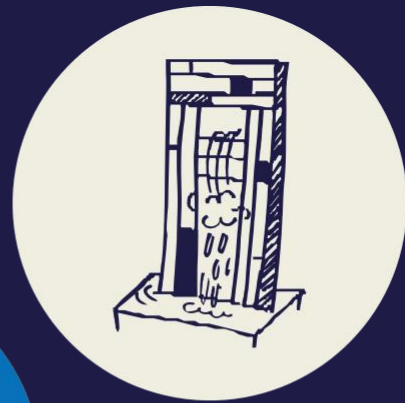


PLAN CHANGE 9 - HISTORIC HERITAGE AND NATURAL ENVIRONMENT

Hamilton City Council



2 September 2022



**Hamilton
City Council**
Te kaunihera o Kirikiriroa

Improving the Wellbeing of Hamiltonians

Hamilton City Council is focused on improving the wellbeing of Hamiltonians through delivering to our five priorities of shaping:

- **A city that's easy to live in**
- **A city where our people thrive**
- **A central city where our people love to be**
- **A fun city with lots to do**
- **A green city**

The topic of this submission is aligned to all of the priorities outlined above.

Council Approval and Reference

This submission was approved under delegated authority by Hamilton City Council's Chief Executive on 2 September 2022.

Hamilton City Council Reference D-4360581 - Submission # 702.


Introduction

1. Hamilton City Council would like to make a submission to Plan change 9 – Historic Heritage and Natural Environment (PC9).
2. The following sections set out the specific provisions of the plan change that Hamilton City Council’s submission relates to under each of the five topic matters. In the ‘Relief sought’ columns there are specific drafting edits sought, and some broader relief identified. This submission seeks that identified drafting, or the broader relief, or such similar relief as is necessary to address the matters set out in the corresponding ‘Commentary and Reasons’ columns be granted.

Built Heritage

3. Built Heritage submission points, reasons and relief sought:

Submission Point	Commentary and Reasons	Relief Sought:
Objective 19.2.3 and associated policies	Due to a typographical error Policy 19.2.3.a. has been deleted in error. This also means the cross referencing to the polices in 19.2.3 in Appendix 1.2.E are misaligned.	Reinstate policy 19.2.3.a. to address the Demolition of buildings and structures in Schedule 8A . The renumbering of the policies related to Objective 19.2.3 and consequential renumbering to ensure alignment with the correct policies elsewhere in the district plan.
Rule 19.3.1.a. and Rule 19.3.1.b.	As notified, the application of Rules 19.3.1.a. and 19.3.1.b. may be confusing to plan users. Council wishes to review these rules to remove any potential confusion and provide clarity as to the intent of both and the anticipated outcomes. The noncompliance with Rule 19.3.1.a. automatically become a Restricted Discretionary Activity (Rule 1.1.8)	That further consideration of the rule framework for Rule 19.3.1.a. and Rule 19.3.1.b is undertaken to provide greater clarity.
Rule 19.3.1.g. and Rule 19.3.1.h. Appendix 1.1 Definitions – <i>Alterations and Additions</i>	The present rule framework may cause unintended plan outcomes. While the existing definition for <i>Alterations and Additions</i> is relevant in defining these activities for general situations; for Built Heritage the definition does not reflect the heritage values and the types of additions/alterations anticipated; how to manage such attachments as dishes, antenna, solar panels and air-conditioning units.	The introduction of a definition for Alterations and Additions in relation to Chapter 19: Historic Heritage; such as: Alterations and Additions (in relation to Chapter 19: Historic Heritage): Means any work to existing heritage buildings or structures in Schedule 8A which involves the: <ol style="list-style-type: none"> a. Alteration or removal of walls, windows, roofs or exterior features; or b. Structural additions increasing the floor area of the building or structure. c. Network Utility structures (e.g., satellite dishes, antenna, aerials, solar panels).

