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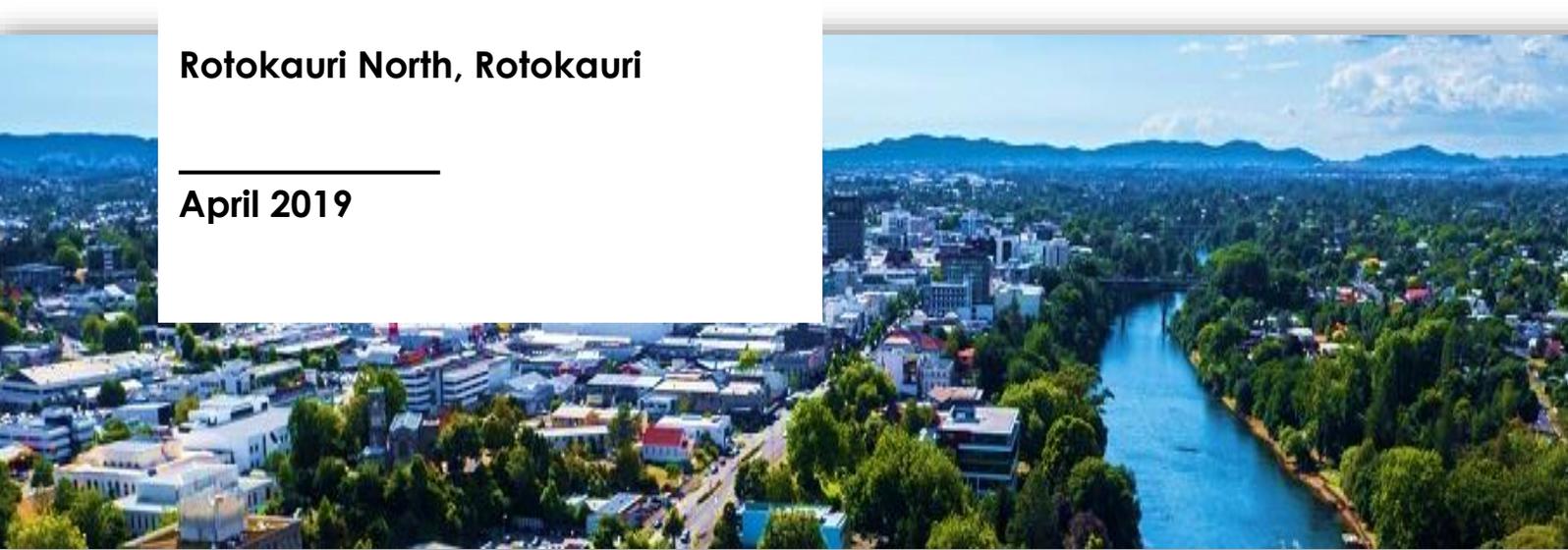
Rotokauri North Private Plan Change Request

Planning Assessment: Section 32 Assessment

Application to Hamilton City Council pursuant to
Schedule 1 of the Resource Management Act 1991

Rotokauri North, Rotokauri

April 2019



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1. INTRODUCTION

- 1.0.1. This report documents the section 32 statutory analysis of an application for a Private Plan Change ("PPC") to rezone approximately 140ha of Future Urban ("FUZ") zoned land to Medium Density Residential Zone ("MDRZ") and Business 6 Zone ("B6Z") made by Green Seed Consultant Ltd ("GSCL") on an area of land known as Rotokauri North, within the Hamilton City Council's Rotokauri Structure Plan area ("RSP"). The application has been made to Hamilton City Council ("Council") under the Resource Management Act 1991 ("RMA").

2. STATUTORY REQUIREMENTS

2.1. Section 32

- 2.1.1. 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). 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. An evaluation of the proposed provisions is required 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.

- 2.1.2. In particular, section 32(1) requires that, prior to public notification of a proposed plan change, Council must:

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

(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.

- 2.1.3. 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."

2.1.4. 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.

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

2.1.6. Of particular relevance in the current context is that the proposed plan change provisions rely on existing objectives as well as introducing new objectives.

2.1.7. 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.

2.1.8. 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 as well as any new objectives introduced by the PPC.

2.1.9. 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.

2.1.10. In addition, Section (4A) also required that any proposal which utilises a Schedule 1 process must also in the evaluation report:

(a) summarise all advice concerning the proposal received from iwi authorities under the relevant provisions of Schedule 1; and

(b) summarise the response to the advice, including any provisions of the proposal that are intended to give effect to the advice.

2.2. Legal and Statutory Context

- 2.2.1. 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.”

- 2.2.2. 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.

- 2.2.3. 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.”

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

- 2.2.5. 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.

3. PURPOSE OF THE PLAN CHANGE AND OUTLINE OF THE PROPOSAL

- 3.0.1. The purpose of this PPC is to enable urban residential development to be undertaken within approximately 140 hectares of land.

- 3.0.2 The reasons for this PPC are:
- i. There is an identified housing shortfall in Hamilton City which is a significant concern, and one that is generating housing affordability issues, particularly for first home buyers. In addressing this issue, Hamilton City has a Housing Accord which has been signed with Central Government to deliver additional housing. Of the 140 hectares covered by this PPC request, 133 hectares fall within a recommended Special Housing Area ("**SHA**") targeted to release land for the development of housing supply to accommodate the rapidly expanding population of Hamilton City, therefore relieving price pressure and providing more affordable housing.
 - ii. The rezoning of approximately 140 hectares of land as proposed by the PPC will enable the development of new housing that will contribute towards the shortfall in the housing supply in the Hamilton City area.
 - iii. The land is already located within an identified growth area, and has been specifically earmarked for urban activities – notably the site has an existing FUZ (which itself signals a change in the future to "urban").
- 3.0.3. To address the resource management issues described above (ie the housing shortage), the proposal specifically seeks to:
- i. Rezone approximately 137.6 hectares from FUZ to MDRZ to facilitate and support residential development;
 - ii. Rezone approximately 1.2 hectares from FUZ to B6Z (Neighbourhood Centre)
- 3.0.4. All full list of provisions is contained in the AEE (as well as a description of the reasons for the proposed changes).
- 3.0.5. Full analysis for the PPC is contained in the attached Appendices included with the PPC package as listed in the AEE.

4. SECTION 32 ASSESSMENT

- 4.0.1. The environmental effects of the rezoning of the Rotokauri North area to residential (with a small area of B6Z) and creation of a new Rotokauri North Structure Plan ("**RNSP**") are generally considered to be minimal as the land has been earmarked for the last decade for future urban development. This process was covered by Council's Section 32 assessment for Plan Variation 18, which included a full analysis of site constraints, geology, heritage, as well as zoning options, and staging. It is also noted that these same site characteristics for Rotokauri North are generally the same as those already assessed by Council's Section 32 for the appropriateness of the existing Rotokauri North Structure Plan and rezoning.
- 4.0.2. The Stage 2 Rotokauri Land was not rezoned to Future urban because it was uncertain if the land was suitable or not for urban development, and it was also uncertain when infrastructure would be available.

- 4.0.3 The primary matters considered in this section 32 assessment are:
- (a) What is the most way forward to develop the subject land and what is the most appropriate zoning?
 - (b) Can the existing Hamilton City District Plan ("HCDP") provisions apply without modification, or are new provisions appropriate?
 - (c) Does the existing Rotokauri Structure Plan represent the most efficient use of land and methods for achieving the objectives?
 - (d) Do the methods achieve the purpose of the RMA?
 - (e) Are the proposed methods the most effective and efficient means of achieving the objectives?
- 4.0.7. The alternatives and their respective costs and benefits are discussed below.

5. ALTERNATIVES

5.1. Alternative Approaches (zoning and provisions application):

- 5.1.1. This section addresses the alternatives associated with the rezoning of the PPC area. The alternatives to progressing a PPC are:
- (a) Retain the status quo (i.e. FUZ and wait until planned re-zoning post 2040); OR
 - (b) Retain the status quo (i.e. FUZ) and progress non-complying resource consent applications; OR
 - (c) Rezone for a Residential Zone
 - i) Rezone for another residential zone (i.e. lower density such as the General Residential Zone);
 - ii) Re-zone the land MDRZ ;
 - iii) Rezone to a higher density zone (e.g. Residential Intensification); OR,
 - (d) Rezone to another zone option
 - i) Rezone the entire land area for another zone (i.e. countryside living or industrial);
 - ii) Rezone a portion of the land for business activities (B6Z) to support a residential option]; OR,
 - iii) Rezone a portion of the land for business activities (Business 4 and 5 Zones) to support a residential option.

- 5.1.2. The alternatives then identify the preferred options for zoning and explore high for whether provisions/methods are needed. These options are:
- (a) Retain existing provisions, methods etc;
 - (b) New suite of provisions specific only to Rotokauri North applicable zones; OR,
 - (c) Modify/provide bespoke provisions, methods etc and retain existing provisions where these can achieve the objectives.
- 5.1.3. An assessment of the options and alternatives has been undertaken, including the costs and benefits of each, in **Appendix 1**.

Analysis:

- 5.1.4. The status quo is the least appropriate option. It is inefficient to delay the land's zoning when there is a clear housing need and willing developer able to delivery residential lots and housing and its associated infrastructure until well ahead of the planned post 2040 timeframe.
- 5.1.5. Utilising the Housing Accords and Special Housing Area Act 2013 ("**HASHAA**") to progress consents creates a temporary stopgap in the housing market; however, it does not reflect long term planning outcomes for the area (and is limited to the lifetime of the HASHAA).
- 5.1.6. At some point, a plan change would still be needed to ensures continued delivery of housing across Rotokauri North (and/or just to tidy up the zone to match what has been delivered on the ground).
- 5.1.7. Therefore, these two options were rejected as being an efficient or effective means to meet housing demand, and the analysis moved into the application of an appropriate zone.
- 5.1.8. The lower density residential option (i.e. General Residential) option would be partially appropriate, but its major weakness would be the inefficient use of land (development density and variety of housing typologies) and development potential of the land resource. The higher density option (Residential Intensification Zone) is also partially appropriate, but its weakness would be the less effective achievement of market-supportable housing types and the Hamilton City Council ("**HCC**") zone distribution principles.
- 5.1.9. Other types of zoned were assessed too (such as Industrial or countryside living). However, these options do not enable sufficient housing supply to assist in meeting the recognised shortage. Furthermore, these are inconsistent with the expectations set by the existing Rotokauri Structure Plan.
- 5.1.10. The MDRZ option is the most appropriate option. It maximises development and land efficiency and provides the most flexibility for a variety of housing options to occur. This includes the ability to establish housing typologies that deliver on more affordable price points within the market.

- 5.1.11. Given the population expected, the analysis also determined an appropriate business zone to give effect to a community focal point and business hub. All large centre options were discounted due to proximity to existing and planned centres, and the B6Z (Neighbourhood Centre) is considered the most appropriate to support local convenience without detracting from the other centres.
- 5.1.12. Therefore, having established that a MDRZ and a small B6Z are the most appropriate, the analysis continued to determine if changes were required to the HCDP in respect of the Rotokauri North area.
- 5.1.13. No changes were not considered efficient as some or complete changes, as the default standards for the MDRZ rely heavily on the use of an outdated planning mechanism (Comprehensive Development Plans (“**CDPs**”). Draft Council feedback requested that a version of the masterplan be included in the PPC text, in lieu of a CDP and/or to show a CDP level of detail for guiding further development of the site. CDP's have been deemed inappropriate by the Environment Court) to deliver quality housing and design outcomes. Furthermore, many of the existing HCDP provisions are based on development of brownfields infill rather than new greenfield development.
- 5.1.14. A completely new set of provisions was also discounted as while it had the benefit of providing tailored provisions to secure specific outcomes; it was recreating new standards and re-litigating existing standards for no resource management reason. This type of process in itself is considered inefficient.
- 5.1.15. Rather than detail development in a high level subdivision concept (which is reflected in the District Plan) the preferred option is to provide some new provisions where necessary to secure high quality subdivision design outcomes and appropriate onsite amenity for residents while retaining the bulk of the HCDP standards. The new standards are targeted at achieving good outcomes for greenfield subdivision rather than relying on a concept plan to drive good outcomes. While there is some degree of uncertainty regarding how the finished product will look, this is considered appropriate for a Plan Change level of development. Key elements and features are shown on the Structure Plan, and tailored provisions produce good outcomes resource consent level.

Preferred option in detail

- 5.1.16. Having regard to the significant benefits over costs associated with the options assessed above, it is proposed that the majority of the PPC area (137.6 hectares of the 140) be zoned MDRZ with 1.12 hectares proposed to be zoned B6Z (and the remainder to remain as a Significant Natural Area). The PPC only seeks to rezone the FUZ and not the SNA.
- 5.1.17. As the subject land has been earmarked for future urban growth, it is not a matter of whether it is appropriate to rezone the land for urban development but rather a matter of timing. The applicant has undertaken comprehensive structure planning for the site. This provides the opportunity to seek the rezoning of land which is intentionally in a 'holding' zone until that structure plan process is complete and an application is made for a PPC.

