Hamilton City Council
Te kaunihera o Kirikiriroa

Notice is hereby given that an extraordinary Meeting of the Council will be held on:

Date:	**Wednesday 29 June 2022**
Time:	**9.30am**
Meeting Room:	**Council Chamber**
Venue:	**Municipal Building, Garden Place, Hamilton**

Council

OPEN ATTACHMENTS

ATTACHMENTS UNDER SEPARATE COVER

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21. Recommendations from Open Committee Meetings

1. Plan Change 9 documentation

Proposed Plan Change 9 – Historic Heritage and Natural Environments to Hamilton City Operative District Plan

Section 32 Evaluation Report

Executive Summary

The purpose of Plan Change 9 – Historic Heritage and Natural Environments (PC9) is for the identification and protection of matters that are of historic heritage or natural environments as defined by the RMA. The recommendations from the research undertaken on the five subject matters being addressed through PC9 include:

- Archaeological and Cultural Sites
- Significant Natural Areas (SNA)
- Notable Trees
- Built Heritage
- Historic Heritage Areas (HHA)

In 2019, Council's resolution was for greater emphasis on the protection and recognition of Maaori heritage. Commencing in 2020, staff and consultants working for the Council have engaged and partnered with Mana Whenua and Iwi on two prongs of Maaori heritage – Archaeological and Cultural sites and Sites and Areas of Significant to Maaori (SASM). This work has resulted in two inventories, identification of threats to these sites and revised planning provisions for Group 2 archaeological and cultural sites. Due to the extensive identification of SASMs within the City, Council, in consultation with Mana Whenua have decoupled SASMs from Plan Change 9. The decoupling will ensure the rest of the matters in PC9 are not slowed, PC9 notification achieved; and the extensive work done to date on SASMs can continue to be understood in the context of the RMA and through other non-RMA processes.

Archaeological and Cultural Sites identification and provisions in the District Plan were last reviewed as part of the 2012 District Plan Review. The existing schedule in the district plan identifies 52 of the 109 recorded NZAA archaeological sites. Under PC9 all of the recorded sites and their extents are proposed to be scheduled; with the exception of those sites already identified through Plan Change 5 – Peacocke Structure Plan (PC5). The extent of the archaeological and cultural sites within the Peacocke Structure Plan were reviewed as part of PC5 and have not been reviewed as part of PC9, however the rules for archaeological and cultural sites apply citywide (including Peacocke Structure Plan).

The Significant Natural Areas (SNA) provisions of the District Plan were last reviewed in 2017, when the final appeal point by the Waikato Regional Council was resolved by consent order. Although the provisions themselves were reviewed recently, the underlying SNA mapping was based on work completed in 2010 and is based only on areas of indigenous flora and does not include areas of significant indigenous habitat. This is a significant gap as the Hamilton City district includes other vegetation areas (predominantly in gullies and along the Waikato River) that are the habitat for several threatened and/or regionally uncommon indigenous species, notably the long-tailed bat as Hamilton is one of only a few cities in New Zealand where long-tailed bats are known to persist in an urban landscape.

PC9 has involved a citywide SNA identification assessment, with the exception of the Peacocke Structure Plan area where SNA were identified as part of PC5 and therefore not reviewed as part of PC9. However, the SNA rules will apply citywide (including Peacocke Structure Plan).

The existing scheduled notable trees were last reviewed as part of the 2012 District Plan Review using the RNZIH Method Evaluation from the Royal New Zealand Institute of Horticulture (RNZIH). This

method has caused confusion through the assessment of resource consent applications for the removal of trees. As a result, it is proposed to apply the Standard Tree Evaluation Methodology (STEM). This method, like the RNZIH, measures a tree's attribute, but through a less complicated process and point scoring process than what is presently applied using the RNZIH methodology set out in Appendix 9 of the ODP.

Council last undertook a stocktake of the city's built heritage in the late 1990s. The assessment work undertaken under PC9 has identified an additional 182 buildings or structures for protection that range from early 1900 buildings through to the late 1960s. The only changes to the existing schedule is the removal of buildings that have been removed following resource consent approvals.

The identification of 32 Historic Heritage Areas represents the significant changes in the City's residential areas from the late 1800s up until the 1970s. Identification of these areas in the district plan provides protection of those areas that have greater authentic examples of those significant growth periods of the city's past. The identification of HHA areas through PC9 does not attract planning provisions that would interfere with the intensification planning instrument that was introduced through the amendment to the RMA in December 2021.

The detailed rules governing residential density standards for areas which are identified through PC9 will be addressed through Council's Plan Change 12 -Enabling Housing that will be notified in August 2022.

In order to incorporate the provisions into the plan, a plan change is needed to be undertaken in accordance with Section 32 of the RMA. This report sets out the evaluation of the plan change in accordance with Section 32. The proposed changes to the planning provisions (objective, policies rules and methods) address the resource management issue of managing efficient and effective development, use and protection of natural and physical resources, in this instance specifically historic heritage and natural environment.

These changes are being made in accordance with Section 31 of the RMA which gives Council the function to establish, implement and review methods to achieve integrated management of effects of the use, development or protection of land and associated natural and physical resources in order to promote the sustainable management of natural and physical resources.