		d. Replacement of windows, cladding or roofing that is not considered to be Maintenance or repair of buildings and structures (in relation to Chapter 19: Historic Heritage).
Rule 19.3.1.g. and Rule 19.3.1.h. Appendix 1.1 Definitions – <i>Alterations and Additions</i>	While the addition of network utility structures may impact the heritage value and fabric of a heritage building or structure that has been scheduled, there remains the need to consider the modern living requirements of the occupants. Therefore, an additional rule is warranted to assist with the plan administration of both the rules and the definition of Alterations and Additions relating to built heritage.	That an additional rule is inserted into Rule 19.3.1 that allows the addition of network utility structures (e.g. dish, antenna, solar panels or air conditioning units) to the exterior of any heritage building or structure when these structures are located to the rear, and not visible for the public realm.
Appendix 8, Schedule 8A	H68 – Railway House at Tasman Road no longer exists.	Remove the reference to H68 in both Schedule 8A and the notation on the Planning Maps.
Appendix 8, Schedule 8A	In 2018 a resource consent was granted for the demolition of the Municipal Baths (H88). The demolition works have now been completed. Therefore reference to the Baths in the district plan should be removed.	Remove the reference to H88 in both Schedule 8A and the notation on the Planning Maps.
Appendix 8, Schedule 8A	H136 is shown on the planning maps but due to a typographical error it was deleted from the schedule.	Reinstate the detail for H136 – Hospital Band Rotunda in Schedule 8A: 

Historic Heritage Areas (HHA)

4. HHA submission points, reasons and relief sought:

Submission Point	Commentary and Reasons	Relief Sought:
Rule 19.3.2.a. Appendix 1.1 Definitions – <i>Alterations and Additions</i>	The present rule framework may cause unintended plan outcomes when considering consent requirements for ‘alterations’ and ‘additions’ to existing buildings within an HHA on front, corner and through sites. While the existing definition for <i>Alterations and Additions</i> is relevant in defining these activities for general situations; for Historic Heritage Areas the definition does not reflect the	That further consideration of the rule framework is undertaken to provide: <ul style="list-style-type: none"> a. Less restrictions and greater clarity in relation to alterations/additions to buildings, including where these alternations/additions are not visible from the public realm. b. Greater clarity on when an assessment of heritage values is required to protect the specific heritage values as identified for the HHA.

	<p>heritage values and the degree of change that would be acceptable as a result of additions/alterations to buildings within the HHA. It is unclear if typical property maintenance activities, such as renewing worn-out doors and weatherboards, would be classified as 'alterations' and therefore triggering a resource consent on front, corner and through sites within the proposed HHAs.</p> <p>It is also beneficial to clarify if additions to the back/rear of the existing buildings would require a resource consent. On this basis, there is benefit in providing further direction through the standards that relate to Rule 20.3.2a.</p>	<p>c. Amendments to the relevant objectives and policies consistent with above approach.</p>
<p>Rule 19.3.2a. Appendix 1.3 E</p>	<p>The Special Character zoned areas have a provision managing the location of additions, alterations or new buildings on sites, either 'forward of the front building line' or 'forward of the rear building line'.</p> <p>The retention of this rule framework for HHAs would provide further protection of the heritage values and features which each HHA has been identified for.</p>	<p>Provide a rule framework that:</p> <ol style="list-style-type: none"> a. Identifies where alterations, additions and new buildings can be located within the individual sites without a resource consent; b. Determine whether there should be one rule framework for all HHAs or that the rule framework should address the individual HHA heritage values; c. Provide specific assessment criteria relevant to each HHA; d. Ensure information requirements as part of a resource consent process are commensurate with the nature and scale of the application; e. Ensure consequential amendments to objectives and policies to reflect amended rule framework.
<p>Rule 19.3.2a. Rule 19.3.2.j. Appendix 1.1 Definitions</p>	<p>While the HHAs have been determined following assessment of heritage values, a mix of housing ages within these areas exist. Council considers there would be further benefit in defining how to differentiate between what would be considered 'modern' buildings and those of the era the HHA is being recognised for; or have discretion over.</p>	<p>That greater clarity is provided with regards to the individual HHA areas as to the building features and heritage values to be protected for proposed works within each HHA. This may be achieved through definitions, standards or the introduction of an activity status.</p>

