohibited activities in this District Plan.

Symbol	Activity class	Resource consent details	How identified ¹
P	Permitted activity	Does not require resource consent. (Activity may be regulated under other laws, for example Building Act may require building consent.)	Activity is permitted if listed as P in the relevant Activity Status Table, and the activity complies with the relevant standards specified in rules.
C	Controlled activity	Requires resource consent, which must be granted by Council (with certain exceptions under the Act). Conditions may be imposed by Council on “matters over which the Council reserves control”.	Activity is controlled if listed as C in the relevant Activity Status Table, and the activity complies with the relevant standards specified in rules.
RD	Restricted discretionary activity	Requires resource consent, which may be granted with or without conditions, or declined. Council will consider only “matters to which discretion is restricted”, which are stated in Volume 2, Appendix 1.2. Conditions of consent are also limited to the matters to which discretion is restricted.	Activity is restricted discretionary if: 1. Listed as RD in the relevant Activity Status Table, or 2. Listed as P or C, but fails to comply with relevant standards, thus becoming restricted discretionary.
D	Discretionary activity	Requires resource consent, which may be granted with or without conditions, or declined. Assessed on a full range of assessment matters referred to in the Act (s104).	Activity is discretionary if listed as D in the Activity Status Table.
NC	Non-complying activity	Requires resource consent. The Council may grant or refuse consent, with or without conditions. The application may be granted if Council is satisfied the adverse effects of the activity on the environment will be minor, or the application is for an activity that won't be contrary to the objectives and policies. Assessed on a full range of assessment matters referred to in	Activity is non-complying if listed as NC in the relevant Activity Status Table.

		the Act.	
Pr	Prohibited activity	Resource consent cannot be applied for the activity and consent cannot be granted.	Activity is prohibited if listed as Pr in the relevant Activity Status Table.

¹Unless specifically stated otherwise in the relevant Chapter or as per 1.1.8.1.

1.1.8 Activity Status Defaults

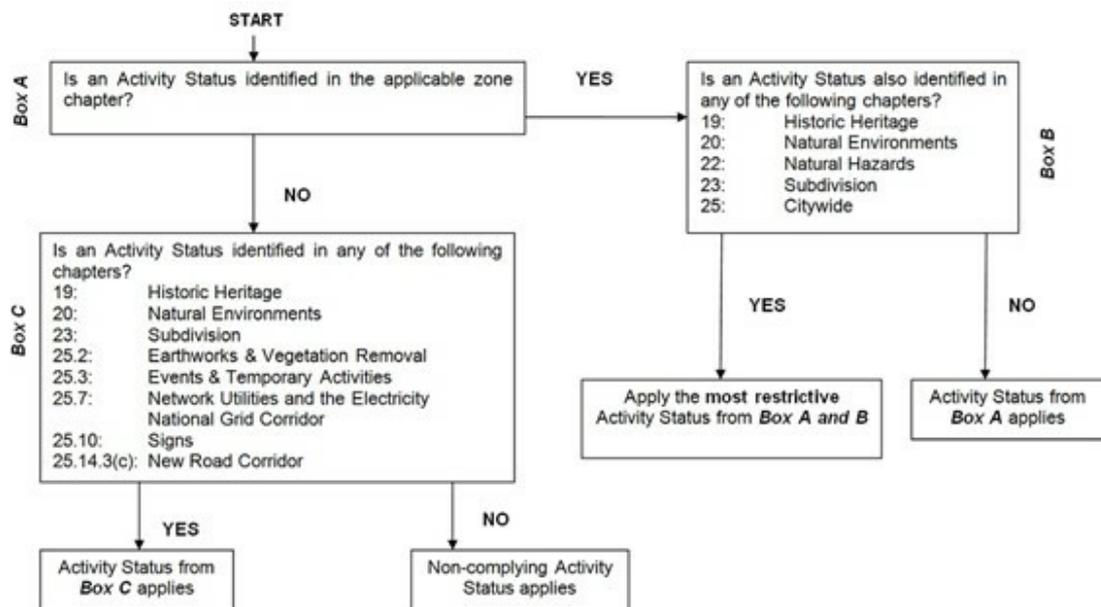
1.1.8.1 Process to Determine Activity Status

The following flowchart is used to work out the Activity Status of a proposal (i.e. Permitted, Controlled, Restricted Discretionary, Discretionary or Non-Complying, see 1.1.7). While this flowchart will be relevant for most proposals there will be some specific situations where other legislation or National Environmental Standards will overrule the result.