- 5.1.18. The rezoning of this land for residential purposes, with the majority being MDRZ, will assist with providing additional housing land supply, in a location that is not constrained by infrastructure capacity and where appropriate infrastructure can be provided to remedy the housing shortage in Hamilton. The use of the MDRZ zone enables a diverse range of development options, and therefore living and lifestyle choice.
- 5.1.19. The proposal also takes into account the provision of a small convenience neighbourhood centre (B6Z) which will also service as the local community focal point.
- 5.1.20. The key component, however, is the detail of the provision to be included in the PPC to work in conjunction with the existing HCDP provisions to create a well-planned and quality medium density environment.

5.2. Structure Plan Alternatives

- 5.2.1. As identified previously there are also a variety of options in relation to the application of a Structure Plan. These are:
- (a) Retain the existing Rotokauri Structure Plan
 - (b) Refresh the Rotokauri North area and the remainder of the Stage 2 area
 - (c) Refresh only that part applicable to Rotokauri North.
- 5.2.2. An assessment of the above options has been undertaken, including the costs and benefits of each, in **Appendix 1**.
- 5.2.3. Combined with this was the option to either include or exclude third party land to the Structure Plan and PPC area, where these would otherwise form "cut outs" in the area. An assessment of these options has also been undertaken, including the costs and benefits of each, in **Appendix 1**.

Analysis

- 5.2.4. The Rotokauri Structure Plan was drafted in 2005, and although went through refinement until it became operative, the base data and layout was relatively high level, and the structure plan key feature and layout was based on best practise at the time, whilst managing the needs and implementation issues associated with structure planning across many different landholdings (and owners). So while there is an underlying structure plan, the detailed costs and benefits indicate that a refresh or update is the preferred option, particularly to deliver the identified options above for MDRZ. This is also in light of the workshops undertaken by GSCL in December 2017 and August 2018 to evaluate a masterplan concept and more detailed structure plan approach.
- 5.2.5. The option to overhaul the entire remaining Stage 2 area of the Rotokauri North was considered. However, the costs and risk associated with making changes outside of the PPC area were considered to be too significant (particularly in terms of scope of the PPC if the changes to the Rotokauri Structure Plan went beyond the boundary of the PPC or the SHA). A review of the Rotokauri Structure Plan should be the function of HCC, should it so choose to do so.

- 5.2.6. This resulted in the preferred option being a refresh to the Rotokauri North area only.
- 5.2.7. With respect to whether or not to include third party land which would otherwise form "cut outs" to the PPC/Structure Plan are, the decision was included by logic for a PPC boundary more so than the significant costs and risks of including the third party land. This was also the preferred option of HCC.

Preferred option in detail

- 5.2.8. Giving effect to this option has resulted in refinements to the working masterplan and identifying planning rules that require refinement to implement the structure plan (which is based on the core elements produced by the concept masterplan). As outlined in detail in the Urban Design Report by Ian Munro prepared for the PPC, a refreshed masterplan was the outcome of a 3 day workshop with Council and technical staff and takes into account preliminary technical reporting and practical design testing of the development pattern.
- 5.2.9. As a result of the workshop, implementation of this option also resulted in the inclusion of third party landholdings (approx. 7 hectares) into the PPC area for those landholdings which are pepperpotted amongst the GSCL land. The inclusion makes practical sense (rather than excluding minor landholdings which otherwise fall within the PPC area), but also provides for good planning and integrated management practise.
- 5.2.10. The resultant Rotokauri North Structure Plan ("**RNSP**") takes into account the implementation of the preferred options has been included in the PPC text to replace the equivalent area on the Rotokauri Structure Plan.
- 5.2.11. Details of the RNSP have been outlined in the Urban Design Report prepared for the PPC, and where linked to a provision/method have been evaluated in section 6.0 below.

6. OBJECTIVES EVALUATION

- 6.1.1. Section 32(1)(a) requires that an evaluation assess the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA.
- 6.1.2. The RMA seeks to promote the sustainable management of natural and physical resources:

Managing the use, development and protection of natural and physical resources in a way and 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; 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.*

- 6.1.3. The purpose of the RMA is only achieved when the matters in (a) to (c) have been adequately provided for within a District Plan.
- 6.1.4. As a PPC, GSCL has a duty under Section 32 of the RMA to examine whether the objectives of the proposal and its provisions are the most appropriate way for achieving the purpose of the RMA.
- 6.1.5. The objectives of the PPC are listed in **Appendix 2**. They have been evaluated in terms of the extent that they are the most appropriate means to achieve the purpose of the RMA and also in relation to the objectives of the Waikato Regional Policy Statement ("**RPS**").

6.2. Evaluation of Provision/Methods

- 6.2.1. 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 3** 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).
- 6.2.2. The scale and significance of the effects anticipated by the plan change are considered to be moderate. Whilst there are numerous new objectives, policies and methods to be inserted, these are applicable only the Rotokauri North area (and are not to be applied citywide).
- 6.2.3. Section 32(1)(b)(ii) also requires that councils assess the efficiency and effectiveness of the policies and methods as the most appropriate way to achieve the objectives. The Ministry for the Environment's guidance explains that "efficiency" is achieved where a policy or method will achieve the objective (the benefit) at the least cost. Least cost can be difficult to quantify, especially in monetary terms, and we have not identified the costs of alternative policies and methods to indicate the least cost option for this section 32 evaluation.
- 6.2.4. A full assessment of provisions/methods to be inserted by this PPC and their associated costs and benefits to assess the efficiency and effectiveness of achieving the proposed objectives (and where relevant existing objectives), including identification of any alternatives, and which was been provided in a manner which corresponds to the scale and significant of the proposal (including environmental, economic, social and cultural effects) has been provided in **Appendix 3**.
- 6.2.5. As previously outlined (and based on the outcomes of the options assessments), development at Rotokauri North is not contained to only those objectives and methods proposed by this PPC request. It is expected that the provision work in tandem with existing HCDP provisions in other chapters, including:
- Chapter 2: Strategic Framework
 - Chapter 3: Structure Plans
 - Chapter 19: Historic Heritage
 - Chapter 22: Natural Hazards

- Chapter 23: Subdivision
- Chapter 25: City-wide
- Volume 2, Appendix 1 District Plan Administration
- Volume 2, Appendix 9 Natural Environments
- Volume 2, Appendix 15 Transportation

6.2.6. As acknowledged in the AEE component of this PPC Request, the HCDP provision of other chapters, such as those identified above, will also ensure that any other potential effects (e.g. geotechnical issues/liquefaction mitigation, flooding, stormwater management, protection of natural features) can be adequately dealt with and responded to development and subdivision stage. It is not unusual or ineffective to rely on existing provisions in any way and does not undermine the viability of the re-zoning. This is clearly evident by the operative Rotokauri Structure Plan provisions (which were considered appropriate by Council's own section 32), which do not contain any additional objectives to mitigate effects of natural hazards or archaeology etc. Therefore, the reliance of this PPC on existing provisions is considered to be both efficient and effective.

7. CONSULTATION

7.1. Iwi Consultation

7.1.1. Cultural Values assessments and iwi engagement for this PPC are ongoing. A Rotokauri North Tangata Whenua Working Group ("**TWWG**") has been established with direction from Waikato-Tainui to include representatives from each of the Waikato-Tainui hapu within the vicinity of the project – namely Ngaati Mahanga, Ngaati Hauaa, Ngaati Tamaiunapo, Ngaati Wairere, Ngaati Reko -Waikeri Marae and Te Uri o Mahanga. Bi-monthly meetings are being held with the TWWG and Waikato-Tainui to work through cultural values (general) and any specifics that may occur for the RNDA.

7.1.2. A Cultural Impact Assessment ("**CIA**") has been prepared by the TWWG and is provided as an Attachment to the PPC documentation.

7.2. Other Consultation

7.2.1. Other Key Stakeholders for consultation have included:

- HCC
- WDC
- WRC
- MOE
- Landowners inside the PPC area

- Adjacent neighbours.

7.2.2. A summary of consultation undertaken is provided in Attachment 20 to the PPC documentation.

8. CONCLUSION

8.0.1. This Report has undertaken an analysis of the PPC request by GSCL in terms of Section 32 of the RMA. This analysis concludes that the objectives of the PPC are consistent with the purpose of the RMA as they: provide for growth in an identified growth area in Hamilton whilst maintaining and enhancing the core environmental values; propose provisions that are the most appropriate means of achieving the objectives as they provide a framework which will ensure that the development of the PPC area is comprehensive, integrated and efficient in its layout and form. Moreover, they will ensure that additional housing, and housing targeted at first home buyers, can be provided.

APPENDIX 1: SECTION 32 EVALUATION ASSESSMENT OF OPTIONS (s32(1)(b)(i))

ASSESSMENT OF OPTIONS TO ACHIEVE OBJECTIVES

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/ Reject
<p>Option 1: Retain the status quo (i.e. FUZ and wait until planned re-zoning post 2040)</p>	<ul style="list-style-type: none"> • Consistent with the existing HCDP. • Comparatively low visual impacts as no change would be facilitated from the existing environment. • Vegetation removal would be limited to normal farming and countryside living activities. • Earthworks would be generally limited to rural activities and small scale built form developments associated with countryside living activities and rural activities. • No changes for existing landowners in the regulatory framework. • Council will have time to undertake its own structure planning prior to a plan change process. • GSCL (or other landowners) would be spared the substantial costs of a PPC as the Council would meet the costs of a future public plan change. 	<ul style="list-style-type: none"> • Potential to undermine Council's ability to meet Hamilton Housing Accord targets and to meet land supply/new dwelling targets associated with the NPSUDC. The inability to meet land supply demand will create adverse social and economic effects as house prices increase due to high demand which cannot be met by adequate supply, particularly for first home buyers. • Although the option to retain status quo is consistent with the current provisions, these same provisions envisage that a plan change will occur to rezone in the land (alongside appropriate infrastructure provision). Therefore, doing nothing is also inconsistent with what is envisaged by the HCDP. 	<p>Reject</p>

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
<p>Option 2</p> <p>Retain the status quo (i.e FUZ) and progress a non-complying resource consent application(s)</p>	<ul style="list-style-type: none"> No plan Change required. 	<ul style="list-style-type: none"> This option could be advanced under HASHAA (where the provision of housing has the greatest weight in respect to the statutory tests for the assessment of Qualifying Development ("QD") applications) – however given the lapse of the HASHAA (in September 2021) – sole reliance on the HASHAA is not considered a long term option for developing 140 hectares. At the time of lodgement of the PPC the gazette for the SHA has not been completed through the Order in Council process. In addition, HASHAA prescribes the length of resource consents as 1 year which is insufficient to design, consent and construct up to 2000 houses/lots. Further, without an urban zoning the rules for assessing the QD would default to FUZ (which would not produce an urban style neighbourhood, but rather low density rural holding zone). Otherwise all applications would need to include full building plans which significantly increases the costs of consenting to the applicant(s), but also significant input from council resource. Unless advanced under HASHAA this option will not produce affordable homes to meet the needs of first home buyers. 	<p>Partial accept / partial reject. HASHAA path may be an option for some stages, but not for the full development.</p>

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		<ul style="list-style-type: none"> • Potential to undermine District Plan integrity by allowing urban activities on FUZ land without an appropriate rezoning. • Would be reliant on Council undertaking a “tidy up” plan change in the future to amend to an urban zoning. 	
Residential Re-Zoning Options:			
<p>Option 3: Re-zone the land for another residential zone (i.e. lower density such as the General Residential Zone)</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring District Plan integrity and giving the community surety over intended environmental outcomes. • Contributes some housing supply to assist with accommodating the city’s growth pressures. • Does not achieve the medium density outcome sought through the proposed objectives. 	<ul style="list-style-type: none"> • Potential to undermine Council’s ability to meet Hamilton Housing Accord targets and to meet land supply/new dwelling targets associated with the NPSUDC. The inability to meet land supply demand will create adverse social and economic effects as house prices increase due to high demand which cannot be met by adequate supply, particularly for first home buyers. The lower density zone would also make it difficult to provide a variety of housing types and price points, along with affordable housing which requires smaller residential lots. • Loss of remaining semi-rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. 	Reject

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		<ul style="list-style-type: none"> • Significant infrastructure costs (lack of density may not cover costs of works required to service the development). • Loss of opportunity for higher density three storey housing, utilising land efficiently. • Loss of opportunity for the efficient use of land resources. 	
<p>Option 4: Re-zone the land for MDRZ</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring District Plan integrity and giving the community surety over intended environmental outcomes. • The MDRZ is most appropriate to reflect intended outcome to be achieved by the proposed objectives, whilst still being effective in meeting existing objectives of the HCDP. • Will accommodate a range of detached and attached units (in terms of townhouses, duplex developments, terraced houses, and low rise apartments). • Has the ability to assist the Council to meet the Hamilton Housing Accord targets and to meet land supply/new dwelling targets. 	<ul style="list-style-type: none"> • On its own does not secure affordable housing for first home buyers. Specific rules are required to achieve this. • Out of sequence timing and staging with anticipated released of Rotokauri "Stage 2 land" – however, does not undermine a future plan change for the remainder of the area (as planned). • Loss of remaining rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. 	Accept in part.