<p>Rule 19.3.2d Rule 19.4.3 Appendix 1.1 Definitions</p>	<p>Some of the HHAs contained original curtilage walls; and these are significant heritage features distinguishing these HHAs from other areas. As notified, the management of curtilage walls is addressed within the rule framework as a RD if demolition of an existing curtilage wall is proposed. To ensure the expected outcomes through the application of this rule framework are achieved, Council considers that there is a need to introduce a definition of curtilage wall associated with HHAs as this feature is not captured under the existing definition of 'fence'. A specific rule framework is required for curtilage walls within HHAs to ensure protection and good plan administration.</p>	<p>That a rule framework and definition is developed and applied for curtilage walls in the HHAs.</p>
<p>Rule 19.3.2.f. Demolitions of existing detached accessory buildings on front, corner and through sites</p>	<p>Rule 19.3.2.f. requires resource consent for demolition of existing detached accessory buildings on front, corner and through sites that are located within proposed HHAs. However, this rule does not distinguish between accessory buildings that reflect the heritage values the HHA has been identified for and accessory buildings that do not contribute to the heritage value. For example, a more 'recent' accessory building that, in some instances it may be favourable to have such a building removed to regain the heritage values of the HHA (as opposed to an accessory building to the rear of the site that does not contribute to the heritage values).</p>	<p>Rule amendments which clarify and efficiently address:</p> <ul style="list-style-type: none"> a. How to manage the demolition of accessory buildings within an HHA; b. Whether the rule should apply to all front, corner and through sites under the context of protection of HHAs values; c. Are there certain accessory building typologies within individual HHAs that need to be protected.
<p>Rule 19.3.2.h. Rule 19.4.3.b. Fences and walls heights forward of the front building line of the dwelling</p>	<p>The notified version of PC9 identifies that a maximum height of 1.2m for fences/walls located forward of the front building line of the dwelling</p>	<p>Rule amendments which clarify and efficiently address:</p> <ul style="list-style-type: none"> a. The appropriateness of the existing fencing/wall rule framework applied to HHAs;

	<p>within an HHA is a permitted activity.</p> <p>While this approach aligns with the existing fencing standard for the Special Character Zone in the ODP it is not fully reflective of the differences between the 32 HHAs. As a result, Council considers it would be beneficial to further investigate the options of aligning the fencing and wall rules (height and materials) to the heritage values and features of each HHA; and in some circumstances introducing a consenting framework where fencing is not aligned with the heritage values of an HHA.</p>	<p>b. Consideration of providing specific fencing/wall rules for each HHA; and</p> <p>c. If appropriate a revised rule framework.</p>
<p>Rule 19.3.2.h. Rule 19.4.3.b. Fencing materials</p>	<p>The notified version of PC9 states that fencing/walls are <i>Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite.</i></p> <p>As written the rule requiring Council’s discretion to determine if proposed fencing can comply with this standard. This may produce inconsistency and confusion as to the plan administration of this standard. To strengthen the fencing rules, and ensure good outcomes referencing should be made to the identified features of the different HHAs</p> <p>As a result, Council considers it would be beneficial to further investigate the options of aligning the fencing and wall rules (height and materials) to the heritage values and features of each HHA; and in some circumstances introducing a consenting framework where fencing is not aligned with the heritage values of an HHA.</p>	<p>Rule amendments which clarify and efficiently address:</p> <p>a. The appropriateness of the existing fencing/wall rule framework applied to HHAs;</p> <p>b. Consideration of providing specific fencing/wall rules for each HHA; and</p> <p>c. If appropriate a revised rule framework.</p>
<p>Rule 19. 3.2.j. New buildings</p>	<p>As notified, new buildings on all sites within HHAs is a RD activity.</p> <p>However, Council considers further assessment is needed to</p>	<p>That further investigation is undertaken to determine if the RD status for New Buildings should apply to all sites within proposed HHAs or should be permitted within certain circumstances, and if so,</p>