Consultation, in accordance with the Schedule 1 requirements set out by the RMA, has been undertaken in relation to the five matters addressed through PC9 (refer to Appendix 4).

On 3 June 2022 Council circulated a draft version of the s.32 report for PC9 to statutory bodies and the Iwi Authority, Waikato- Tainui in accordance with the requirements under Schedule 1, Clause 4A of the RMA. The formal feedback, and actions undertaken in response to those matters are summarised in Appendix 4 - Consultation.

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1 Introduction

1.1 Scope and purpose of the report

The purpose of this report is to set out the Section 32 evaluation of Proposed Plan Change 9 – Historic Heritage and Natural Environments (PC9) to the Operative Hamilton City District Plan ('ODP'). Section 32 is integral to ensuring that Council has carried out a transparent, robust decision-making process for the purpose of promulgating a plan change to the Hamilton City District Plan. This report evaluates the proposed objective, policies and methods, which are consistent with Council's obligation under section 31 of the Resource Management Act 1991 ("RMA"), to establish, implement, and review 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.

PC9 does not attract planning provisions that would interfere with the intensification planning instrument, as a result of the amendment to the RMA in December 2021, which Council will be introducing as Plan Change 12 – Enabling Housing (PC12) in August 2022. It is PC12 that will address detailed rules governing residential density standards for areas and sites being identified and protected through PC9.

The key components of this plan change are listed in summary below (Refer to Appendix 2 and Appendix 3):

Archaeological and Cultural sites:

- Identification and inclusion of all known recorded NZAA archaeological sites in the ODP (excluding those located in the Peacocke Structure Plan area which have been identified through Plan Change 5 (PC5)).
- Produce an inventory of each archaeological site.
- Map the identified archaeological and cultural sites and update Appendix 8, Schedules 8B and 8C.
- Review the ODP provisions to appropriately manage archaeological and cultural sites in Chapter 19 of the ODP which apply citywide (including the Peacocke Structure Plan area).

Built Heritage:

- Identification of buildings and structures with significant heritage values to be added to the existing 121 scheduled heritage items
- Produce an inventory of each building or structure.
- Map the identified buildings and structures and update Appendix 8, Schedule 8A.
- Review the ODP provisions to appropriately manage the effects of subdivision, use and development on built heritage (buildings and structures) in Chapter 19 of the ODP.

Notable Trees:

- Reassessment of the existing scheduled trees
- The identification and assessment of notable street and reserve trees.
- Map the identified trees and update Appendix 9, Schedule 9D.
- Review the ODP provisions to appropriately manage the retention and health of these identified trees in Chapter 20 of the ODP.

Significant Natural Areas ('SNA'):

- The identification of areas of significant indigenous vegetation and significant habitats of indigenous fauna citywide (excluding those located within the Peacocke Structure Plan area which have been identified through PC5)
- Map the identified SNA areas and update Appendix 9, Schedule 9C
- Review the ODP provisions in Chapter 20 of the ODP relating to SNAs and changes to other chapters and plan definitions which apply citywide (including the Peacocke Structure Plan area).

Historic Heritage Areas ('HHA'):

- Identify and document areas with historic heritage values, with that information used to schedule historic heritage areas under Appendix 8 – 8D: Historic Heritage Area
- Map the identified areas as Historic Heritage Area Overlay
- Develop ODP provisions to appropriately manage the effects of subdivision, use and development in sites with the proposed historic heritage area overlay in Chapter 19 of the ODP
- Review the areas presently identified in the ODP as under the Special Residential Zone, Special Heritage Zone and Temple View Zone, and apply relevant planning provisions through the proposed HHAs overlay under Chapter 19.
- Due to the introduction of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 (Amendment Act) in December 2021, it is considered that the rezoning of the Special Residential Zone, Special Heritage Zone and Temple View Zone would more appropriately included within the scope of the Hamilton Intensification Planning Instrument (IPI) that is known as Plan Change 12 (PC12) that is required to follow the Intensification Streamlined Planning Process introduced by the RMA Housing Amendment Act –. Any amendment or introduction of planning provisions relating to density or the level of intensification within the relevant residential zones will also be in the scope of PC12 and through the Intensification Planning Instrument (IPI).

This includes changes to the following sections of the ODP (Appendix 3):

- Chapter 4 Residential Zones
- Chapter 5 Special Character Zones
- Chapter 6 Business zone
- Chapter 7 Central City Zones
- Chapter 8 Knowledge Zone
- Chapter 9 Industrial Zone
- Chapter 11 Ruakura Industrial Park Zone
- Chapter 12 Te Repa North Industrial Zone
- Chapter 13 Rototuna Town Centre Zone
- Chapter 14 Future Urban Zone
- Chapter 15 Open Space
- Chapter 16 Community Facilities Zone
- Chapter 17 Major Facilities Zone
- Chapter 19 Historic Heritage
- Chapter 20 Natural Environments