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
<p>Option 5 Rezone to a higher density zone (e.g Residential Intensification)</p>	<ul style="list-style-type: none"> • Rezoning is the most efficient way of ensuring District Plan integrity and giving the community securing over intended environmental outcomes. • Has the ability to assist the Council to meet the Hamilton Housing Accord targets and to meet land supply/new dwelling targets. 	<ul style="list-style-type: none"> • On its own does not secure affordable housing for first home buyers. Specific rules are required to achieve this. • Out of sequence timing and staging with anticipated released of Rotokauri “Stage 2 land” – however, does not undermine a future plan change for the remainder of the area (as planned). • Loss of remaining rural character. • Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. • Provides fewer housing typologies for the market, and could result in lower density housing types being proposed in the Zone. • Potential for effects character when view from surrounding areas. • If market demand does not support the density enabled, the land may not be used in a way that reflects the intended zone outcomes. • The zone pattern would be inconsistent with the zoning principles developed by the Council, as the intensification zone is envisaged in proximity to the 	Reject

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		city centre.	
Other zone options			
Option 6: Rezone the entire land area for another zone (i.e. countryside living or industrial)	<ul style="list-style-type: none"> Additional business or countryside living land for release to the market 	<ul style="list-style-type: none"> Inconsistent with the growth planned and anticipated by Rotokauri Structure Plan, Future Proof and the RPS (and partnered by existing Stage 1 Rotokauri Industrial land could provide an oversupply of industrial land). Loss of remaining rural character. Development will initially generate landscape and visual effects as the land transitions from rural to urban uses. Potential for effects character when view from surrounding areas; Will undermine Council's ability to meet the Hamilton Housing Accord targets and to meet land supply/new dwelling targets which will continue to create adverse social and economic effects as house prices increase due to high demand which cannot be met by adequate supply, particularly for first home buyers. 	Reject
Option 7: Rezone a portion of the	<ul style="list-style-type: none"> Provides opportunities for local business activity to support a residential neighbourhood and provide a 	<ul style="list-style-type: none"> Choice of zone is important so as to not detract from existing and planned commercial centres. 	Accept in part

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
land for business activities (B6Z) to support a residential option	local hub.	<ul style="list-style-type: none"> Needs to be partnered with a residential zoning and density opportunities to be successful. 	
Option 8: Rezone a portion of the land for business activities (Business 4 Zone or Business 5 Zone) to support a residential option	<ul style="list-style-type: none"> Provides opportunities for local business activity and employment to support a residential neighbourhood and provide a local hub. 	<ul style="list-style-type: none"> Choice of zone is important so as to not detract from existing and planned commercial centres. As a larger centre is already planned for Rotokauri, an additional large centre may not be warranted and could detract from the critical mass sought in that centre to support Rotokauri as a whole. Needs to be partnered with a residential zoning and critical mass of residents and employees within the catchment. 	Reject
Preferred Options 4 and 7 combined with either:			
Option A: Retain existing provisions, methods etc	<ul style="list-style-type: none"> Would provide consistency with other locations in Hamilton not subject to a structure plan or character overlay. 	<ul style="list-style-type: none"> Has the ability to assist the Council to meet the Hamilton Housing Accord targets and to meet land supply/new dwelling targets. On its own does not secure affordable housing for first home buyers as there are no requirements in the HCDP to achieve this. Risk of design outcome not meeting high quality 	Reject

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		<p>proposed by the objectives as the HCDP provides for a range of scenarios, and consequently lacks the specific level of subdivision urban design control proposed through the PPC.</p> <ul style="list-style-type: none"> • Default standards for residential and subdivision are targeted more an infill development than greenfield, and therefore, would be unlikely to achieve a desirable level of consistency in urban form of the PPC area or an approach which recognises greenfield subdivision. • The default subdivision controls do not provide standards for lot dimensions, urban blocks, restricted access over shared paths or dedicated cycleways, and do not direct urban design-based outcomes of avoiding cul-de-sacs and rear lots. The result would be the potential for poor urban form and amenity. • The default zone development controls of the are either reliant on the use of a Comprehensive Development Plan first to dictate building location rather than providing outcomes for greenfield development via provisions. This resource consent process in its own right places a high level of reliance on the designers for the resource consent having the skills and expertise to provide a high quality urban form, rather than this being the 	

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
		requirement of the HCDP.	
<p>Option B: New suite of provisions specific only to Rotokauri North applicable zones</p>	<ul style="list-style-type: none"> Tailored provisions gives the community and Council surety over intended environmental outcomes. Has the ability to assist the Council to meet the Hamilton Housing Accord targets and to meet land supply/new dwelling targets. Proposed objectives for affordable housing can be secured via specific provisions – which creates positive socio-economic effects. This is new to the HCDP, and relies on a specific approach. The controls provide standards for lot dimensions, urban blocks, restricted access over shared paths or dedicated cycleways, and direct urban design-based outcomes of avoiding cul-de-sacs and rear lots. The urban form outcomes capable of being delivered by the precinct are superior to the default HCDP. 	<ul style="list-style-type: none"> Requires re-litigation of default standards even where these are acceptable to meet the objective outcomes. This would generate costs and time delays and is an efficient use of time and resource. However, once addressed through a PPC these would only have costs associated with resource consent processes requiring additional assessment and consideration, along with training associated with the specific Rotokauri North approach. Given the size of the RNSP area, this can be justified in the same manner as the other specific controls applied to structure plan areas elsewhere in the City. 	Accept in part / reject in part
<p>Option C: Modify/provide bespoke provisions, methods etc and retain</p>	<ul style="list-style-type: none"> Tailored provisions in combination with existing provisions gives the community and Council surety over intended environmental outcomes. Higher quality of outcome can be achieved through provisions proposed. Has the ability to assist the Council to meet the 	<ul style="list-style-type: none"> Few disadvantages or costs are considered to result. However, the biggest risk is administrative - by not having all provisions in the same location (i.e. a HCDP chapter) others developers/areas in the City may not appreciate the full suite of provisions which work together in combination to produce the outcome (and may seek to utilise / 	Accept

Table 1: Overall Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
existing provisions	<p>Hamilton Housing Accord targets and to meet land supply/new dwelling targets.</p> <ul style="list-style-type: none"> Proposed objectives for affordable housing can be secured via specific provisions – which creates positive socio-economic effects. The controls provide standards for lot dimensions, urban blocks, restricted access over shared paths or dedicated cycleways, and direct urban design based outcomes of avoiding cul-de-sacs and rear lots. The urban form outcomes capable of being delivered by the precinct are superior to the default HCDP. 	<p>pick and choose rules that suit them as a “precedent”). This risk can be internally managed within Council, and the section 32 and AEE provides the record to capture the statutory assessment.</p>	

Table 2: Structure Plan - Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
<p>Option 1:</p> <p>Retain the existing Rotokauri Structure Plan</p>	<ul style="list-style-type: none"> • Consistent with the existing HCDP. • No changes for existing landowners within the PPC area in the regulatory framework. 	<ul style="list-style-type: none"> • The existing Structure Plan is based on outcomes envisaged in 2005. It reflects a lower density suburban outcome that has the potential to undermine HCC's ability to meet Hamilton Housing Accord targets and to meet land supply/new dwelling targets associated with the NPSUDC. This has the potential to create adverse social and economic effects as house prices increase due to high demand, which cannot be met by adequate or appropriate form of supply, particularly for first home buyers. • The Structure Plan based on high level technical information, which has not been refined (i.e. ICMP), and therefore surety of delivery is not guaranteed. • Lost opportunity/cost to refresh the Structure Plan. 	Reject
<p>Option 2:</p> <p>Refresh the Rotokauri North area and the remainder of the Stage 2 area</p>	<ul style="list-style-type: none"> • Wholesale update to match more current urban design practises and rethink appropriate locations for local centres and other key features based on population projections. • Ability to anticipate higher densities in different locations to meet current and future demand (and promote land efficiency). 	<ul style="list-style-type: none"> • Structure Plan for the remainder of the Stage 2 land outside of the PPC area still based on high level technical information, which has not been refined (i.e. ICMP), and therefore surety of delivery is not guaranteed. Additional technical work would be required and this is not available to understand and respond to the opportunities and constraints of that land. 	Reject

Table 2: Structure Plan - Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
	<ul style="list-style-type: none"> • Assist Council's ability to meet Hamilton Housing Accord targets and to meet land supply/new dwelling targets associated with the NPSUDC. • No limitation on "boundary issues" at PPC edge • Can reflect updated technical work for the PPC area. • Opportunity to bring the stage 2 land forward as a whole. 	<ul style="list-style-type: none"> • Significant increased costs and risk for GSCL (and its ability to deliver housing at Rotokauri North) associated with relitigating the Rotokauri Structure Plan (particularly high risks for landowners subject to any perceived negative economic or social effects resulting from any change to business/retail centre, open space location and road connections). Also significant unproportioned of costs to be borne by GSCL when comparing their land area to the whole of the Stage 2 land. • Potential to create a false expectation that the PPC has scope to (or should) include the rezoning of all the Stage 2 Rotokauri land. This is outside the land identified by the Sol, and subject to consideration in respect to developer-led infrastructure provision. • Inconsistency with HCC's recommendations to support the Rotokauri North area as an SHA. 	
<p>Option 3: Refresh only that part applicable to Rotokauri North.</p>	<ul style="list-style-type: none"> • Update to match more current urban design practises for land development, along with the applicant's approach to land development and urban character and amenity outcomes. • Ability to anticipate higher densities in different locations to meet current and future demand (and promote land efficiency). 	<ul style="list-style-type: none"> • Limited to keeping key roading connections at the interface of the Rotokauri Structure Plan. The design-led workshop process has considered that these risks do not undermine the outcomes reflected in the RNSP. 	Accept

Table 2: Structure Plan - Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
	<ul style="list-style-type: none"> • Assist Council's ability to meet Hamilton Housing Accord targets and to meet land supply/new dwelling targets associated with the NPSUDC. • Can reflect updated technical work for the PPC area, along with design-based multidisciplinary workshops of experts to re-examine urban form assumptions and propose recommendations in respect to future layout patterns. • As GSCL has control over a larger area of land, significantly more detailed assessments can be prepared to confirm structure plan elements and their locations (i.e. no cross boundary landowner issues regarding half road splits etc). • Keeps the scope of the PPC to the Rotokauri North area only. This supports a landowner-led request consistent with the SHA and Sol. 		
Option C with either:			
Option A: Rezoning only land falling under the GSCL "umbrella" and exclude landholdings	<ul style="list-style-type: none"> • PPC only includes land falling under the applicant umbrella 	<ul style="list-style-type: none"> • Reliant on HCC to undertake a tidy up plan change to rezone "cut out" land. • Uncertainty over consistent outcome (i.e. no guarantee future Council plan change will adopt the same rules, which may create a significantly different pattern of development and urban form). 	Reject

Table 2: Structure Plan - Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/Reject
which form "cut outs".		<ul style="list-style-type: none"> • Other landowners adjoining the boundaries of the PPC area may seek to add their landholdings too. This has the potential to cause risk and delay (and extra cost to GSCL) through the submissions and hearing process. • Based on consultation with HCC this is the least preferred option. 	
<p>Option B: Rezone GSCL land plus landholdings which form "cut outs"(and not falling under the GSCL umbrella).</p>	<ul style="list-style-type: none"> • Logical PPC boundaries, utilising major roads where possible and key landholdings boundaries which from "straight" lines. • Based on consultation with HCC this is the preferred option due to logical PPC boundaries and as HCC will not have to initiate to undertake a tidy up plan change at a later date. 	<ul style="list-style-type: none"> • Additional cost to GSCL • Additional risk to GSCL due to information requirements for specialist reporting covering third party landholdings. • Third party landowners may not wish to be part of the PPC and/ or third party landowners may not want the provisions which has been tailed and justified through this section 32 to be applicable to their land. This has the potential to cause risk and delay (and extra cost to GSCL) through the submissions and hearing process. • Other landowners adjoining the boundaries of the PPC area may utilise the inclusion of third party land as justification to increase the scope of the PPC to add their landholdings too. This has the potential to 	Accept

Table 2: Structure Plan - Assessment of Alternatives			
Options:	Benefits	Costs /Risks	Accept/ Reject
		cause risk and delay (and extra cost to GSCL) through the submissions and hearing process.	

APPENDIX 2: SECTION 32 EVALUATION OF OBJECTIVES (s32(1)(a))

ASSESSMENT OF OBJECTIVES

Objective	Resource Management Act	Waikato Regional Policy Statement
<p>3.6A.2.1</p> <p>Development within the Rotokauri North Structure Plan area achieves a medium density residential environment which has high levels of amenity and allows for a range of housing densities and typologies.</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • Ensures that the land resource is developed in a manner that achieves and does not undermine, its potential to accommodate its share of projected growth and in particular contributes to the anticipated population growth for Hamilton City. Growth in this location relieves pressure for growth in other less appropriate parts of the Waikato Region (such as productive land) thereby safeguarding the needs of future generations. • Adverse effects of urban activities on the environment will be avoided, remedied or mitigated through the proposed provisions for land within the RNSP area and the existing HCDP rules. • The site does not contain any “outstanding landscape” or features, and the objective does not undermine the protection of the existing SNA. • The objective promotes and enables an efficient use of natural and physical resources as it will utilise land already earmarked for urban 	<p>This objective gives effect to the RPS sections, and specifically section 6 built environment (and its associated objective 3.12) as well as the Schedule 6A criteria by:</p> <ul style="list-style-type: none"> • Enabling a compact urban form by releasing land already identified for urban growth (as evident by its existing zoning as FUZ) and specifically already within the RSP (and notably within the Urban Limited indicated on Map 6-2) • Promoting medium density housing, to ensure that the targets set by Policy 6.15 of 16 household units per hectare for Rotokauri can be achieved. • Releasing land for development, thereby enabling people to provide for their socio-economic wellbeing through the provision of additional housing supply • Does not undermine the protection of natural features (i.e. the existing SNA).

