



27 August 2021

Hamilton City Council
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BY EMAIL

Dear Jamie

PLAN CHANGE 7 – ROTOKAURI NORTH –UPDATED TECHNICAL REPORTS

Introduction

1. As you are aware, we act for Green Seed Consultants Limited ("Green Seed"), the applicant for proposed Plan Change 7 ("PC7") to the operative Hamilton City District Plan ("ODP"). PC7 was lodged with the Council in April 2019 as a private plan change under the Resource Management Act 1991 ("RMA"). PC7 seeks to rezone approximately 140ha of land in the north west of Hamilton, at the northern end of the Rotokauri Structure Plan, from Future Urban to a mix of Medium Density Residential and Business 6 zones.
2. PC7 was limited notified on 21 February 2020, with the submission period closing on 23 March 2020. The further submission period ran from 20 November 2020 to 18 December 2020. A total of 80 original submissions and eight further submissions were received on PC7.
3. Green Seed's consultant team has worked closely with the Council and submitters over the last 16 months, to address both the issues identified by submitters and technical matters raised by the Council's specialists, where possible.
4. This work has resulted in some of the technical reports that were notified as part of PC7 being updated, replaced and/or deleted by Green Seed, prior to the Council releasing its report and recommendations on PC7 in accordance with section 42A of the RMA.
5. As such, the purpose of this advice is to:
 - (a) Summarise the changes that have been made to the PC7 documents as notified; and
 - (b) Comment on the implications of these changes for other PC7 reports.

Summary of changes made to PC7 as notified

6. Green Seed has now formally made (and lodged with the Council) the following changes to the notified version of PC7, to reflect the outcome of the discussions between its experts and their Council counterparts:

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- (a) The Sub-Catchment Integrated Catchment Management Plan (“ICMP”) has been amended. The amended ICMP (dated August 2021) *replaces* in its entirety the ICMP Assessment that was notified as part of Attachment 9 to the Assessment of Environmental Effects (“AEE”) for PC7.
 - (b) Attachments J and K to the ICMP have been amended. The amended attachments *replace* in their entirety Attachments J and K to the ICMP Assessment that were notified as part of Attachment 9 to the AEE for PC7
 - (c) Attachment L to the ICMP that was notified as part of Attachment 9 to the AEE for PC7 has been *deleted*. There is no replacement Attachment L to the ICMP, so the attachments to the ICMP now end at Attachment K.
 - (d) Updated traffic modelling work has been undertaken and reported in an addendum to the Integrated Transport Assessment (“ITA”) that was notified as Attachment 13 to the AEE for PC7 (which was also replaced by an updated ITA provided with the Green Seed submission on PC7). The addendum to the ITA further expands on (and should be read in conjunction with) the information supplied via submission.
 - (e) The Rotokauri North Structure Plan has been amended. The amended Structure Plan *replaces* the Structure Plan that was included in Attachment 4 to the AEE for PC7.
7. Green Seed’s consultants have also provided the following responses to Council’s peer review of draft versions of the above documents, which also now form part of the PC7 documentation:
- (a) SC-ICMP Stormwater Peer Review Response, prepared by BBO and dated 23 July 2021; and
 - (b) SC-ICMP W-WW Peer Review Response, prepared by BBO and dated 3 August 2021.
8. In addition, in response to a specific query from the Council following notification of PC7, bat monitoring was undertaken by Tonkin + Taylor. The results of that monitoring were provided to the Council in a report titled “*Long-tailed bat survey – Rotokauri North Subdivision*”, prepared by Tonkin + Taylor and dated 25 June 2020. That report now also forms part of the documentation supporting PC7.

Implications of changes for other PC7 reports

9. For ease of reference, we confirm Green Seed is not updating any of the other technical reports submitted in support of PC7, other than those identified in paragraph 6 above. The basis for that position is Green Seed’s assessment that no such updates are required as a result of the amended ICMP, Structure Plan maps or updated transport modelling/ITA, irrespective of when the other reports were prepared.
10. In that regard, Green Seed’s assessment in respect of each relevant report (in the same order as the appendices from PC7) is as follows:

No.	Report	Assessment/need for review
1.	Archaeology	This report does not refer to or rely on the ICMP and/or ITA, and its conclusions are not affected by any changes to those documents.
2.	Geotechnical	As for 1 above.

No.	Report	Assessment/need for review
3.	Contamination	As for 1 above.
4.	ICMP	An updated sub-catchment ICMP and supporting stormwater reports have now been provided to the Council.
5.	Groundwater	This report was prepared by consultants engaged by the Council (not Green Seed), in order to inform and assist with preparation of the sub-catchment ICMP. As such, the Council is able to obtain relevant comments from the report author in light of the amended sub-catchment ICMP, as part of preparing the section 42A report.
6.	Stream classification	As for 5 above.
7.	Erosion	As for 5 above.
8.	ITA	Updated traffic modelling and an updated ITA have now been provided to the Council.
9.	Economic	As for 1 above.
10.	Urban Design	Ian Munro has confirmed that while the updated Structure Plan maps would require some consequential amendments to his technical assessment, they do not change the overall conclusions or outcomes of that assessment.
11.	Infrastructure	The sections from this report regarding roading and three waters infrastructure have now been superseded by the amended ICMP and updated traffic modelling/ITA.
12.	Landscape and Visual	Rob Pryor has confirmed that while the updated Structure Plan maps would require some consequential amendments to his technical assessment, they do not change the overall conclusions or outcomes of that assessment.
13.	Cultural Impact	As for 1 above.

11. We trust the above sufficiently summarises the changes that have been formally made to PC7 as notified and that the updated information will be made available via the Council's website to submitters.

Yours sincerely

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