- Chapter 22 Natural Hazards
- Chapter 23 Subdivision
- Chapter 25.1 Development Suitability
- Chapter 25.2 Earthworks and Vegetation Removal
- Chapter 25.6 Lighting and Glare
- Chapter 25.10 Signs
- Chapter 26 Designations
- Appendix 1.1 Definitions
- Appendix 1.2 Information Requirements
- Appendix 1.3 Assessment Criteria
- Appendix 1.4 Design Guides
- Appendix 8 Historic Heritage
- Appendix 9 Natural Environments
- Appendix 13 Networks Utilities and the Electricity National Gird Corridor
- Planning Maps

The final Section 32 Evaluation report will include as attachments the following reports that should be read as part of this report:

- Built Heritage Methodology and Inventories (Appendix 8)
- Historic Heritage Areas Methodology (HHA) (Appendix 9)
- Archaeological sites Methodology and Inventories (Appendix 10),
- Notable Trees STEM Methodology (Appendix 11)
- Significant Natural Areas Methodology (Appendix 12)

1.2 Section 32 Evaluation

This section of the report has been prepared to fulfil the statutory requirements of section 32 of the Resource Management Act 1991 (RMA or the Act). It is a record of the processes and evaluation undertaken for PC9, to the Hamilton City Operative District Plan (ODP), in accordance with section 32 of the RMA. The evaluation report must be made available at the same time as the plan change being notified. In line with section 32(6) of the RMA, and for the purposes of this report, the following definitions are used:

- the proposal refers to this plan change;
- the objectives refer to the objectives of the related chapters; and
- the provisions refer to the policies, rules and other methods that implement the objectives of the Plan.

The plan change is seeking to alter existing objectives relating to historic heritage. It does not propose to introduce objectives relating to Natural Environments (SNA or Notable Trees).

The plan change also seeks to alter and add provisions in a number of chapters in the ODP, especially Chapter 19 – Historic Heritage and Chapter 20 – Natural Environments. The ODP contains existing objectives, policies and rules which have been used as a basis for the additional and amended provisions in this plan change. The proposed provisions (including proposed amendments to the existing provisions) are essentially confined to the policies and rules in the District Plan.

1.3 Purpose of the Plan Change

In 2019 Council resolved to prepare a plan change (now referred to as PC9) broadly focusing on the planning provisions, the character of the southern portion of Victoria Street, and the protection of Maaori Heritage.

In 2020, Council resolved to expand the scope of the plan change to undertake a stocktake of the City's built heritage resource, and a review of the notable trees scheduled in the District Plan.

In 2021 the review of SNAs to introduce significant habitats of indigenous fauna was incorporated into the preparation of PC9 for notification.

In 2021, Council also resolved to identify and protect historic heritage areas (HHA) on a citywide basis. This work is in response to the parameters of *Qualifying Matters* set out in the Amendment Act, and that presently the ODP identifies character and heritage areas (Special Residential Zone, Special Heritage Zone and Temple View Zone) which would not meet the criteria as a *Qualifying Matter*. However, any amendments to or the addition of new planning provisions relating to managing density or the level of intensification within identified HHAs is not within the scope of PC9 and will be addressed through the Intensification Planning Instrument (IPI), known as Plan Change 12 – Enabling Housing.

1.4 Section 32

Section 32 of the RMA sets out the requirements for preparing and publishing evaluation reports for proposals for a plan change (amending proposal) to an existing plan (existing proposal). 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 most appropriate to achieve the purpose of the RMA. Council is required to undertake an evaluation of the proposed provisions prior to notification of the proposed plan change.

The section 32 evaluation report sets out the reasoning and rationale for the proposed provisions and should be read in conjunction with those.

This evaluation report addresses the requirements of section 32 and includes a series of appendices which

relate to specific sub-sections of section 32. This overall report, together with the appendices, read together forms the complete section 32 evaluation. The critical outcome is that, based on the evaluation carried out by Council officers and/or technical experts engaged by Council, the proposed provisions (policies, rules and methods) are the most appropriate to achieve the objectives of the proposal.

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

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

(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,

(a) corresponds to the scale and significance of the environmental, economic,

(b) social, and cultural effects that are anticipated from the implementation of the

(c) proposal.

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

(a) " Identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—

(i) economic growth that are anticipated to be provided or reduced; and

(ii) employment that are anticipated to be provided or reduced; and

(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and

(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions."

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

(a) The provisions and objectives of the amending proposal; and

(b) The objectives of the existing proposal to the extent that those objectives –

(i) Are relevant to the objectives of the amending proposal; and

(ii) Would remain if the amending proposal were to take effect.

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

Relevantly, the proposed plan change introduces new objectives as well as proposed changes to existing objectives for historic heritage matters. The proposed provisions (including proposed amendments to the existing provisions) also include changes to the policies, rules and methods in the District Plan.

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

Objectives means, -

(a) for a proposal that contains or states objectives, those objectives.

(b) for all other proposals, the purpose of the proposal.

As the proposal does "contain" or "state" objectives, based on this definition the "purpose of the proposal" must be evaluated as the objective to be achieved (alongside the existing objectives).