Objective	Resource Management Act	Waikato Regional Policy Statement
	<p>development under the HCDP and enables a range of housing/lifestyle options and affordability to meet the shortfall in housing supply (and affordability) within Hamilton City.</p> <ul style="list-style-type: none"> • While the land will no longer be retained for its rural amenity, the amenity values and quality of the area have been recognised and will be enhanced through the implementation of RNSP and proposed provisions, in conjunction with the existing provisions of the HCDP; • The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. 	
<p>3.6A.2.2</p> <p>Opportunities for a neighbourhood centre are enabled</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • The objective seeks to enable a small neighbourhood centre which will provide for the day-to-day needs, and social and economic wellbeing of local residents and employment/business opportunities (which also facilitates social and economic wellbeing). • The size of the centre and activities within, via application of provisions, ensures that potential adverse effects on the environment can be avoided and/or mitigated. 	<p>This objective gives effect to Section 6 of the RRS – built environment (and its associated objective 3.12) as well as the Schedule 6A criteria by:</p> <ul style="list-style-type: none"> • Enabling a neighbourhood centre to provide for commercial development to support the wellbeing of local residents without detracting from larger centres (and specifically Hamilton City Centre).

Objective	Resource Management Act	Waikato Regional Policy Statement
	<ul style="list-style-type: none"> • The objective promotes and enables an efficient use of natural and physical resources as it will utilise support the use of a portion of land to provide for local amenities and day-to-day convenience. • The objective supports the provision of the MDRZ and associated overlays by providing opportunities for intensification around a local neighbourhood hub. • The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. 	
<p>3.6A.2.3</p> <p>Subdivision shall be designed comprehensively to deliver a well-planned medium density environment</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> • the objective ensures that the land resource is developed in a manner that achieves and does not undermine, its potential to accommodate its share of projected growth and in particular contributes to the anticipated population growth for Hamilton City. Growth in this location relieves pressure for growth in other less appropriate parts of the Waikato Region (such as productive land) thereby safeguarding the needs of future generations. 	<p>This objective gives effect to Section 6 of the RRS – built environment (and its associated objective 3.12) as well as the Schedule 6A criteria by:</p> <ul style="list-style-type: none"> • Enabling a compact urban form by releasing land already identified for urban growth (as evident by its existing zoning as FUZ) and specifically already within the RSP (and notably within the Urban Limited indicated on Map 6-2) • Promoting medium density housing, which will ensure that the targets set by Policy 6.15 of 16

Objective	Resource Management Act	Waikato Regional Policy Statement
	<ul style="list-style-type: none"> • Adverse effects of urban subdivision activities on the environment will be avoided, remedied or mitigated through the proposed provisions within the RNSP area and the existing HCDP rules. • The site does not contain any “outstanding landscape” or features, and the objective does not undermine the protection of the existing SNA. • Any protection of heritage or other features are already managed via the existing HCDP provisions. • The objective promotes and enables an efficient use of natural and physical resources as it will utilise land already earmarked for urban development under the HCDP and subdivision will enables a range of housing/lifestyle options and affordability to meet the shortfall in housing supply (and affordability) within Hamilton City. • While the land will no longer be retained for its rural amenity, the amenity values and quality of the area have been recognised and will be enhanced through the implementation of RNSP and proposed provisions, in conjunction with the existing provisions of the HCDP. • The RNSP anticipates the retention of and enhancement of the natural character of streams (and public access to them). 	<p>household units per hectare for Rotokauri can be achieved.</p> <ul style="list-style-type: none"> • Existing natural features, such as the identified SNA and any biodiversity values associated with it, will continue to be protected by the PPC (no change to its protected status are proposed) and will be enhanced as it is envisaged that this area will vest with the council. • Public access will be provided along the margins of streams. • Ecosystems within steam margins can be enhanced through riparian vegetation and removal of farm culverts etc (specifically refer to the ICMP). <p>With respect to other sections, including the Vision & Strategy for the Waikato River (Te Ture Whaimana o Te Awa o Waikato):</p> <ul style="list-style-type: none"> • As already identified under Section 6 matters, Ecosystems within steam margins can be enhanced through riparian vegetation and removal of farm culverts. • Any protection of heritage or other features are already managed via the existing HCDP provisions. • There are no identified landscape features worthy of protection, and the existing SNA

Objective	Resource Management Act	Waikato Regional Policy Statement
	<ul style="list-style-type: none"> The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. Natural hazard risk at subdivision stage is already provided for in the existing HCDP provisions. 	<p>(recognised for its biodiversity values) will be retained without modification.</p>
<p>3.6A.2.4</p> <p>Encourage a legible roading layout that supports a range of travel modes, whilst:</p> <p>(a) minimising effects on the State Highway;</p> <p>(b) providing a strong definition of public spaces; and</p> <p>(c) reinforcing a clear differentiation between the private and public realm.</p> <p>(d) managing speeds with the Rotokauri North roading network</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> The objective promotes the safety and wellbeing of people using the road network for a variety of different travel modes (motor vehicles, pedestrian and cyclists) and specific effects on safety can be managed/mitigated via provisions (which give effect to this policy). The objective will promote high amenity for streetscape, but not does not undermine the matters in these sections relating to retention of heritage and cultural values etc. 	<p>This objective gives effect to Section 6 of the RRS – built environment (and its associated objective 3.12) as well as the Schedule 6A criteria by:</p> <ul style="list-style-type: none"> Provide for opportunities for walking and cycling through the development (which in time will be linked to other areas as the wider network and remainder of the Rotokauri area develops), and opportunities for public transport infrastructure. Managing effects on the state highway network / regionally significant infrastructure.

Objective	Resource Management Act	Waikato Regional Policy Statement
(excluding the State Highway)		
<p>3.6A.2.5</p> <p>Subdivision and development is coordinated with the delivery of infrastructure.</p>	<p>This objective achieves the purpose of the RMA by:</p> <p>Section 5:</p> <ul style="list-style-type: none"> • The objective promotes the safety and wellbeing of people by ensuring that adequate infrastructure to service development is provided. <p>Section 6-8:</p> <ul style="list-style-type: none"> • The RNSP anticipates the retention of and enhancement of the natural character of streams (and public access to them) as part of the wider stormwater management network. • Any protection of heritage or other features are already managed via the existing HCDP provisions. • Effects of hazards and climate change will be taken into account in the design of infrastructure devices. • The relationship of Maori with their waahi tapu (and any customary activities) has been recognised (and obligations under the Treaty of Waitangi) and provided for through consultation. Implementation of this objective does not undermine this. 	<p>This objective gives effect to Section 6 of the RRS – built environment (and its associated objective 3.12) as well as the Schedule 6A criteria by:</p> <ul style="list-style-type: none"> • Ensuring integration of land use and water planning (as the ICMP covers three waters infrastructure). • Ensuring infrastructure to service the development for the RNSP can be provided. • Ecosystems within stream margins can be enhanced through riparian vegetation and removal of farm culverts etc (specifically refer to the ICMP). <p>With respect to other sections, including the Vision & Strategy for the Waikato River (Te Ture Whaimana o Te Awa o Waikato):</p> <ul style="list-style-type: none"> • As already identified under Section 6 matters, ecosystems within stream margins can be enhanced through riparian vegetation and removal of farm culverts. • Water quality targets for improving stream health will be implemented through the designing of the stormwater infrastructure (which will adhere to the ICMP as required by provisions which give effect to this objective).

Objective	Resource Management Act	Waikato Regional Policy Statement
		<ul style="list-style-type: none"> Effects of hazards and climate change will be taken into account in the design of infrastructure devices.
<p>3.6A.2.6</p> <p>To promote availability of affordable housing to First Home Buyers.</p>	<p>This objective achieves the purpose of the RMA by:</p> <ul style="list-style-type: none"> The objective promotes the social and economic wellbeing of people, and specifically first home buyers, who without such provision may not otherwise be able to enter the housing market. The objective does not undermine the matters in these sections relating to retention of amenity, heritage and cultural values etc. 	<p>This objective gives effect to Section 6 of the RRS – built environment (and it's associated objective 3.12) the Schedule 6A criteria, by:</p> <ul style="list-style-type: none"> Promoting a portion of housing for first home buyers –and relieving growth pressure.

APPENDIX 3: SECTION 32 EVALUATION OF PROPOSED RULES AND METHODS (S32(2))

PROPOSED PROVISIONS TO ACHIEVE OBJECTIVE(S):

Chapter 3: Structure Plans

Change	Objective:	Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects		
Chapter 3 – Rules					
New Rotokauri North Structure Plan including roading hierarchy, key road locations and connections, and indicative neighbourhood parks areas, and associated modifications to insert Rotokauri North as a specific Structure Plan area and remove Rotokauri North from the Rotokauri Structure Plan Area.	PPC:	3.6A.2.3	<ul style="list-style-type: none"> • Policies 3.6A.2.3a, 3.6A.2.4a, 3.6A.2.4c, 3.6A.2.4d, 3.6A.2.5b • Chapter 3.6 modifications • Insert new Chapter 3.6A for Rotokauri North • Structure plan components 3.6A2 • New Road cross section Figures (3.6A Figures) • Activity Table 23.3d • Subdivision standards (Rules 23.7.1 and 23.7.8) 	Effects	<p>The insertion of a new Structure Plan specific to Rotokauri North is based on a refinement of the existing Rotokauri Structure Plan and has been tailored to achieved medium density living (which was not envisaged to the degree proposed by this PPC) in the original Structure Planning. This is assessed in more detail in the Urban Design report by Ian Munro. Key features shown are in greater detail and combined with the other provisions provide a greater certainty of outcome to be achieved. Provision of a Structure Plan to the level of detail as that proposed will have positive environmental, social, economic or cultural effects, as it denotes the intended outcome for the area and linked with specific provisions will enable high quality outcomes but also enables the land to be developed and released for housing (to assist in reliving demand for residential housing).</p> <p>Park locations are indicative as these are reliant on Council acquisition through the Local Government Act 2002 and LTP process. Although some “future reserve” features shown on the operative RSP have not been carried through onto the RNSP, this in no way impacts the ability of HCC to purchase the land for any purpose that it deems necessary to cater for parks or other reserves. Reserve features on a Structure Plan do not equate to a reserve zoning nor are they linked to any RMA expectation that the land will be “gifted” for free to the Council or any such purpose. Land for sports park facilities can be acquired by Council via the Public Works Act and designation or via a separate agreement with the relevant landowner. It is not considered necessary for any environmental, social, economic or cultural effect to denotate potential land that they Council may or may not purchase in the future for sports park facilities. Moreover, if anything, it creates a false expectation that such facilities will be [provided, when in fact they might not be the funding or desire from Council to actually acquire them.</p>
		3.6A.2.4		Costs	
		3.6A.2.5		Benefits	
	Existing:	3.3.1,	<ul style="list-style-type: none"> • Policies 3.3.1a-c, 3.3.2a-d, 3.3.3a, 3.3.4b-f, 3.3.5a-c, 3.3.6a-d, 3.3.7a-b 	Opportunities for economic growth and employment	NA
		3.3.2			
		3.3.3			
		3.3.4		Options less or not as appropriate to	As identified above, the option to continue with the Rotokauri Structure Plan is not considered an effective means to implement a

Change	Objective:	Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects		
	3.3.5 3.3.6 3.3.7		achieve the objective	medium density outcome, or the update the structure plan to reflect more detailed consideration of the development opportunities associated with the land. Ten years has elapsed between the original structure plan and the PPC, and there is considerably greater opportunities to develop a refined structure plan layout to establish more certainty in the form of development in Rotokauri North.	
Road Cross Section Figures	PPC:	3.6A.2.3, 3.6A.2.4	<ul style="list-style-type: none"> Policies: 3.6A.2.3.a, 3.6A.2.4a, 3.6A.2.4b Structure plan components 3.6A2 	Effects	On their own the cross sections have very little ability to create effects on the environment, economic, social or cultural aspects. However, in tandem with other methods of implementation they have the potential to contribute to the production of a high quality outcome for the area whilst also conveying stormwater (serving both environmental and cultural effects), in addition the focus of the cross sections is to balance movement of vehicles with cyclists and pedestrians and to create allow speed environment which also influences social effects (by enabling the wellbeing of people by focusing on safety).
	Existing	25.14.2.1	<ul style="list-style-type: none"> Policies 25.14.2.1a, 25.14.2.1b, 25.14.2.1c, 25.14.2.1e Activity Table 25.14.3 Subdivision Standards (23.7.8) Appendix 15 	Costs	Costs only associated with administering a structure plan specific approach to road design.
				Benefits	Consistent themes of roads across the Structure Plan area, which also tie into that anticipated for the wider Rotokauri area. However, acknowledgement that specific design will occur as part of the subdivision process (as Council already have an RDA status for new roads, with appropriate discretions). The benefit of not having specific road cross-sections is that the road design can relate to and be tailored to specific needs at subdivision stage, including, the speed environment, the relationship of dwellings to the road, the means by which swales and stormwater infrastructure are planned for and consequently the design of lots and vehicle crossings relate to these.
				Opportunities for economic growth and employment	NA
			Options less or not as appropriate to achieve the objective	The existing Appendix 15 road cross sections and Appendix 3 Rotokauri Cross Sections do not provide the same focus for shared use by multiple users as those anticipated for Rotokauri North. Therefore, sole reliance on these is considered less appropriate.	
3.6A.4.1 Affordable Housing - require developments of 15 or more units/lots to provide 10% at an affordable rate to First Homebuyers.	PPC:	3.6A.2.1, 3.6A.2.6	<ul style="list-style-type: none"> Policies, 3.6A.2.1a, 3.6A.2.1c, 3.6A.2.6a 	Effects	The provision of targeted rules for affordable housing are considered to crate directly positive environment and social effects, by increasing housing supply to first home buyers. This is also considered to enable positive economic effects and has the ability to contribute towards