	determine if this rule should exclude rear sites and/or have limited or no visibility from street or public realm.	make the necessary rule changes and amendments.
Rule 19.3.2.k. Rule 19.3.2.l. Rule 19.3.2.m. Appendix 1.1 Definition Appendix 1.3 E	As notified Rules 19.3.2.k, 19.3.2.l. and 19.3.2.m. only reference relocation of buildings within, off and onto a site in an HHA. However, as written these rules cause a level of confusion as to whether the activity is relocation or removal within a site in an HHA. To improve the efficiency and effectiveness of the Plan, and to avoid misinterpretation of provisions, it would be beneficial to refine the wording of these provisions and/or be consolidated with other provisions. These rules also do not distinguish between what typology would be acceptable to be relocated into an HHA.	<ul style="list-style-type: none"> a. That Rules 19.3.2.k., 19.3.2.l., and 19.3.2.m. are either simplified or consolidated to provide clarity on what is being controlled when assessing the relocation onto a site in an HHA; b. That additional assessment criteria relating to the matters of discretion to be considered with regard to the removal off site, relocation within a site or the introduction of a new building through its relocation onto a site in an HHA; c. A definition specifically for relocation in the HHAs is formulated to provide clarity on the expected typology and age anticipated within the HHAs (e.g. the type of building relocated onto HHA – modern vs similar era to those existing within the HHA); d. That the definition for Relocated building is updated to reference HHAs.
Appendix 1.3 E	The assessment criteria applied to HHAs is contained within Appendix 1.3 E: Heritage Values and Special Character. Council considers there is merit in reviewing the existing assessment criteria to ensure greater clarity on the matters of discretion to be considered when assessing a resource consent within an HHA. Doing so will provide greater clarity between the matters specifically relating to Built Heritage items and those relating to specific HHA heritage values; how to address modern buildings and the retention of identified HHA features.	That specific assessment criteria that address the specific and general matters of each HHA is introduced into Appendix 1.3 E.

Archaeological and Cultural Sites

5. Archaeological and Cultural Sites submission points, reasons and relief sought:

Submission Point	Commentary and Reasons	Relief Sought:
Rule 19.3.3	Greater clarity needed with the wording of Rule 19.3.3 regarding what the intent of the rule is in relation to 'site' and 'extent'.	Revisit the wording of Rule 19.3.3 to remove any confusion and improve plan administration.
Appendix 8, Schedules 8B & 8C, and the planning maps	There are alignment differences between some of the indicative archaeological & cultural site extents on the planning maps and the legal descriptions in Schedule 8B & 8C and the indicative extents shown on the planning maps.	<ol style="list-style-type: none"> That the mapping and specific legal descriptions for all archaeological and cultural sites are compared; and If there are differences, further research is undertaken to determine the correct extents; Update Schedules 8B and 8C and the indicative notations on the planning maps.
A 11 A 28 A 114 A 117 A 120 A121 A122 A123	While these sites are already scheduled in the Operative District Plan, they are not identified as recorded NZAA sites and no inventory record was prepared during the preparation of Plan Change 9.	Consider the need to add specific inventory records for each of the following sites: A 11 Koromatua - Urupaa A 28 Te Moutere o Koipikau Paa A 114 Te Wehenga - Urupaa A 117 Mangakookoea Paa A 120 Matakanohi Paa A121 Urupaa A 122 Te Toka O Arurei Urupaa A123 Hau O Te Atua Urupaa
Referencing Schedule 8C – Group 2 Archaeological and Cultural Sites	Group 2 Archaeological and Cultural sites are now, as a result of PC9 subject to resource consent requirements. While through the drafting of PC9 the referencing of Schedule 8C was included in statements about activities requiring resource consent throughout the district plan – it is apparent there remain some outstanding areas where the text needs to be amended to include reference to Schedule 8C to ensure consistent plan administration.	Add reference to Schedule 8C wherever there is a statement such as: <i>Any activity requiring a resource consent relating to Schedule 8A or 8B or 8C sites (refer Volume 2, Appendix 8)</i>