Accordingly, following the requirement set out in section 32(3) and section 32(1)(b) (*above*), the relevant existing objectives in the District Plan are examined to the extent that those objectives are relevant to the "purpose of the proposal" and would remain if the amending proposal were to take effect. In summary, the proposed policies, methods and rules of the plan change are evaluated against the purpose of the proposal and the existing objectives of the District Plan which are relevant to the proposal.

The extent to which the proposed new objectives are the most appropriate way to achieve the purpose of the act are also examined.

2 Identification of Issues

2.1 Full analysis for the plan change is contained in the attached appendices

These appendices set out the technical reports (and evidence base) in support of the proposed changes to the district plan, the consultation undertaken and the planning provisions that need to be amended and why:

Appendix 1: Statutory requirements
Appendix 2: Explanation of the five matters addressed in Plan Change 9
Appendix 3: Draft Proposed Plan Change 9
Appendix 4: Consultation
Appendix 5: Matters for Consideration and Scale and Significance Assessment
Appendix 6: Assessment Of Options To Achieve Objectives (S32(1)(B)(I))
Appendix 7: Evaluation Of Objectives, Policies And Rules And Efficiency And Effectiveness Of The Provisions (S32(1), (2) And (3))
Appendix 8: Built Heritage Methodology Report and Inventories
Appendix 9: Historic Heritage Areas Methodology Report
Appendix 10: Archaeological Methodology Report and Inventories
Appendix 11: Notable Tree STEM Method Report

Appendix 12: Significant Natural Areas Methodology Report

The Plan Change is required to ensure that the District Plan is lawful, efficient, effective, relevant and presents best practice.

3 Scale and Significance

To ensure that the s32 evaluation of the proposed plan change is carried out to an appropriate level of detail, an assessment on 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) was carried out in Appendix 5.

Section 32(1)(c) of the RMA requires that the s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the proposal. The scale of the proposal refers to the size and magnitude of the proposed change.

The scale and significance of the proposal is assessed in relation to each matter being addressed through PC9:

- Built Heritage – the proposal is to add 182 additional buildings to Schedule 8A, with 5 of these being additions to Group A of Schedule 8A and 177 to Group B of Schedule 8A. The economic significance is medium; the environmental, economic, social and cultural significance is high.
- Historic Heritage Areas - the proposal is to identify and introduce 32 historic heritage areas to Schedule 8D: Historic Heritage Areas. The economic significance is assessed as medium; the environmental, social and cultural significance are assessed as being high.
- Archaeological and Cultural Sites – the proposal is to add 15 additional archaeological sites to Schedule 8B: Group 1 protected sites and 42 additional archaeological sites to Schedule 8C: Group 2 protected sites. The proposal also involves identification of the known extent of the identified archaeological sites. The scale and significance of the proposal is assessed as being high.
- Notable Trees – the proposal is to reassess the existing scheduled trees and identify additional trees within the public realm for scheduling. It is proposed to add 1051 trees (on public land) to Schedule 9D: Notable Trees. The scale and significance of the proposal is assessed as being high.
- Significant Natural Areas – the proposal is to review and update the existing SNAs identified in the ODP (excluding those SNA identified in the Peacocke Structure Plan area which have been identified as part of PC5) based on the criteria of ecological significance WRSP; identify additional areas for protection as SNAs (significant indigenous habitat) in addition to indigenous fauna; amend the provisions to focus on the protection of values associated with SNAs rather that the existing approach of avoidance of all adverse effects activities in SNAs; and to amend provisions to enable greater flexibility for infrastructure, public access and restoration within SNAs. It is proposed to add an additional 529ha of SNA (including 137ha of the Waikato River) to Schedule 9C: Significant Natural Areas. This is increasing from the 166ha of SNA currently scheduled. The

scale and significance of the proposal is assessed as being high.

Overall, the effects of PC9 are assessed as being of a high scale and significance. Accordingly, the level of detail in this evaluation is high (Refer to Appendix 5).

4 Strategic Planning Context

The following relevant planning documents (statutory and non-statutory) are considered and given effect to in the preparation of this Plan Change:

Statutory documents:

- Resource Management Act (RMA)
- The National Planning Standards
- National Policy Statement on Urban Development (NPS-UD)
- Proposed National policy Statement for Indigenous Biodiversity
- Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy (the Vision and Strategy)
- Waikato Regional Policy Statement (WRPS)
- Waikato Regional Plans
- Waikato Tainui Environmental Plan
- Ngati Haua Environmental Management Plan
- Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)

Non-Statutory documents:

- Hamilton Heritage Plan - Hamilton City Council
- He Pou Manawa Ora: Pillars of Wellbeing - Hamilton City Council
- Nature in the City Strategy (2020-2050) – Hamilton City Council

4.1 Statutory Framework

4.1.1 Resource Management Act (RMA)

Part 2 of the RMA sets out the purpose and matters which are to be considered when exercising functions and powers under the RMA. The following is an assessment of whether the proposal achieves the purpose of the RMA and assesses the matters in Sections 6 to 8. The full assessment and commentary are contained in Appendix 1.

Section 5 Purpose

Section 5 in Part 2 of the RMA identifies the purpose as being the sustainable management of natural and physical resources. The emphasis added reflects the matters being addressed through PC9:

5. Purpose

(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.