Change	Objective:	Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
		<ul style="list-style-type: none"> • Activity Table 4.5.4 • Rule 4.7.12 PA standards for a duplex) • Bulk and location standards (4.6.2-4.6.7 & 4.8) • Activity Table 23.3d • Parking (Appendix 15) 		positive cultural effects (and local hapu members meeting the affordability requirements can also be considered for the first home buyers housing).
			Costs	<p>Financial cost to developer(s) to implement affordable/reduced cost housing.</p> <p>Risk that without appropriate design control affordable housing will not integrate with the rest of the development.</p> <p>Insertion of a rule when there is none in the HCDP.</p>
			Benefits	<p>Provision of 10% affordable to the market for First Home Buyers. This implements the Hamilton Housing Accord, along with commitments made by the applicant in respect to the Statement of Intent ("Sol").</p> <p>The proposal also supports housing variety and choice, and provides for social and cultural wellbeing of residents.</p>
			Opportunities for economic growth and employment	NA
			Options less or not as appropriate to achieve the objective	<p>Retain existing status quo. Will not assist HCC in providing methods to achieve the Hamilton Housing Accord targets and will not assist in supply of housing the market when there is a shortage, and affordability crisis. The provision are the most efficient and effective way to ensure that affordable housing is provided within the Rotokauri North area at a rate and proportion that can be provided whilst still being feasible to the developer.</p>

Chapter 4: Residential Zones

Proposed Provisions	Objective:		Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
<p>4.5.1, 4.5.2 & 4.5.3 – Comprehensive Development Plan</p> <p>Provision: Exclude Rotokauri North from this requirement.</p>	PPC:	3.6A.2.3	<ul style="list-style-type: none"> Policies 3.6A.2.3a 	Effects	<p>The Environment Court has recently (in relation to the Auckland Unitary Plan) process made a declaration on the <i>ultra vires</i> status of comprehensive development plans (“CDP”) as a tool to achieving resource management outcomes.</p> <p>The primary concern is an ambiguous nature of a land use consent for a CDP as it neither allows actual subdivision or development activities, and rather is an interim method to create a framework for other consents (subdivision and land use) to follow. In the case of the RNSP and PPC, the proposal provides a detailed structure plan maps, along with specific rules relating to the implementation of that structure plan along with the form of urban blocks and connecting roads. A detailed ICMP has been prepared to manage stormwater treatment, detention and conveyance, along with the enhancement of streams. If is considered that a rules based framework based on the RNSP is more efficient and effective at supporting the integrated development of the PPC area (being through subdivision consents to establish roads, reserves, urban blocks and lots) than a two stage process relying on a CDP. The CDP establishes a level of complexity, delay and cost which is not necessary where a more detailed RNSP and subdivision rules to support urban design outcomes can direct specific outcomes through subdivision resource consent outcomes.</p> <p>The same can be said for the request from Council from review of the draft provisions to insert a masterplan version of the PPC in the Structure Plan text or as an Appendix – Design Guide. Neither or these outcomes serve any purpose for managing effects over and above the detailed provisions to support the urban deign outcomes. Insertion of a high level concept has the potential to will negatively effects environmental (including any related cultural effects) as development may not as readily be able to respond to more detailed factors that arise at subdivision stage – as a masterplan outcome is instead the “locked in” outcome.</p> <p>The methods and provision proposed are considered more effective and efficient means of securing the same/similar outcome intended by a CDP.</p>
	Existing:	NA	NA	Costs	

Proposed Provisions	Objective:		Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	Create a new way to require a land use type concept plan (which does not misalign with the declaration of the Environment Court). This option is not as appropriate as the methods chosen achieve a similar level of guaranteed environmental outcome, with more efficiency as it removes a doubling up or repetition in the resource consent process.
<p>4.5.4 New activities for Rotokauri North MDRZ</p> <ul style="list-style-type: none"> • Permitted Activity (“PA”) status for a specific type of ancillary residential unit • PA status for a specific type of duplex dwelling • Restricted Discretionary Activity (“RDA”) for any duplex not meeting the Rotokauri North Acceptable Solutions Code • RDA status for apartments (not being a permitted duplex) • Discretionary Activity (“DA”) status for noncompliance with PA or RDA standards or any other residential activity not provided for • PA status for, garages and carports and garden sheds 	PPC:	3.6A.2.1	<ul style="list-style-type: none"> • Policies 3.6A.2.1a, 3.6A.2.1b, 3.6A.2.1c, 3.6A.2.1e • Rule 4.7.12 PA standards for ancillary unit • Rule 4.7.12 PA standards for a duplex • Rule 4.7.12 restricted discretionary activity standards for apartments • Bulk and location standards (4.6.2-4.6.7 & 4.8) • RDA matters of discretion 4.11 and Appendix 1. • Subdivision activity table (23.3d) • Affordable Housing (3.6A.4.1) • Rotokauri North Acceptable Solutions Code 1.4.10 • Parking standards – Appendix 15 	Effects	The provisions are the most effective means to achieve a medium density housing product, and variety spread through the development, which creates positive social and economic effects. However, the provisions are reliant on others (in combination) to ensure good quality design outcomes and should not be used on their own as a precedent by other users of the HC DP to create unintended outcomes in other parts of the City.
				Costs	
				Benefits	
				Opportunities for economic growth and employment	NA

Proposed Provisions	Objective:	Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
	Existing	4.2.1, 4.2.2	<ul style="list-style-type: none"> Policies 4.2.1a, 4.2.2a 	<p>Options less or not as appropriate to achieve the objective</p> <p>Retain existing HCDP provisions. These are considered to not be as efficient in enabling a diverse range of lifestyle choices to be provided for in the same community, and also providing a more enabling framework will be an effective driver for encouraging business and employment to locate in Rotokauri North.</p>
4.5.4 Modified more stringent activity status for dairies – proposed DA (from Controlled Activity (“CA”))	PPC:	3.6A.2.2	<ul style="list-style-type: none"> Policy 3.6A.2.2a and 3.6A.2.2b 	<p>Effects</p> <p>The provision may seem to create negative economic and social effects, however, it is considered that focusing retail in the identified neighbourhood centre in the long term will be the most beneficial as this will thrive as the economic and local employment hub of the development.</p>
				<p>Costs</p> <p>Employment opportunities and business opportunities associated with this business activity will be an economic and social cost.</p>
				<p>Benefits</p> <p>By encouraging retail activities to locate in the Neighbourhood Centre (B6Z), the vitality of the neighbourhood centre can effectively be managed and supported.</p>
				<p>Opportunities for economic growth and employment</p> <p>Dairies provide significant opportunities for economic growth and employment opportunities</p>
				<p>Options less or not as appropriate to achieve the objective</p> <p>Retain existing HCDP provision. It is considered that while employment and economic growth is encouraged as CA status for dairies is too permissive and has the potential to undermine the viability and vitality of the planned neighbourhood centre.</p>
4.5.4 Retained existing activity status for remainder of activities	Existing:	4.2.6	<ul style="list-style-type: none"> Policy 4.2.6a-e. Specific Standards (4.7) 	<p>Effects</p> <p>No Change from HCDP</p>
				<p>Costs</p>
				<p>Benefits</p>
				<p>Opportunities for economic growth and employment</p>
				<p>Options less or not as appropriate to achieve the objective</p> <p>It is considered inefficient to change the entire activity table of provisions when it is not needed. Only those activities which need to be added to or modified to give effect to the proposed objectives (in the most efficient and effective way) have been amended.</p>
4.6.3 – Height in relation to boundary (“HIRB”), insertion of new rule to manage sunlight/daylight effects on rear yards.	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1a 	<p>Effects</p> <p>The provisions are necessary to counter perceived negative amenity (social and environmental effects) of medium density living, as they seek to ensure that outdoor living areas can obtain adequate sunlight.</p>

Proposed Provisions	Objective:	Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects		
	Existing:	4.2.3	<ul style="list-style-type: none"> Building Setbacks (Rule 4.8.2) Outdoor living (Rule 4.8.5) Policy 4.2.3a, 	Costs	Insertion of a control where essentially there is none (as HIRB in the MDRZ only applies adjacent to the General Residential Zone or the boundary of a CDP area).
				Benefits	The provision is the most effective and efficient way to ensure that rear yards (which are envisaged to be for private use) can be provided with adequate daylight and sunlight. It encourages massing of building bulk towards the front yard and road whilst ensuring back yards are open for private uses and maintain solar access. The provision is an effective means to "counter balance" some of the perceived negative amenity effects of higher density living.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	Retain existing HCDP provision – which is no control unless adjacent to the General Residential Zone or a CDP area. This is not appropriate to achieve sunlight in back yards
4.6.5 – Permeable Surface, insertion of a new rule for permeability forward of the dwelling frontage (including porch) to take into account a medium density living environment	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1 d Site Coverage (Rule 4.6.6) Building Setbacks (Rule 4.8.2) Outdoor living (Rule 4.8.5) 	Costs	Perceived loss of amenity in front yards.
				Benefits & Effects	Adequate landscape will be achieved in the front yards to ensure positive amenity of streetscape whilst also ensuring people can provide for vehicle access and porches to sites (all of which are positive social and environmental effects).
	Existing:	4.2.4	<ul style="list-style-type: none"> Policy 4.2.4a 	Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	Retain existing HCDP provision. This is not considered efficient as the existing rule is not workable for lot sizes/widths less than 350m ² , when a site also needs to provide a vehicle crossing/driveway.
4.6.6 – Site Coverage insertion of reference to Rotokauri North for existing 50% site coverage	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1 a Permeable surface (Rule 4.6.5) 	Costs	Insertion of a control where essentially there is none.
				Benefits & Effects	The provision is the most effective and efficient way to ensure appropriate onsite amenity and pleasant environment for detached and duplex housing (all of which are positive social and environmental effects).

Proposed Provisions	Objective:	Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects		
		<ul style="list-style-type: none"> Building Setbacks (Rule 4.8.2) Outdoor living (Rule 4.8.5) 	Opportunities for economic growth and employment	NA	
	Existing: 4.2.4	<ul style="list-style-type: none"> Policies 4.2.4a, 4.2.4b 	Options less or not as appropriate to achieve the objective	Retain existing HCDP provision which is no control unless the rule specifies the applicable Structure Plan area. This is not considered appropriate for achieve quality outcomes, especially when paired with the existing HCDP rule which only requires 20% permeability. Without a building converge rule as well, coverages could increase to 80%.	
4.6.6 – Site Coverage insertion of a 60% site coverage for terrace housing (applicable to Rotokauri North only)	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policies 3.6A.2.1a and 3.6A.2.1b Permeable surface (Rule 4.6.5) Building Setbacks (Rule 4.8.2) Outdoor living (Rule 4.8.5) 	Costs	Insertion of a control where essentially there is none.
				Benefits & Effects	An increased coverage control takes into account that higher densities will often be “rear loaded” i.e. accessed from a rear lane (which separates the garage from the dwelling), due to vehicle crossing separation distance constraints along frontages and/or other constraints such as cycleways etc. Separating garages and providing them at the rear of dwellings creates higher site coverages, and it is considered more efficient for social and amenity outcomes to encourage better design outcomes by allowing higher site coverages for terrace housing to recognise the overall design constraints (which will create positive social and environmental effects).
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	Retain existing District Plan provision which is no control unless the rule specifies the applicable Structure Plan area. This is not considered appropriate for achieve quality outcomes, especially when paired with the existing District plan rule which only requires 20% permeability. Without a building converge rule as well, coverages could increase to 80%. Applying the 50% control is also not considered efficient, to achieving the higher density product that occurs in a medium density environment.
4.6.7 – Height, insertion of reference to Rotokauri North for 10m maximum height	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1d HIRB (Rule 4.6.3) Building Setbacks (Rule 4.8.2) 	Costs	Insertion of a control where essentially there is none.