Notable Trees

6. Notable Trees submission points, reasons and relief sought:

Submission Point	Commentary and Reasons	Relief Sought:
Rule 20.3.s.	<p>Rule 20.3.s. Emergency works to, or removal of a Notable Tree states works are permitted if <i>the tree is an imminent risk to public health or safety and property or a network utility</i>. While the similar rule for a SNA, Rule 20.3.a. states: <i>There is an unacceptable risk to public health, safety or property</i>. The use of different terms for the same anticipated outcome is due to a misalignment at drafting of the two sets of provisions. Council wishes to ensure that there is greater clarity and avoidance of confusion as to how both rules should be interpreted through applying consistency in the terminology used.</p>	<p>That there is alignment of terminology used regarding the type of risk assessment to be determined to permit the removal of either a notable tree or SNA trees for safety reasons.</p>
Rule 20.3.t. Minor pruning and maintenance	<p>The notified wording of Rule 20.3.t. may cause confusion and unintended planning interpretation. As currently written it implies there is only the need to engage an arborist to works relating to Rule 20.3.t.v.</p> <p>Reference is required to identify that all works in Rule 20.3.t. are to be carried out by or under the guidance of a qualified works arborist.</p> <p>Further clarification is also required to assist with good plan administration to state that all works under Rule 20.3.t. are to be undertaken by hand-held non-mechanical means.</p>	<p>That Rule 20.3.t. be reworded to state:</p> <p>Minor pruning and maintenance, <u>using hand-held non-mechanical tools</u>, of a Notable Tree, <u>carried out by or under the guidance of a qualified works arborist</u>:</p> <p>i.....</p>
Rule 29.3.w.ix Appendix 1.1 - Definitions	<p>The notified wording of Rule 20.3.w. may cause confusion and unintended planning interpretation as to why the 'Planting of trees' within the Protected Root zone must be managed through a RD consent.</p>	<p>That further clarification, either within Rule 20.3.w. or as a set of definitions be provided regarding:</p> <ol style="list-style-type: none"> a. The reasons for limiting the planting of trees within the Protected Root Zone of a Notable Tree; b. Clarity of where other trees can be planted in proximity to a Notable Tree; c. The difference between the Protected Root zone and the 'dripline' of a notable tree; and

		d. What is considered a 'tree'.
Appendix 9, 9-1.1	Given there is now a STEM score sheet for each tree, this additional clarity/explanation would be of benefit to the processing planner if the score sheet is included as part of appendix 9.	That Appendix 9 be amended to include the STEM score sheet criteria.
Appendix 9, Schedule 9D and planning map	Under the scope of PC9 the only new Notable Trees considered for scheduling were located on either road corridors or Council reserves. While Council requested our arboricultural experts to also identify 'potential' trees while they were out in the field these 'potential trees' are not being scheduled through PC9. Nevertheless, three 'potential' trees have been listed in Schedule 9D and identified on the planning maps. There is an error and these three trees should be deleted from the district plan.	Remove all reference to T138, T139 and T140 from Schedule 9D and the notation of these trees be deleted from the planning maps.