*(2) In this Act, 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—*

*(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.

Section 5 defines sustainable management as managing the use of natural and physical resources in a way that enables people and communities to provide for their social, cultural and economic well-being while sustaining those resources for future generations, protecting the life-supporting capacity of ecosystems, and avoiding, remedying or mitigating adverse effects on the environment.

The RMA defines 'environment" as:

includes—

(a) ecosystems and their constituent parts, including people and communities; and

(b) all natural and physical resources; and

(c) amenity values; and

(d) the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters

Cultural well-being is included in the s.5(2) definition of 'sustainable management', and spiritual values and beliefs form a part of cultural and social wellbeing. The natural and physical resources of particular relevance for PC9 includes 'historic heritage', which is defined in the RMA as:

(a) Means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

(i) Archaeological
(ii) Architectural
(iii) Cultural
(iv) Historic
(v) Scientific
(vi) Technological; and

(b) Includes-

(i) Historic sites, structures, places and areas; and
(ii) Archaeological sites; and
(iii) Sites of significance to Maaori, including Wahi Tapu; and

(iv) Surroundings associated with the natural and physical resources.

As identified in the definition cited above, historic heritage are natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and culture and must be sustainably managed. As defined in section 5 of the RMA sustainable management includes sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations. Protecting and sustainably managing historic heritage resources means that those resources will be present for future generations to use to gain an understanding and appreciation of New Zealand's history and culture. With respect to SNA, safeguarding the life supporting capacity of ecosystems is a key component of sustainably managing natural and physical resources under section 5(2) and ecosystems and their constituent parts. In order to safeguard the life supporting capacity of ecosystems, they need to be first identified and then protected to ensure their intrinsic values are not undermined by inappropriate subdivision, use and development.

The provisions included in PC9 relating to identification, recognition, protection and enhancement of SNA, notable trees, historic heritage areas, built heritage, and archaeological sites achieves the purpose of the RMA. These provisions will meet the needs of the community, to understand and appreciate the history, including the periods of development which have historic heritage significance in the development of Hamilton. These provisions will also identify and protect more areas of SNA within Hamilton City and recognise the different values and functions for which each SNA has been assessed as ecologically significant, including both significant floristic values and areas that provide significant habitat, ecological corridor and connectivity functions and values which is primarily the Hamilton River Corridor and Gully network.

PC9 also contains provisions to ensure that the adverse effects of inappropriate subdivision, use and development on the historic heritage resources and natural environment are avoided, remedied or mitigated. The meaning of 'effects' is defined in section 3 RMA as:

In this Act, unless the context otherwise requires, the term effect includes—

(a) any positive or adverse effect; and
(b) any temporary or permanent effect; and
(c) any past, present, or future effect; and
(d) any cumulative effect which arises over time or in combination with other effects—

regardless of the scale, intensity, duration, or frequency of the effect, and also includes—

(e) any potential effect of high probability; and
(f) any potential effect of low probability which has a high potential impact.

Section 6 Matters of National Importance

Section 6 of the RMA sets out a number of matters of national importance that, in achieving the purpose of the Act, all persons exercising functions and powers under it are required to recognise and provide for, specifically.

(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:

(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:

(c) The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:

(d) The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:

(e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

(f) The protection of historic heritage from inappropriate subdivision, use, and development.

(g) The protection of recognised customary activities.

(h) The management of significant risks from natural hazards.

The matters, other than notable trees, are all matters of national importance, as identified above. The Plan Change recognises and provides for these matters. In summary, the conclusions of the assessment made in Appendix 1 are set out below:

Section 6(c) is the matter of most relevance to indigenous biodiversity. It is key for the consideration of indigenous biodiversity and requires all persons exercising functions under the RMA to recognise and provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (significant natural areas). The word "protection" is not defined in the RMA, but the Environment Court has stated it has the ordinary meaning "to keep safe from harm, injury or damage"[1] and that it has a similar meaning as safeguard in section 5(2)(b) of the RMA. Section 6(c) is not subject to any qualifiers and the direction to protect significant natural areas is more absolute than section 6(a) and 6(b) of the RMA. PC9 gives effect to section 6(c) through extending the SNA maps and Schedule 9C to include significant indigenous habitat in addition to areas of significant indigenous vegetation addressing a key gap in the ODP. PC9 also gives effect to section 6(c) through amendments to the objectives, policies and rules of Chapter 20 (and some subsequent amendments to other chapters and definitions) to better recognise and protect the spectrum of indigenous biodiversity and range of ecological values and functions covered in section 6(c).

Section 6(f) matters are recognised and provided for by amendments to the objectives and policies for

[1] *Royal Forest and Bird Protection Society of New Zealand Inc v New Plymouth District Council* [2015] NZEnvC (2015) 19 ELRNZ 122 [63]

historic heritage, the updating of the existing Schedules 8A, 8B and 8C; and the introduction of Schedule 8D – Historic Heritage Areas in Appendix 8 of the District Plan. PC9 proposes amendments to the existing objective 19.2.1 - All Historic Heritage and associated policies, and the introduction of two new policies of Chapter 19 of the ODP to better align the terms used with the Heritage New Zealand Pouhere Taonga Act 2014 and the definition in the RMA of 'historic heritage'. These amendments will achieve the Purpose of the RMA.