Proposed Provisions	Objective:	Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
	Existing: 4.2.3	<ul style="list-style-type: none"> Policy 4.2.3a, 	Benefits & Effects The provision is the most effective and efficient way to ensure appropriate onsite amenity and pleasant environment (which will create positive social and environmental effects). This supports three storey development, which would enable larger terrace houses.	
			Opportunities for economic growth and employment NA	
			Options less or not as appropriate to achieve the objective Retain existing HCDP provision which is no control unless the rule specifies the applicable Structure Plan area. This is not considered appropriate for achieve quality outcomes, especially when paired with the existing HCDP which doesn't not restrict HIRB.	
4.6.7 – Height, insertion of reference to Rotokauri North for 14m height in a Rotokauri North Medium Density Overlay A	PPC: 3.6A.2.1	<ul style="list-style-type: none"> Policies 3.6A.2.1b and 3.6A.2.1d HIRB (Rule 4.6.3) Building Setbacks (Rule 4.8.2) Other Methods: <ul style="list-style-type: none"> Overlay on Structure Plan 	Costs Insertion of a control where essentially there is none.	
			Benefits & Effects The provision is the most effective and efficient way to create a different type of medium density housing (i.e. a higher density product) and creates and encourages a diversity of housing typologies in a location which is in proximity to the neighbourhood centre. Increased development potential height paired with other controls for appropriate amenity will create positive social, environmental and economic effects.	
			Opportunities for economic growth and employment NA	
			Options less or not as appropriate to achieve the objective Retain existing HCDP provision which has no control unless the rule specifies the applicable Structure Plan area. This is not considered appropriate for achieve quality outcomes, especially when paired with the existing HCDP which doesn't not restrict HIRB. Applying the 10m height across the Structure Plan area does not encourage a diversity of housing product, or reinforce opportunities for intensification around locations that have the most capacity to support these housing types.	
4.7.1 insert specific PA parameters for ancillary units specific to Rotokauri North	PPC: 3.6A.2.1	<ul style="list-style-type: none"> Policies 3.6A.2.1a, and 3.6A.2.1e Rule 4.5.4 activity table 	Costs Potential for ancillary units needs to be taken into account in designing subdivisions and three waters capacity.	
			Benefits & Effects Enabling provision for units to front rear lanes creates social and economic opportunities (and positive effects) for both passive surveillance over the lanes as well as “home and income” options, and an effective and efficient enabling mechanism to	

Proposed Provisions	Objective:		Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
			<ul style="list-style-type: none"> Bulk and location standards (4.6.2-4.6.7 & 4.8) 		<p>provide a diversity of housing stock and to attract different types of people, with different income brackets, tenure types and lifestyles, to be able to live in the area (which also creates positive social, economic and environmental effects). The detailed provisions about where these types of activities can be undertaken are necessary to counter potential adverse environmental effects on the overall amenity of the rear lanes.</p>
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	<p>Retain existing HCDP provisions (where there is no ancillary unit for the MDRZ) or no control over the location. The latter has significant risk for maintaining good urban design outcomes, while it is considered that no provision at all creates a lost opportunity for diversity of product while still being able to maintain a high standard of amenity for the overall neighbourhood through appropriate location controls</p>
4.7.12 Insert PA parameters for a duplex design, specific to Rotokauri North and RDA parameters for apartments.	PPC:	3.6A.2.1, 3.6A.2.6	<ul style="list-style-type: none"> Policies 3.6A.2.1a, 3.6A.2.1b, 3.6A.2.1c, 3.6A.2.6a Rule 4.5 activity table Bulk and location standards (4.6.2-4.6.7 & 4.8) RDA assessment criteria 4.11 & Appendix 1. Subdivision activity table Rule 23.3.d Rotokauri North Acceptable Solutions Code (1.4.10) 	Effects	<p>The provisions are the most effective means to achieve a medium density housing outcome, and variety spread through the development, which creates positive social and economic effects through the provision of a wide range of density and housing opportunities beyond just vacant fee lot subdivision. However, the provisions are reliant on others (in combination) to ensure good quality design outcomes and should not be used on their own as a precedent by other users of the HCDP to create unintended outcomes in other parts of the City.</p>
				Costs	
				Benefits	
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	<p>Retain existing District Plan provisions. These are considered ineffective, as the same/better outcomes can be achieved by the proposed combination of methods proposed.</p>
4.8.2 Building Setbacks - insert new controls for rear yards (8m and 3m for single storey buildings) AND	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policies 3.6A.2.1a, 3.6A.2.1d HIRB (Rule 4.6.3) 	Costs	<p>Rear yards are significantly larger than the default MDRZ, on its own this may appear to be a "cost" of otherwise developable land.</p> <p>The provisions are reliant on others (in combination) to ensure good quality design outcomes and should not be used on their</p>

Proposed Provisions	Objective:		Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
porch encroachment into front yard (other provisions the same generally the as existing DP)			<ul style="list-style-type: none"> Permeable surface (Rule 4.6.5) Outdoor Living (Rule 4.8.5) 		own as a precedent by other users of the HCDP to create unintended outcomes in other parts of the City.
	Existing	4.2.3, 4.2.4	<ul style="list-style-type: none"> Policies 4.2.3a, 4.2.4a, 4.2.4b, 4.2.4d, 	Benefits & Effects	<p>Specific provision for front porches encourages activation of street frontages, as traditional build styles may not otherwise incorporate this type of feature.</p> <p>Larger rear yards (with reduced heights in rear yards also) achieves a sense of separation between the backs of the dwelling to the adjoining property/dwelling to reinforce privacy, solar access and amenity of rear yards.</p> <p>Specific tailored provisions are the most efficient and effective way to create a medium density living environment in Rotokauri North which has private rear yards and living courts, avoids rear lots AND enables porches for interaction at the public street level.</p> <p>For these reasons the provisions will enable positive social and environmental effects.</p>
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	Retain existing HCDP provisions. These are considered less effective, as the same/better outcomes can be achieved by the proposed combination of methods proposed. Rotokauri North seeks to have private rear yards, the massing of building at the front of lots, and to achieve this it is unnecessary to have wider side yards. The lot and block dimensions support narrow width lots which provide sufficient depth to support rear yards to contain private outdoor living courts. This urban form outcome is better.
4.8.3 Insert specific garage door percentages/widths for lots in Rotokauri North. <ul style="list-style-type: none"> 6m for sites which have a greater width than 12.5m 3.2m for sites with frontages less than 12.5 AND require garages or carports to be set back 1m from the front building line (or if the	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1d. Building Setbacks (Rule 4.8.2) Subdivision standards (Rule 23.7.8) 	Costs	Insertion of a control which is more stringent than the current rule. Additionally, lots with narrow frontages are also restricted to a single door garage only (which links to subdivision standards in 23.7.8).
	Existing:	4.2.4	<ul style="list-style-type: none"> Policy 4.2.4b. 	Benefits & Effects	The provision is the most effective and efficient way to ensure that garage doors do not dominate the street frontage

Proposed Provisions	Objective:	Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects		
garage door is not facing the street require minimum glazing to the street frontage).				(eliminating a potential social and environmental effect). This is a potential risk with having narrow road frontages for lots if garage door widths are not restricted.	
			Opportunities for economic growth and employment	NA	
			Options less or not as appropriate to achieve the objective	Retain existing HCDP provision however, this is not considered appropriate for achieve quality outcomes for the streetscape amenity of the Rotokauri North area.	
4.8.4 insert outlook space/glazing for Rotokauri North – specifically require principal living rooms or dining rooms to have outlook over front yards or rear yard.	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1d. Building Setbacks (Rule 4.8.2) Outdoor Living (Rule 4.8.5) 	Costs	Insertion of a control which is more flexible that the current rule. However, the rule should not be read on its own as it works in combination with the other specific rules for Rotokauri North.
	Existing:	4.2.3	<ul style="list-style-type: none"> Policy 4.2.3a, 4.2.3c. 	Benefits & Effects	A control for outlook is required in a medium density living environment (to avoid adverse social and environmental effects). The proposed rules are the most efficient and effective way to ensure that outlook is provided in a manner which manage privacy effects on neighbouring properties whilst ensures onsite amenity opportunities provided by the private rear yards (enabled by the setbacks which are larger than standard rear yards in the HCDP) and opportunities for passive surveillance over the street.
				Opportunities for economic growth and employment	NA
Options less or not as appropriate to achieve the objective	Retain existing HCDP provision, however these conflicts with the yard setback proposed for Rotokauri North. These setbacks are designed to support private rear yards and the orientation of urban blocks for solar gain, and function well because rear lots are non-complying activities.				
4.8.5 insert specific Outdoor Living provisions for Rotokauri North <ul style="list-style-type: none"> 36m2; OR 30m2 plus 8m2 porch 	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policies 3.6A.2.1a, 3.6A.2.f and 3.6A.2.1g HIRB (Rule 4.6.3) 	Costs	The provisions enable less private outdoor space than the current HCDP rule (which could be a negative effect on onsite amenity).
				Benefits & Effects	The outdoor living provided, although 4m2 smaller than the current rule, is considered to provide appropriate amenity for medium density living (and is relevant to the lot dimensions). A relevant matter in considering effectiveness and efficiency is in the combination of this rule with the yards and HIRB, which ensure

Proposed Provisions	Objective:		Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
Insert above ground unit balcony sizes (including for ancillary units): <ul style="list-style-type: none"> • 5m2 (studio and one bedroom) • 8m2 (two or more bedroom) 			<ul style="list-style-type: none"> • Building Setbacks (Rule 4.8.2) • Service Courts (Rule 4.8.6) 		<p>that outdoor living is private at the rear and has appropriate solar access. In addition, further incentive is provided in an efficient manner to utilise front porches/verandas for sites (front yard encroachment, but also being able to utilise area towards outdoor living) which encourages social interaction with the street (and protection of private space are the rear).</p> <p>The proposed rules efficiently provide for medium density living environments, and in particular housing choice and a variety of lot sizes, house typologies and price points and ensuring that adverse social and environment effect can be appropriately managed.</p>
	Existing:	4.2.3	<ul style="list-style-type: none"> • Policy 4.2.3a 	Opportunities for economic growth and employment	NA
					Options less or not as appropriate to achieve the objective
4.8.6 Provide exclusion for service courts to Rotokauri North	PPC:	3.6A.2.1	<ul style="list-style-type: none"> • Policies 3.6A.2.1a and 3.6A.2.1g • Outdoor Living (Rule 4.8.5) • Building Setbacks (Rule 4.8.2) • HIRB (Rule 4.6.3) 	Costs	Perceived loss of storage space on sites for waste and other service storage/activities.
				Benefits & Effects	Use of other parts of the site which are still functional for these activities and assists in promoting an efficient use of land, along with the provision of medium density housing. Furthermore, the HCCDP already contains solid waste standard 25.12.3.1 which effectively already requires development to provide for rubbish and recycling etc. These areas can be accommodated in otherwise underutilised side yards space and/or inside garages. There is no specific reason to require additional space to be provided for storage of bins etc, and no new adverse social or environmental effects are expected to result. Other functions, such as washing lines etc are a home owners choice and do not need to be specifically legislated as separate areas to outdoor living.
	Existing:	25.12.2.2	<ul style="list-style-type: none"> • Policies 25.12.2.21a and 1b • Solid Waste Standard 25.12.3.1 	Opportunities for economic growth and employment	NA

Proposed Provisions	Objective:	Other Linked Methods	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
			•	Options less or not as appropriate to achieve the objective Retain existing Chapter 4 District Plan provisions.
4.6-4.8.6 Retain all other provisions (not modified above) as applicable to the MDRZ	Existing:	4.2.1-4.2.4	• Policies 4.2.1-4.2.4	Costs No Change from HCDP
				Benefits & Effects
				Opportunities for economic growth and employment
				Options less or not as appropriate to achieve the objective It is considered inefficient to change all provisions when it is not needed. Only those activities which needed to be added to or modified to give effect to the proposed objectives (in the most efficient and effective way) have been amended.
4.11 RDA Matters for Discretion • insert reference for Rotokauri North	PPC	3.6A.2.1, 3.6A.2.6	<ul style="list-style-type: none"> Policies 3.6A.2.1a-g, 3.6A.2.6a Activity Table 4.5.4 Specific Standards 4.7 Appendix 1 Assessment Matters (specific to Rotokauri) 	Costs Benefits & Effects No Change from HCDP plus added benefit of ensuring the RNSP outcomes can be achieved for every application.
	Existing:	4.2.1-4.2.4	<ul style="list-style-type: none"> Policies 4.2.1-4.2.4 Appendix 1 Assessment Matters 	Opportunities for economic growth and employment Options less or not as appropriate to achieve the objective NA It is considered inefficient to change, modify or add matters of discretion when it is not needed. The existing matters of discretion, combined with other provisions inserted and evaluated under the Chapter 3 rules (below), are effective to assessed applications.
Various- Other general insertions/clarifications etc to include Rotokauri North in text		NA	NA	NA – Clarity only

Chapter 23: Subdivision

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
Amendments to Objective 23.2.3 and Policy 23.2.3.a to exclude Rotokauri North from Land Development Plans and/ or Comprehensive Development Plan		23.2.3	<ul style="list-style-type: none"> Policy 23.2.3a 	All	Although the change affects an existing policy, this is considered a "consequential change" rather than a specific change to address the objectives sought by this PPC. The change is required to give effect to the changes in Chapter 4 whereby not Land Development Plan or Comprehensive Development Plan are required for Rotokauri North. Full justification for this has been made under the Chapter 4 provision above and will not be repeated here.
23.3d New activities and associated activity status for RNSP area: <ul style="list-style-type: none"> Subdivision not in accordance with the Structure Plan (RDA) Creation of a rear lot (NC) Not meeting minimum lot size (NC) Not meeting lot dimensions (DA) Not meeting block layout dimensions (DA) Not meeting access requirements/restrictions (DA) Road widths not meeting required minimums (DA) Creation of a permanent cul-de-sac (DA) Subdivision in accordance with a land use consent (RDA) Subdivision of specific duplex house (RDA) Subdivision of apartments to create fee simple or unit titles. 	PPC:	3.6A.2.3 3.6A.2.4	<ul style="list-style-type: none"> Policies 3.6A.2.3a, 3.6A.2.4a, 3.6A.2.4b, Subdivision standards (Rules 23.7.1 and 23.7.8) Activity Table 4.5.4 Rule 4.7.12 PA standards for a duplex Rule 4.7.12 RDA standards for apartments Bulk and location standards (4.6.2-4.6.7 & 4.8) Matters of Discretion 23.8 Information Requirements and Assessment Matters Appendix 1 (specific to Rotokauri) 	Costs	Insertion of controls where essentially there are none. The restriction on rear lots and use of cul-de-sacs also have the potential to create additional costs to development (i.e. requiring more roads) and may requiring a slightly lower yield.
	Existing:	3.3.1 23.2.2	<ul style="list-style-type: none"> Policies 3.3.1a-c, 23.2.2a 	Opportunities for economic growth and employment	NA
					Options less or not as appropriate to achieve the objective