Significant Natural Areas (SNA)

7. SNA submission points, reasons and relief sought:

Submission Point	Commentary and Reasons	Relief Sought:
Rule 20.3 Activity Status	<p>There are a number of rules relating to private and public tracks, and depending on the nature of the proposed works – maintenance, upgrading or new construction there are different expectations.</p> <p>Council considers further consideration of the anticipated outcomes for these rules should be undertaken to remove any potential confusion.</p> <p>As part of this further work being sought, Council would recommend greater clarity be provided on how works to existing tracks and the construction of new tracks should be specifically undertaken in the two SNA areas (cSNA and fSNA).</p>	<p>That further clarification, in Rule 20.3. and any consequential changes as required be provided regarding:</p> <ol style="list-style-type: none"> The use of the terms 'public' and 'private' walkways, cycleways or tracks; The activity status for tracks in the cSNA and the fSNA; What is considered an 'upgrade' of existing tracks; Whether provision for 'walking access track' used for restoration projects is necessary and the appropriate rule framework. The provision of definitions for a 'private track', 'public tracks', and 'walkways and cycleways' in the context of an SNA.
Rule 20.3 Activity Status	The notified version of PC9 places the majority of controls being applied to SNAs in Chapter 20. However, there are also specific rules relating to sites adjoining a SNA in Chapter 25.2.	Add a new activity status for earthworks and vegetation removal in the SNA Fringe areas to Rule 20.3 to refer Plan Users to Chapter 25.2 (specifically

	Presently, there is no clear linkage provided in Chapter 20 to refer the plan user to Chapter 25.2 when considering the 'fringe' areas of SNAs. This could be problematic, as such Council wishes to ensure there is a clear link for ease of plan administration.	Rules 25.2.3j., 25.2.3.k. and Rule 25.2.4.3).
Rule 20.3.a.	Emergency works to, or removal of trees/vegetation in a SNA, Rule 20.3.a. states: <i>There is an unacceptable risk to public health, safety or property.</i> While the similar rule for a Notable Tree, Rule 20.3.s. states works are permitted if <i>the tree is an imminent risk to public health or safety and property or a network utility.</i> The use of different terms for the same anticipated outcome is due to a misalignment at the time of drafting of the two sets of provisions. Council wishes to ensure that there is greater clarity and avoidance of confusion as to how both rules should be interpreted through applying consistency in the terminology to be used.	That there is appropriate alignment of terminology used regarding the type of risk assessment to be determined to permit the removal of either a notable tree or SNA trees for safety reasons.
Rule 20.3.a. Rule 20.3.b. Rule 20.5.1 Appendix 1.1 Definitions	Council is aware Rule 20.3.a. and Rule 20.5.1 does not presently address the removal of pest species. Reliance is placed on Rule 20.3.b. which permits removal or management of pest species, including pest control; and the definition for 'pest control'. However, as a result there is the potential for confusion and poor plan outcomes on what vegetation can be removed/pruned to ensure the value of the specific SNA is retained.	That further work is undertaken to determine the thresholds and acceptable methods for the management of indigenous and exotic vegetation or trees, and pest species, and where necessary, rule changes.
Rule 20.3.e. Rule 20.5.6 Assessment Criteria 1.3 D	Rule 20.3.e. identifies the pruning and maintenance of vegetation or trees associated with restoration in cSNA as permitted when complying with the standards in Rule 20.5.6. These activities are a RD in fSNA. However, the rule does not provide guidance for the same works if undertaken in the fSNA. Council wishes to revisit this rule to provide further clarity regarding anticipated thresholds for works in the fSNA.	That further work is undertaken to determine the thresholds and acceptable methods for the management of indigenous and exotic vegetation or trees in both the cSNA and fSNA when restoration works are proposed, and where necessary, rule changes.
Rule 20.3.q. Appendix 1.1 Definitions	There is a potential of a gap with how park furniture should be managed in SNAs. Currently, there is no specific	That further work is undertaken to determine how park furniture