In terms of the introduction of HHAs, Part 1 of the Act indicates that Historic Heritage means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. As demonstrated in Appendix 9, all HHAs are identified of representative of the development eras from 1850s to 1970s, which holds the historic heritage significance to the development of Hamilton city and which are of such heritage value locally, regionally or nationally.

Amended policies will assist in ensuring Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River is implemented in the District Plan; and will assist in meeting the needs of the community to understand and appreciate the history, including the pre-European settlement, of the district.

Amendments to objectives and policies are also the most appropriate way to achieve the purpose of the RMA, as when implemented through policies and other provisions of PC9, they will ensure that adverse effects of inappropriate subdivision, use and development are avoided, remedied or mitigated; and the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga are recognised and provided for.

<u>Built Heritage:</u>

- PC9 proposes amendments to existing objective 19.2.3 – Built Heritage (Buildings and Structures) and associated policies to better align the terms used with the Heritage New Zealand Pouhere Taonga Act 2014 and the definition in the RMA of 'historic heritage'. These amendments will ensure the objective and policies the most appropriate way to achieve the Purpose of the RMA.
- Amendments to Policy 19.2.3a – 19.2.3h relating to built heritage, and proposed assessment criteria E are the most appropriate way to achieve Objective 19.2.3.
- Amendments to clarify the rules relating to maintenance and repairs, and reconstruction and reinstatement ensures that the Objectives are achieved.
- Additions to Schedule 8A ensure that historic heritage in the City is identified and protected and is the most appropriate way to achieve the objectives of the ODP for the protection of historic heritage from inappropriate subdivision, use and development.
- Additions to Schedule 8A ensure that built heritage items are identified and protected; and is the most appropriate way to achieve the objectives of the ODP for their protection from inappropriate subdivision, use and development.
- Deletion of building reference in the existing schedule when those buildings have been removed following resource consent approvals.

Historic Heritage Areas

- New objectives proposed in PC9 for historic heritage areas (19.2.5 and 19.2.6) are the most appropriate way to achieve the Purpose of the RMA, as they will sustainably manage the potential of historic heritage areas to meet the needs of the community to understand and appreciate the history, including the periods of development which have historic heritage significance in the development of Hamilton.
- Policies 19.2.5a – 19.2.5d and policies 19.2.6a, rules and provisions relating to historic heritage areas, and proposed assessment criteria E are the most appropriate way to achieve proposed Objectives 19.2.5 and 19.2.6 relating to historic heritage areas.
- Activity Table 19.3.2 has been introduced to provide clear expectations of what activity will require specific consideration and assessment due to the heritage nature of these areas. This will benefit for the recognition, protection and enhancement (where is possible and appropriate) for the heritage values as identified. Buildings and activities have a different status depending on their suitability for these historic heritage areas. Permitted activity pathways for activities that need to be acknowledged and enabled in HHA (e.g. additions and alterations to existing buildings on a rear site, demolitions of existing buildings on a rear site and construction of fences and/or walls in certain situation) and includes specific standards (new standard 19.4.3) for construction of fences and/or walls to manage the design and dimension for fences/walls locating forward of the front building lines of the dwelling to protect and maintain the open plan frontages (with often low retaining walls or low walls/fences) as one of the identified heritage values of these existing HHAs. Activities that may be suitable in the historic heritage areas depending on their effects are restricted discretionary, such as additions and alterations to existing buildings and new buildings. Those requiring closer scrutiny of effects are discretionary activity such as demolitions and relocating buildings on front, corner and through sites within an HHA.
- Proposed additions to information requirement for a heritage impact assessment is the most appropriate way to achieve proposed Objectives 19.2.5 and 19.2.6 relating to historic heritage areas.
- Proposed amendments to assessment criteria E are the most appropriate way to achieve proposed Objectives 19.2.5 and 19.2.6 relating to historic heritage areas.
- The introduction of Schedule 8D ensure that historic heritage in the City is identified and protected and is the most appropriate way to achieve the objectives of the ODP for the protection of historic heritage from inappropriate subdivision, use and development.

Archaeological and Cultural Sites

- Section 6e matters are in part recognised and provided for by the introduction in PC9 of the identification and provisions relating to the recognition and identification of the spatial extent of known archaeological sites.
- PC9 proposes amendments to two existing objectives of Chapter 19 of the ODP (policy 19.2.4), to better align the terms used with the Heritage New Zealand Pouhere Taonga Act 2014 and the definition in the RMA of 'historic heritage'. These amendments will make the objectives the most appropriate way to achieve the Purpose of the RMA.
- Amendments to the activity status for Schedule 8C: Group 2 archaeological sites achieves proposed Objectives 19.2.7.
- Proposed addition to Matters of Control (E. Historic Heritage) and Assessment Criteria (E. Historic Heritage), relating to Group 2 archaeological and cultural sites is the most appropriate way to achieve proposed Objectives 19.2.7 and ensure that adverse effects of inappropriate subdivision, use and development of the identified historic heritage areas are avoided, remedied or mitigated.