Change	Objective:	Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects			
23.3d Retained existing activity status for remainder of activities (the same as applicable in column 1 of Table 23.3a), with the exception that the creation of new cross leases is not provided for.	Existing:	23.2.1, 23.2.2 23.2.4 23.2.5	<ul style="list-style-type: none"> • Policies 23.2.1a, 23.2.2a, 23.2.4a, 23.2.5a, 23.2.5b, 23.2.5c • General Standards (Rule 23.5) • Specific Standards (Rule 23.6) • Subdivision Design standards (23.7) • Information Requirements and Assessment Matters Appendix 1 	Effects	No Change from HC DP (even with the exclusion of cross leases, as these are essentially "outdated" for and subdivision and are more appropriately managed via the fee simple subdivision provisions).	
				Costs		Benefits
23.7.1 Insertion of 280m ² minimum lot size for Rotokauri North MDRZ	PPC:	3.6A.2.3	<ul style="list-style-type: none"> • Policy 3.6A.2.3a. • Activity Table 23.3d • Standards for subdivision (Rule 23.7.8) 	Opportunities for economic growth and employment	It is considered inefficient to change the entire activity table of provisions when it is not needed. Only those activities which need to be added to or modified to give effect to the proposed objectives (in the most efficient and effective way) have been amended.	
				Options less or not as appropriate to achieve the objective		
				Effects		The provision is required as a minimum to achieve the overall pattern of development anticipated for Rotokauri North, when read in tandem with other provisions regarding width and depths etc, to create a high amenity living environment (which creates positive environmental and social effects).
				Costs		NA
				Benefits		The proposed minimum lot size for vacant lots is considered to be consistent with a medium density living environment as outlined in the Urban Design Report by Ian Munro.
23.7.8 Insert specific lot dimensions for Rotokauri North MDRZ (with corresponding garage door restrictions):	PPC:	3.6A.2.3	<ul style="list-style-type: none"> • Policy 3.6A.2.3a. • Activity Table 23.3d 	Opportunities for economic growth and employment	NA	
				Options less or not as appropriate to achieve the objective	The MDRZ does not provide vacant lot sizes in Chapter 23, as these are generally defined in on a CDP. As CDPs are not to be used in Rotokauri North, a provision is required to be inserted. This approach is considered to be more effective as it addresses design and form outcomes in a manner integrated with urban blocks and land use development opportunities proposed by the PPC.	
				Effects	The provision is required as a minimum to achieve the overall pattern of development anticipated for Rotokauri North, when read in tandem with other provisions regarding lot size and block dimensions etc, to create a high amenity living environment (which creates positive environmental and social effects).	
<ul style="list-style-type: none"> • 28m depth 						

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
<ul style="list-style-type: none"> 12.5m width ; OR 10-12.49m width (where a requirement for a single garage door is registered as a consent notice) 			<ul style="list-style-type: none"> Allotment Size (Rule 23.7.1) 	Costs	Insertion of controls where essentially there are none this specific.
				Benefits	The provisions are considered the most effective way to ensure that lots are of an appropriate shape to accommodate the planned medium density development as outlined in the Urban Design Report by Ian Munro.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	The HCDDP default of a shape factor is not considered as effective as specific lot dimensions to suit the tailored outcome.
<p>23.7.8 Insert maximum block dimensions for all subdivision in RNSP area</p> <ul style="list-style-type: none"> 250m block length 750m block perimeter 	PPC:	3.6A.2.3 3.6A.2.4	<ul style="list-style-type: none"> Policies 3.6A.2.3a, 3.6A.2.4a, 3.6A.2.4b Activity Table 23.3d 	Costs	Insertion of controls/controls where there are none.
				Benefits & Effects	The provisions efficiently ensure that all subdivision layout creates legible and permeable urban blocks to support medium density development as outlined in the Urban Design Report by Ian Munro, which in turn creates positive social and environmental effects.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	The HCDDP without modification on this matter is not considered as effective as specific dimensions to ensure the outcomes sought by the objectives.
<p>23.7.8 insert Road vesting widths and accessway width standards</p> <ul style="list-style-type: none"> 7m two way rear lane 4m one way lane with angled parking (parking angles between 0 degrees and 45 degrees) 7m one way rear lane with angled parking (parking angles between 46 degrees and 90 degrees) 16m Local Road 20m Collector Road 	PPC:	3.6A.2.3, 3.6A.2.4	<ul style="list-style-type: none"> Policies: 3.6A.2.3.a, 3.6A.2.4a, 3.6A.2.4b Chapter 3.6 Chapter 3.6 road and lane concept illustrations Appendix 1 Assessment Matters (specific to Rotokauri North) 	Effects	<p>The cross sections in both the operative Rotokauri Structure Plan and the proposed Rotokauri North Structure Plan area are indicative only, and full design to an acceptable standard is captured by existing HCDDP provisions which require a Restricted Discretionary Activity resource consent for creation of a new road. Therefore, any effects are only associated with the minimum vesting widths. These widths do not constrain or inhibit the ability of Council to require a greater width, but they do signal a shift in thinking from the Appendix 15 designs, as such no social or environmental effects are anticipated to result.</p> <p>Furthermore the HCDDP contains no such concept of a rear lane, and insertion of this feature is considered to create significant positive environment and social effects as it enables dwellings to face and addresses street frontages whilst essentially have access from the rear (making the use along key road corridors or areas where cycle lanes are proposed ideal to avoid conflicts associated with vehicle</p>

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
					<p>crossings). Initial requests from HCC officers on the draft provisions sought for proof that lanes could be accessed for emergency services and rubbish collection. The minimums provided in this rule are of a sufficient width to contain such vehicles however, specific tracking and rubbish collection detail is a matter for resource consents. It is noted that the lanes themselves will generally be “straight” as identified by the underlying subdivision standards which derive a grid pattern for development, and therefore “specific tracking” and/or manoeuvring around corners (if any) is also specifically a resource consent matter based on the specific design and layout of each lane (rather than something which can be dictated at PPC level). Issues of ownership of the lanes is also a resource consent matter which has been addressed via a specific matter for assessment in Appendix 1.</p>
				Costs	<p>Costs only associated with administering a structure plan specific approach to road design and access way standards.</p>
	Existing	25.14.2.1	<ul style="list-style-type: none"> • Policies 25.14.2.1a, 25.14.2.1b, 25.14.2.1c, 25.14.2.1e • Activity Table 25.14.3 • Appendix 1 Matters of Assessment (including new road construction, and subdivision). • Appendix 15 Transportation 	Benefits	<p>Consistent themes of roads across the Structure Plan area, which also tie into that anticipated for the wider Rotokauri area.</p> <p>The benefit of specific road cross-sections in a MDRZ is that the urban form can be anticipated, including the speed environment, the relationship of dwellings to the road, the means by which swales and stormwater infrastructure are planned for and consequently the design of lots and vehicle crossings relate to these.</p> <p>The move to more specific local road standards also reflect a land efficiency for the developer(s) as these provide appropriate road cross-sections at a lesser width than standard roads, balancing the effect of the provision of a wider number of collector roads and the accommodation of swales.</p> <p>For the developer(s) the land efficiencies are somewhat improved to support the greater level of permeability achieved by the anticipated urban block structure.</p> <p>Specific accessway standards for “rear lanes” are also unique as these service lots which have legal frontage, but are served from the “rear”, creating opportunities for garaging and service areas at the rear of dwellings. The rules also efficiently recognise that the angle of parking within the lane can significantly affect the required width for vehicle manoeuvring (and potentially create land efficiencies).</p>

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
				Opportunities for economic growth and employment	Some improvements in land efficiency.
				Options less or not as appropriate to achieve the objective	The existing Appendix 15 road cross sections and Appendix 3 Rotokauri Cross Sections and accessway standards do not provide the same focus for shared use by multiple users as those proposed for Rotokauri North nor do they anticipate "rear lanes". New cross sections are the most effective way to ensure that the objectives are efficiently met.
23.5-23.7 Retain all other provisions (not modified above) as applicable and retain all provisions relating to the B6Z zone (where it relates to the PPC B6Z zone)	Existing:	23.2.1, 23.2.2 23.2.4 23.2.5	<ul style="list-style-type: none"> • Policies 23.2.1a, 23.2.2a, 23.2.4a, 23.2.5a, 23.2.5b, 23.2.5c • General Standards (Rule 23.5) • Specific Standards (Rule 23.6) • Subdivision Design standards (23.7) 	Effects Costs Benefits Opportunities for economic growth and employment	No Change from HCDP
				Options less or not as appropriate to achieve the objective	It is considered inefficient to change all provisions when it is not needed. Only those activities which needed to be added to or modified to give effect to the proposed objectives (in the most efficient and effective way) have been amended.
23.8 RDA Matters for Discretion – insert reference for Rotokauri North	PPC:	3.6A.2.3 3.6A.2.4	<ul style="list-style-type: none"> • Policies 3.6A.2.3a, 3.6A.2.4a, 3.6A.2.4b • Activity Table 23.3d • Information Requirements and Assessment Matters Appendix 1 (specific to Rotokauri) 	Effects Costs Benefits Opportunities for economic growth and employment	No Change from HCDP
	Existing:	23.2.1, 23.2.2 23.2.4 23.2.5	<ul style="list-style-type: none"> • Policies 23.2.1a, 23.2.2a, 23.2.4a, 23.2.5a, 23.2.5b, 23.2.5c • General Standards (Rule 23.5) • Specific Standards (Rule 23.6) 	Options less or not as appropriate to achieve the objective	It is considered inefficient to change, modify or add matters of discretion when it is not needed. The existing matters of discretion, combined with other provisions inserted and evaluated under Appendix 1 are effective to assess applications.

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
			<ul style="list-style-type: none"> • Subdivision Design standards (23.7) • Information Requirements and Assessment Matters Appendix 1 		

Chapter 25 - CityWide

Change	Objective:	Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
Chapter 25 - Citywide				
25.13.4.7 Three waters – Insert provisions for Rotokauri North ICMP to be treated with the equivalent status as a Council ICMP; AND insertion of device maintenance requirements for lot owners.	PPC:	3.6A.2.5	<ul style="list-style-type: none"> Policy 3.6A.2.5b Information Requirements Appendix 1 	Costs and Effects None - as an ICMP is still required to be undertaken and adhered to. A draft ICMP has been prepared with the PPC, and this is being evaluated to support future discharge consents. The associated policies for Rotokauri North require the implementation of the specific and tailored ICMP. This is considered to appropriately address any environmental or cultural effects.
	Existing:	3.3.3	<ul style="list-style-type: none"> Policies 3.3.1, 3.3.b, 25.13.12.1a-b, 25.13.2.2a, 25.13.2.3a-d, 	Benefits Removal of superfluous process (for water assessments and further ICMP's with future subdivision where this has already been provided with the PPC). The provisions also effectively provide for the ongoing management of devices (which is currently not an issue addressed by the HCDP).
		25.13.2.1		Opportunities for economic growth and employment NA
		25.13.2.2		Options less or not as appropriate to achieve the objective As noted above, the existing process is considered to create superfluous reports at each subdivision to demonstrate the same information which is already contained in the ICMP. The proposed methods enable a more efficient use of (time and cost) resources.
25.13.2.3				
Modifications to 25.14.4.1 Vehicle Crossings and Internal Vehicle Access <ul style="list-style-type: none"> Minimum widths between vehicle crossings = 2m Minimum distance for a vehicle crossing from a local road intersection = 10m 	PPC:	3.6A.2.4	<ul style="list-style-type: none"> Policy 3.6A.2.4a New Road cross section Figures (3.6A Figures) 	Costs Not providing a reduced separation from intersections will result in all corner lots needing in excess of 15m plus the driveway and side yard to the transport corridor frontages (approx. 22.5m), which as the potential for significantly undermine the provision of medium density housing (a 630 m2 lot). This type of control could have the unintended consequence of reducing the fine grain urban block structure as it promotes fewer intersections and cul-de-sacs in order to limit the effect of the interception control on the achievement of density. The objectives and policies for urban form in Rotokauri North focus on the achievement of a permeable and interconnected urban block based roading network, which increases the number of intersections, corner sites and sites opposite 'T' intersections. The current vehicle crossing standards, particularly within a local roading network work to achieve an urban form outcome not consistent with these objectives and policies, or the implementation of the MDRZ.
	Existing:	25.14.2.1	<ul style="list-style-type: none"> Policies 25.14.2.1b, 25.14.2.1c, 25.14.2.1e 	Benefits & Effects Designing roads to achieve a lower speed environment (i.e. target of 30km per hour along local roads) improves the operating characteristics of the road, which effectively creates flow on benefits for vehicle crossing distances from intersections (thereby improving