	activity status and so this activity defaults to Non Complying Activity. However, the definition of 'park furniture' in the ODP includes a mix of structures from a bench seat and rubbish bins through to band rotundas and skate bowls. Some of which may not be suitable in specific SNAs.	should be managed within both the cSNA and fSNA.
Rule 20.5.6	The purpose of the SNA is for the protection of indigenous biodiversity, to achieve greater vegetative coverage and, retention of mature indigenous trees throughout the city. Council considers it is necessary to provide greater direction on the management of canopy cover that sets out: a. The acceptable thresholds to manage works to the overall canopy of a SNA; and b. That vegetation removal excludes removal of mature indigenous trees from restoration and infrastructure operations.	That Rule 20.5.6 is redrafted to ensure adequate management and protection of the canopy of a SNA, and what is acceptable area of vegetation removal.
Rule 20.5.5 Planting of Exotic Vegetation or Trees in a SNA	There are potential ultra vires provisions in Rule 20.5.5 that need to be removed.	That Rule 20.5.5 be reviewed and rewritten to remove any potential for ultra vires provisions.
Rule 20.5.7	The wording of the rule should state 'or' instead of 'and' between 20.5.7.a. and 20.5.7.b. This is an editorial error picked up after notification. The original wording of this rule was intended to be 'or' to ensure there was not a limitation of the works to the maintenance of only <i>'an existing walking access track to access existing infrastructure'</i> . There is also misalignment between reinstatement required under 20.5.6 and lack of a reinstatement requirement under 20.5.7. Council suggest that any area of vegetation cleared is reinstated with indigenous vegetation.	a. Delete the word 'and' and replace with the word 'or' between Rules 20.5.7a. and 20.5.7.b. b. Amended Rule 20.5.7 to add a requirement to reinstate the area by planting indigenous vegetation or trees within 12 months of completion of the works.
Planning Maps	In determining the extent of the SNA boundaries the methodology was applied at a 'desktop' level and through site assessments undertaken in response to pre-notification consultation.	a. That if it is identified that there are differences, or mapping errors, further research is undertaken to determine the correct extents of the SNAs; and

	<p>However, because it was not practical to check all of the individual SNA sites and specific features within each of the identified SNA there may be instances where the extent of a SNA site encroaches into parts of properties that do not have ecological value (such as gardens or lawns under tree canopy). Council wishes to ensure any potential of this could be addressed through the preparation of the s.42a report, and corrected SNA extents shown on the planning maps.</p> <p>Council is also aware of very minor mapping errors where the GIS line work has encroached over property boundaries that is only apparent when viewed at a small scale. Council wishes to rectify this to ensure the extent of SNA does not extend into properties in error.</p>	<p>b. An updated set of GIS shapefiles for SNA extents is developed and applied to the planning maps.</p>
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General Matters

8. Submission points, reasons and relief sought:

Submission Point	Commentary and Reasons	Relief Sought:
Appendix 1.1 Definitions – Rear Lane	There is a typographical error and at the time of entering the definition for Reconstruction (in relation to Volume 1, Chapter 19: Historic Heritage) the definition for Rear Lane was deleted. This should not have occurred.	<p>Reinstate the definition for Rear Lane :</p> <p><i>Rear Lane: Means a private way whose function is to primarily serve as a rear access to front sites or sites fronting a public reserve. This definition applies in the Rotokauri North Structure Plan area only.</i></p>

Further Information and Hearings

9. Should others make a similar submission, Hamilton City Council will not consider presenting a joint case.
10. Should Hamilton City Council require clarification of the points outlined in this submission, or additional information, please contact **Mark Davey** (City Planning Unit Manager) on 838 6995 or email mark.davey@hcc.govt.nz in the first instance.
11. Hamilton City Council representatives **do wish to speak** at the hearings in support of this submission.

Yours faithfully



Lance Vervoort
CHIEF EXECUTIVE

Hamilton City Council
Garden Place, Private Bag 3010, Hamilton

 /HamiltonCityCouncil

 @hamiltoncitycouncil

 07 838 6699

hamilton.govt.nz