- Additions to Schedules 8B and 8C ensure that recorded archaeological sites in the City are identified and protected; and is the most appropriate way to achieve the objectives of the ODP for the protection of historic heritage from inappropriate subdivision, use and development.
- Additions to these schedules will ensure that archaeological sites are identified and protected and is the most appropriate way to achieve the objectives of the ODP for their protection from inappropriate subdivision, use and development.

Significant Natural Areas (SNA)

- Section 6(c) matters are recognised and provided for by the scheduling of additional areas of SNA in Schedule 9C and on the planning maps. In particular, additional areas of SNA that have value as indigenous fauna habitat and/or an ecological corridor function between SNA have been identified, which is more aligned with the direction of section 6(c) to protect areas of significant indigenous and significant habitat of indigenous fauna.
- PC9 proposed amendments to policies, replacing Policies 20.2.1(a)-(p) with new Policies 20.2.1(a)-(l). The policy changes move the focus away from avoiding specific activities in SNA and towards the effects that need to be avoided to ensure the protection of SNAs, including the loss of ecosystem function, representation and extent, fragmentation etc. The policies also provide greater support for activities that either benefit the SNA (e.g. restoration or enhancement projects) or have a functional or operational need to be in the SNA (e.g. infrastructure or public walkways/cycleways). The policies also require larger infrastructure and public walkways/cycleways projects to manage effects in accordance with the 'effects management hierarchy' to ensure positive ecological outcomes overall. These amendments ensure the policies are the most appropriate way to achieve the purpose of the RMA by protecting SNAs in a way that provides for the well-being of people and communities.
- Activity Table 20.3 has been amended to provide clear permitted activity pathways for activities that need to be enabled in SNA (e.g. restoration projects, maintenance and upgrading of infrastructure, public walkways/cycleways, customary activities, activities to manage public health and safety risks etc.) and includes specific standards for particular activities to manage the scale and/or the methodology for undertaking permitted works (new standards 20.5.5 – 20.5.7). All other activities require a resource consent and activities not specifically provided for default to a non-complying activity status. This balance between enabling activities that either benefit the SNA or have a functional or operational need to be in the SNA and requiring a resource consent to consider the appropriateness of other activities in SNA is considered to be the most appropriate way to achieve the purpose of the RMA, to safeguard the life supporting capacity of ecosystems and ensure SNAs are protected.
- Amendments to Chapter 15 – Open Space, Chapter 25.2 – Earthworks and Vegetation Removal, Chapter 25.6.1 and Appendix 1.1 – Definitions and terms to ensure chapters are internally consistent.

Section 7 Other Matters

Section 7 identifies a number of "other matters" that in achieving the purpose of the Act, all persons exercising functions and powers under the RMA shall give particular regard to, which are:

(a) Kaitiakitanga;
(aa) The ethic of stewardship;
(b) The efficient use and development of natural and physical resources;
(ba) The efficiency of the end use of energy;
(c) The maintenance and enhancement of amenity values;
(d) Intrinsic values of ecosystems;
(e) Repealed
(f) Maintenance and enhancement of the quality of the environment;
(g) Any finite characteristics of natural and physical resources;
(h) The protection of the habitat of trout and salmon;
(i) The effects of climate change; and
(j) The benefits to be derived from the use and development of renewable energy.

Particular regard has been had to the above matters in PC9, including (a) kaitiakitanga; (b) efficient use and development of natural and physical resources, (c) amenity values, (d) intrinsic values of ecosystems (f) the quality of the environment, and (g) finite characteristics of natural and physical resources.

Section 7(c) is relevant when considering Notable Trees, as their identification is based on the significant presence they hold in their immediate environment as well as the amenity values they provide.

In considering SNA, section 7(d) relating to the intrinsic values of ecosystems is the most relevant clause. Intrinsic values, as they relate to ecosystems, are defined in the RMA as:

> *intrinsic values, in relation to ecosystems, means those aspects of ecosystems and their constituent parts which have value in their own right, including—*
>
> *(a) their biological and genetic diversity; and*
> *(b) the essential characteristics that determine an ecosystem's integrity, form, functioning, and resilience*

To summarise Part 2 provisions relating to indigenous biodiversity: the Environment Court has attempted to explain (in summary) the scheme of Part 2 of the RMA with respect to indigenous biodiversity in Director General of Conservation v Invercargill City Council2. Some key extracts from that decision are provided below (**emphasis added**).

> [44] In part 2 of the RMA there are three provisions that are particularly important and relevant to biodiversity issues. They are the obligations: "safeguard ... the life-supporting capacity of ... ecosystems" (section5(2)(b) RMA); " ... protect ... areas of significant indigenous vegetation and significant habitats of indigenous fauna" (section 6(c)); and …to have particular regard to the "intrinsic values of ecosystems" (section 7(d) recalling that is a defined term).

[2] *Director General of Conservation v Invercargill City Council* [2018] NZEnvC 84.