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
			<ul style="list-style-type: none"> Appendix 15 Transportation 		<p>social and environmental outcomes and minimising potential adverse effects). The Rotokauri North road cross sections are designed to provide for a low speed roading environment, which then supports the ability to achieve a permeable and interconnected urban block based roading network.</p> <p>The modification to widths between crossings is a clarification only as the District Plan is unclear (provides two confliction options). Vehicle crossings will also largely be determined at subdivision design stage so as to not conflict with street furniture/lighting/planting parking bays etc.</p>
				Opportunities for economic growth and employment	The provision directly supports opportunities for increased densities.
				Options less or not as appropriate to achieve the objective	Refer to costs.
<p>Modifications to 25.14.4.1 Vehicle Crossings and Internal Vehicle Access</p> <ul style="list-style-type: none"> provision for a combined vehicle crossing width of 6m provision for rear lane standards (equivalent to Rule 23.7.8) 	PPC:	3.6A.2.1	<ul style="list-style-type: none"> Policy 3.6A.2.1c 	Costs	Not providing the option to combine vehicle crossings is considered a lost opportunity. The current vehicle crossing widths do not take into account pairing opportunities, and these are important to supporting smaller lot sizes with narrower road frontages.
	Existing:	25.14.2.1	<ul style="list-style-type: none"> Policies 25.14.2.1b, 25.14.2.1c, 25.14.2.1e Vehicle Crossing and Internal Vehicle Access Standards (Rule 25.14.4.1) Appendix 15 	Benefits & Effects	<p>Reduce the total number of vehicle crossings. The narrower the lots the more important it is to provide for paired vehicle crossings, for example associated with two 10m wide lots which must have only a single width crossing. The pairing of these along the street provides opportunities for create gaps along the frontage of the road for on-street car parking, street trees, stormwater functions and grassed berms. The quality and function of the street is improved, while higher density subdivision is enabled. Overall the change will create positive social and environmental effects.</p> <p>Rear lane standards are repeated so as to avoid any confusion over their intended land use or subdivision status and to avoid confusion over Appendix 15 standards.</p>
				Opportunities for economic growth and employment	The provision directly supports opportunities for increased densities.
				Options less or not as appropriate to achieve the objective	Refer to costs.

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
<p>Modifications to 25.14.4.1 vehicle access restrictions insert new rule k) for:</p> <p>no direct access onto SH39, minor arterial road and collector road with a dedicated cycleway/3m shared path.</p>	PPC:	3.6A.2.4	<ul style="list-style-type: none"> Policies 3.6A.2.4c and 3.6A.2.4d New Road cross section Figures (3.6A Figures) 	Costs	<p>SH39 direct vehicle access is not considered to be appropriate under any circumstances because of the traffic safety and road function implications. Because of existing HCDP provisions, along with the function of NZTA as a roading control authority and requiring authority, a developer(s) could not have held any expectation of direct vehicle access from lots to the State Highway network.</p> <p>In respect to the minor arterial road and collector roads, the loss of developable land due to having to provide alternative accesses (including rear lanes). This needs to be balanced by higher density housing opportunities and specific rear lane standards. On one hand, rear lanes reflect an inefficient use of the land resource as they only provide access, and on the other hand they provide alternative vehicle access opportunities to provide safety associated with dedicated pedestrian and cycle facilities, along with higher levels of amenity on these important connecting road functions.</p>
				Benefits & Effects	<p>Maintenance of safety on SH39 (without such a provision development has the potential to create significant negative environmental and social (safety) effects.)</p> <p>The provisions address potential safety and amenity conflicts between private vehicles and cyclists. This in turn supports multi-modal transport opportunities, links to the neighbourhood centre, which in turn facilitate opportunities for higher density forms of housing and housing affordability. Overall the restrictions will result in positive social and environmental effects due to minimising traffic safety conflicts and promoting multi nodal transport opportunities.</p>
	Existing:	25.14.2.1	<ul style="list-style-type: none"> Policies 25.14.2.1b, 25.14.2.1c, 25.14.2.1e Vehicle Crossing and Internal Vehicle Access Standards (Rule 25.14.4.1) Appendix 15 	Opportunities for economic growth and employment	The provision directly supports opportunities for increased densities.
	Options less or not as appropriate to achieve the objective			Rely on existing HCDP provisions (which restrict access on arterial only).	

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
Clarification to 25.14.4.2(f) to ensure that permeable pavement meets the requirements for car parks to be "sealed or paved"	PPC:	3.6A.2.5	<ul style="list-style-type: none"> Policy 3.6A.2.5b 	ALL	The clarification for pavement use is a clarification only (but also ensures that the ICMP can be implemented efficiently').
Insert new Rule 25.14.4.3 n). Require that (in addition to any other requirement for an ITA) any subdivision in Rotokauri North (other than subdivision of a duplex) must include an assessment to indicate whether the anticipated trip generation/vehicle movement and/or new roading connections require new intersections or upgrades to existing intersections identified on the Rotokauri North Structure Plan.	PPC:	3.6A.2.4 3.6A.2.5	<ul style="list-style-type: none"> Policies 3.6A.2.4a-e, and 3.6A.2.5a 	ALL	<p>Feedback from HCC officers on draft provisions was the desire to have "trigger" rules in the DP for when new intersections and/or upgrades must happen.</p> <p>In general, the timing of upgrades works identified the ITA is dependent on overall staging of development. For example, a first stage may locationally need one intersection with SH39 for access, however, one does not trigger the other, nor is there a total cap on dwellings prior to construction as traffic may disperse across other connections created. Hence, it is not considered appropriate to specify exact dates, timing or numbers of dwelling prior to construction of each intersection upgrade.</p> <p>Given the above, HCC suggested that a staging plan could and/or should be provided so that rules could align with triggers. However, as this process is developer led and the onus and obligation of infrastructure funding and extension is already on the developer these is no RMA reason to unduly restrict staging to plan. It is the choice of the developer/applicant where and what stages progress in what manner.</p> <p>As part of the existing HCCDP any road construction is subject to resource consent, and the effects on the wider traffic network (and any upgrades etc to accommodate development) falls within the scope of matters than can (and will be) considered. This adequately covers any potential for adverse effects on the timing of any nature of intersection upgrades associated with each stage of development.</p> <p>The proposed rule is somewhat superfluous (and the inefficiency of duplication rules is noted) given the broad scope Council have under the existing HCCDP provisions on this matter, however given the concerns of HCC (and the joint NZTA reviewer) the provision ensures that any requirement for upgrades and/or new intersection can be appropriately assessed with every stage of development in Rotokauri North.</p>
	Existing:	25.14.2.1	<ul style="list-style-type: none"> Policies 25.14.2.1a, 25.14.2.1b, 25.14.2.1c, 25.14.2.1e, 25.14.2.1f Activity Table 25.14.3 Rule 25.14.4.3 ITA Requirements Information Requirements Appendix 1 Appendix 15 Transportation 		

Other Provisions:

Change	Objective:	Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects
Appendix 1.2 Information Requirements			
Insert new Information Requirements for Rotokauri North 1.2.2.24 <ul style="list-style-type: none"> Exclude Subdivision of a Duplex from concept plans Repetition of Chapter 25 changes to ICMP requirements 	PPC:	3.6A.2.1, 3.6A.2.5, 3.6A.2.6 <ul style="list-style-type: none"> Policies, 3.6A.2.1a, 3.6A.2.1c, 3.6A.2.5b, 3.6A.2.6a Activity Table 4.5.4 Rule 4.7.12 PA standards for a duplex) Activity Table 23.3d Rotokauri North Acceptable Solutions Code Appendix 1 Information Requirements Appendix 1 	ALL <p>No new adverse effects will result from the proposed exclusions. All effects associated with ICMP's have been addressed above under Rule 25.13.4.7.</p> <p>Excluding subdivisions occurring around duplexes from providing a site analysis is considered a minor correction only, as there are no new effects from subdivision that require HCC discretion on a wider site analysis context.</p>
Appendix 1.3 Assessment Criteria			
Insert new Assessment Criteria for Rotokauri North in 1.3.3 <ul style="list-style-type: none"> Subdivision adjacent to SH39 The creation of a rear lane Any other restricted discretionary activity, discretionary activity or non-complying activities. Specific limited criteria for subdivision of a duplex 	PPC:	3.6A.2.1-6 <ul style="list-style-type: none"> Policies 3.6A.2.1a-3.6A.2.6a Insert new Chapter 3.6A for Rotokauri North Structure plan components 3.6A2 Activity Table 4.5.3 Activity Table 23.3d 	Costs <p>Inclusion of additional provisions where there may otherwise have not been any.</p>
			Benefits & Effects <p>The proposed specific criteria and assessment seek to address specific items such as ownership issues, ecology and buffering effects against the SH39 network. These measures are required to avoid potential adverse environmental, social and or cultural effects. However, such matters have not been addressed through rules as outcomes and adherence to such measures could be dealt with a variety of ways at subdivision and/or land use stage. Therefore, the placement as matters of assessment is considered the most appropriate.</p> <p>Tailored provisions to limit discretion for duplex subdivision is considered the most efficient way to ensure that the subdivision component does not have the opportunity to re-ligate land use outcomes which have been subject to extension 32 analysis and described further above.</p>
			Opportunities for economic growth and employment <p>NA</p>

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
				Options less or not as appropriate to achieve the objective	Refer to benefits & effects above.
Appendix 1.4 Design Guides					
Insert new 1.4.10 Design guide for duplex designs also known as the "Acceptable Solutions Code".	PPC:	3.6A.2.1 3.6A.2.6	<ul style="list-style-type: none"> • Policies 3.6A.2.1a, 3.6A.2.1b, 3.6A.2.1c, 3.6A.2.1e, 3.6A.2.6a • Rule 4.7.12 PA standards for a duplex) • Standards (4.6.2-4.6.7 & 4.8) • Subdivision (Rule 23.3.d) • Affordable Housing (3.6A.4.1) • Parking – Appendix 15 	Effects Costs Benefits	The provisions are the most effective means to provide the opportunity of a duplex with an enabling activity status without the risk of poor-quality outcomes eventuating.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	NA
Appendix 7 – Natural Environments					
Modify name of SNA 11 to Te Uuhi Paa Reserve	Existing	20.2.1	<ul style="list-style-type: none"> • Chapter 20 	Effects Costs Benefits	The proposed change is a recognition of outcomes sought by the CIA prepared by the TWWG. Inclusion of the change represented positive cultural effects.
				Opportunities for economic growth and employment	NA
				Options less or not as appropriate to achieve the objective	As the change has been required and supported by the CIA no alternatives have been considered.
Appendix 15 Transportation					
Amend 15-1 Parking Insert new standard for parking: 1 carpark per duplex.	PPC:	3.6A.2.1	3.6A.2.1a	Costs	Reducing car parking on sites may increase demand on street for visitor and resident car parking.
	Existing:	25.14.2.1	<ul style="list-style-type: none"> • Policy 25.14.2.1d 	Benefits & Effects	Medium density housing should optimise the potential for other modes of transport, and reduce the over reliance on private transportation by simply removing the requirement for every unit to

Change	Objective:		Other linked Methods:	Effectiveness and Efficiency AND Environmental, Economic, Social and Cultural effects	
			<ul style="list-style-type: none"> Parking, Loading Spaces and Manoeuvring areas (Rule 25.14.4.2) Appendix 15 		<p>have 2 car parks. This is already recognised by the HCCDP which allows apartments to only have 1 car park per unit (rather than the standard 2).</p> <p>The urban design outcomes for duplex development of requiring 4 car parks per building are not appropriate. This drives a dominance of driveways and garages for this form of housing, an outcome inconsistent with the urban form objectives and policies for Rotokauri North.</p> <p>As part of the feedback on the draft provisions HCC have identified concerns at the flow on effect for on-street parking.</p> <p>It is noted that the only deviation from the existing HCDP rules is with respect to a duplex dwelling, as a terraced type product falls under the HCCDP definition of an “apartment building” and as such is already subject to only 1 car park.</p> <p>In general, a reduction in car parking for duplex dwellings, is likely to encourage other forms of transport (other than private car) however it is recognised that before public transport becomes wide-spread in the area this is likely to result in additional demand for on-street parking. As such in streets with a higher number of these duplex units should have additional provision for on-street parking (e.g. closer to 1 space per 3 units rather than more typical minimum rate of 1 space per 4 units). Council have the ability under the HCCDP rules to address this type of matter already (as construction of a road is a restricted discretionary activity and the design, layout and wider traffic effects all form part of the matters for discretion). Therefore, no specific new assessment criteria or rule is deemed necessary to address this matter.</p> <p>Further, it is noted that local roads are proposed to provide on-street parking along one or both sides of the road (not provided for in the Rotokauri Structure Plan cross-sections).</p>
				<p>Opportunities for economic growth and employment</p>	<p>NA</p>
				<p>Options less or not as appropriate to achieve the objective</p>	<p>Retaining the existing HCDC standard for 2 car parks per dwelling is not an effective way to transition from an heavy reliance on private motor vehicles to other modes of transport. They result in higher density forms of housing, particularly those necessary to achieve the affordable component, having a poor urban form and streetscape, and the consequent undermining on the urban design objectives. The proposed provisions are considered more efficient in achieving this.</p>