Furthermore, the Activity Status may be dependent on the proposal complying with standards (rules) in the Plan. If the proposal fails to comply with these standards then this may alter the Activity Status (see 1.1.8.2).

It is also important to note that a proposal may come under more than one definition (e.g. an Industrial activity may also be a Hazardous Facility).

Figure 1.1.8a: Process to Determine Activity Status



1.1.8.2 Infringement of Standards

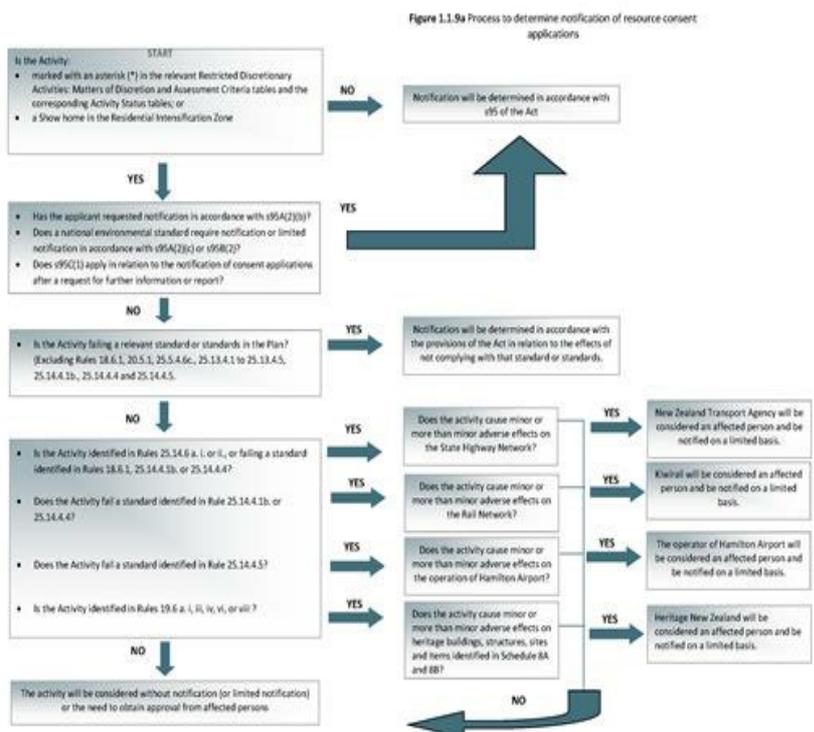
Unless specifically stated otherwise in the relevant Activity Status Table:

- a. Permitted activities that infringe any standards will be assessed as a restricted discretionary activity in respect of:

- i. The effects of non-compliance with those standards.
 - ii. Any criteria identified for those specific standards.
- b. Controlled activities will be granted subject to conditions. Assessment in respect of the conditions will be restricted to the criteria identified in the rule for that specific controlled activity.
- c. Restricted discretionary activities that infringe any standards will be assessed as a Restricted discretionary activity in respect of:
 - i. The effects of non-compliance with those standards.
 - ii. Any criteria identified for those specific standards.
 - iii. Any criteria identified for that specific restricted discretionary activity.
- d. If the activity is subject to a site, feature or overlay which has a different activity status than in the zone Activity Status Table, the more restrictive activity status will apply.

1.1.9 Notification / Non-notification Rules

The following flowchart is used to determine the notification, limited notification, or non-notification of a resource consent application, except where identified specifically in a chapter.



1.1.10 Rules Having Early or Delayed Legal Effect

1.1.10.1 Legal Effect of Proposed Plan Changes and Operative Plans

Many of the rules of this Proposed District Plan do not have immediate legal effect. This means that resource consent will not be required for these rules. Following the notification of this document, the Operative Hamilton District Plan and Waikato District Plan will continue to have legal force and will be used to determine if resource consent is required for an activity.

The ~~operative Operative~~ Hamilton District Plan and ~~Waikato~~ District Plan will gradually be replaced by the Proposed District Plan ~~Plan Change~~ provisions, in accordance with the Act (see section 86F). ~~As a general rule, the old rules will remain in force until decisions are issued, following hearings of submissions to this Plan. Information will be available from Council about the status of particular provisions.~~

1.1.10.2 Rules Having Immediate Legal Effect

Rules that have immediate legal effect upon notification ~~of this Plan~~ are those that:

- a. Protect or relate to water, air or soil for soil conservation.

- b. Protect areas of significant indigenous vegetation.
- c. Protect areas of significant habitat of indigenous fauna.
- d. Protect historic heritage.

1.1.10.3 Transitional Provisions

The Resource Management Act preserves the interests of applicants who have resource consent applications accepted by Council before 10 July 2014 but decided after that date. However, the Building Act does not preserve the interests of applicants for building consents in the same way. This has unintended implications for applicants who have already submitted their applications and are likely to have to rework their applications with subsequent additional costs. For these reasons, all building consent applications lodged with the Council up to and including 9 July 2014:

- a. shall be required to comply with the rules of the Proposed District Plan which had legal effect on and after 10 December 2013;
- b. shall not be required to comply with the rules of the Proposed District Plan that had legal effect for the first time on and after 10 July 2012.

1.1.11 Local Authority Cross-boundary Issues

Hamilton City Council has boundaries with Waikato and Waipa districts, and Hamilton is within the Waikato region. The issues that could affect, or otherwise involve the neighbouring district and regional councils are:

- a. Implementation of Future Proof.
- b. Waikato River management issues and the implementation of the Vision and Strategy for the Waikato River (refer to 1.1.2.2b), in association with other parties under relevant legislation.
- c. Discharge of contaminants to land, water and air.
- d. Harmonisation of standards and processes, including possible transfer of functions where desirable.
- e. Network utilities that cross territorial boundaries, including land transport and effects of Hamilton International Airport.
- f. Resource consent applications where there will be effects (such as noise or traffic) that go beyond territorial boundaries or where an application for consent straddles a common territorial boundary (such as network utilities).
- g. Provision of recreational facilities and other shared services.
- h. Creating 'economies of scale' which are often necessary to allow territorial authorities or private enterprise to innovate and provide services such as waste management and recycling.
- i. Hazardous facilities.

- j. Reverse sensitivity effects in relation to existing land uses.
- k. Effects of out of zone industrial and / or commercial activities.
- l. Significant Natural Areas, Natural and cultural heritage places, areas and landscapes, that cross territorial boundaries.
- m. The interests of mana whenua that extend beyond the city.

The processes that Council will use to resolve any issues that cross territorial boundaries include:

- a. Consult with other councils on consent applications, or plan change requests, where a potential cross-boundary effect may occur or where a potential effect may occur which may fall within the functions of the Regional Council, especially when applications raise matters related to the above issues.
- b. Encourage applicants, where activities have effects beyond the boundaries of the City, or which might give rise to effects that are not within Council's resource management functions, to consult with the affected council.
- c. Liaise with other councils where the effects of activities cross territorial boundaries, to determine the most appropriate methods to achieve integrated resource management outcomes.
- d. Engage with mana whenua where activities have effects beyond the boundaries of the city, or downstream effects.
- e. Initiate and participate in joint hearings with other councils as needed.
- f. Maintain an ongoing dialogue with other councils to harmonise resource management standards and processes.
- g. Make submissions, where appropriate, on plans and policy statements prepared by other councils.
- h. Identify opportunities for the transfer or sharing of functions between councils, where this would result in more efficient, effective and integrated resource management.

1.1.12 Monitoring

Environmental monitoring can be described as “the deliberate act of observation or surveillance over time with a defined purpose”. The purpose of environmental monitoring is to collect enough information to detect and understand changes in the environment. The ‘environment’ relates to those matters which are identified as important in the context of the Council's responsibilities under the Resource Management Act 1991 (the Act).

The Act requires Council to undertake monitoring on:

- State of the environment
- Plan effectiveness suitability
- Compliance

There are a number of benefits for the Council in monitoring the environment of the City, these include:

- a. To understand the 'state' or condition of the environment, and to understand the reason for any change (decline or improvement in quality) in the state of environmental resources.
- b. To provide valuable and accurate information for decision making such as resource consent applications, planning and policy decisions.
- c. To assess the effectiveness of the objectives, policies, rules and other methods in the District Plan at achieving specific environmental outcomes, and make changes to improve the effectiveness of the plan.
- d. To provide information suitable for community education to raise awareness of the state of the City's environment, the effects of human activity on the environment and gain support for the methods employed by Council to manage resources.

Council will develop a monitoring strategy that will:

- a. Support its functions and meets its responsibilities under the Act.
- b. Record the level and effectiveness of compliance under the District Plan over time.
- c. Assess the effectiveness of the District Plan in meeting its stated objectives and policies.