[45] Five points should be made here about the scheme of the RMA in relation to indigenous biodiversity. First, the primary responsibility of local authorities when exercising their functions in respect of indigenous biodiversity is part of the very definition of "sustainable management": to safeguard the life-supporting capacity of ecosystems.

[46] **Second, the recognition and protection of areas of significant indigenous vegetation, nationally important as it is, is an extension of that primary obligation. If an ecosystem or part of an ecosystem (being in either case an area of indigenous vegetation or a habitat of indigenous fauna) is found to be significant then that ecosystem is to be protected in itself, not merely to have its life-supporting capacity protected.**

[47] Third, safeguarding (or protecting) the life-supporting capacity of ecosystems includes in each case having particular regard to each of its components including – as the definition of 'intrinsic values" 6 implies.

This case law lends weight to the approach of scheduling SNA for their intrinsic value, not just for the support they can provide to indigenous fauna or the value they may have to the wider community. They are to be protected for the full range of relevant values (in this case, as guided by the significance criteria in the WRPS, discussed further below).

Section 8 – Treaty of Waitangi (Te Tiriti o Waitangi)

In achieving the purpose of the RMA, section 8 requires all persons exercising functions and powers under it to 'take into account' the Principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Key principles of the Treaty include:

- establishing relationships with Maaori which are in the nature of partnership, having regard to the other requirements of the Act
- acting reasonably, honourably and in good faith
- recognising the capacity of hapuu and iwi to exercise authority over their own affairs
- making informed decisions on matters affecting the interests of Maaori
- actively protecting Maaori interests as far as is reasonably practicable
- recognising that benefits should accrue to both Maaori and non-Maaori.

In summary, the process for the preparation of PC9 and the provisions of PC9 has taken into account the Principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

Section 74 - Matters to be considered by territorial authority

(1) A territorial authority must prepare and change its district plan in accordance with—

(a) its functions under section 31; and

(b) the provisions of Part 2; and

(c) a direction given under section 25A(2); and

(d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and

(e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and

(ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and

(f) any regulations.

(2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—

(a) any—

(i) proposed regional policy statement; or

(ii) proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and

(b) any—

(i) management plans and strategies prepared under other Acts; and

(ii) [Repealed]

(iia) relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014; and

(iii) regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing); and

(iv) relevant project area and project objectives (as those terms are defined in section 9 of the Urban Development Act 2020), if section 98 of that Act applies, — to the extent that their content has a bearing on resource management issues of the district; and

(c) the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.

(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.

(3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.

Section 75 - Contents of District Plans

(1) A district plan must state—

(a) the objectives for the district; and

(b) the policies to implement the objectives; and

(c) the rules (if any) to implement the policies.

(2) A district plan may state—

(a) the significant resource management issues for the district; and

(b) the methods, other than rules, for implementing the policies for the district; and

(c) the principal reasons for adopting the policies and methods; and

(d) the environmental results expected from the policies and methods; and

(e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and

(f) the processes for dealing with issues that cross territorial authority boundaries; and

(g) the information to be included with an application for a resource consent; and

(h) any other information required for the purpose of the territorial authority's functions, powers, and duties under this Act.

(3) A district plan must give effect to—

(a) any national policy statement; and

(b) any New Zealand coastal policy statement; and

(ba) a national planning standard; and

(c) any regional policy statement.

(4) A district plan must not be inconsistent with—

(a) a water conservation order; or

(b) a regional plan for any matter specified in section 30(1).

(5) A district plan may incorporate material by reference under Part 3 of Schedule 1.

Section 76 - District Rules

(1) A territorial authority may, for the purpose of—

(a)carrying out its functions under this Act; and

(b)achieving the objectives and policies of the plan,—

include rules in a district plan.

(2) Every such rule shall have the force and effect of a regulation in force under this Act but, to the extent that any such rule is inconsistent with any such regulation, the regulation shall prevail.

(2A) Rules may be made under this section, for the protection of other property (as defined in section 7 of the Building Act 2004) from the effects of surface water, which require persons undertaking building work to achieve performance criteria additional to, or more restrictive than, those specified in the building code as defined in section 7 of the Building Act 2004.

(3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities including, in particular, any adverse effect.

(3A)[Repealed]

(3B)[Repealed]

(4) A rule may—

(a) apply throughout a district or a part of a district:

(b) make different provision for—

(i)different parts of the district; or

(ii)different classes of effects arising from an activity:

(c) apply all the time or for stated periods or seasons:

(d) be specific or general in its application:

(e) require a resource consent to be obtained for an activity causing, or likely to cause, adverse effects not covered by the plan.

(4A) A rule may prohibit or restrict the felling, trimming, damaging, or removal of a tree or trees on a single urban environment allotment only if, in a schedule to the plan,—

(a) the tree or trees are described; and

(b) the allotment is specifically identified by street address or legal description of the land, or both.

(4B) A rule may prohibit or restrict the felling, trimming, damaging, or removal of trees on 2 or more urban environment allotments only if—

(a) the allotments are adjacent to each other; and

(b) the trees on the allotments together form a group of trees; and

(c) in a schedule to the plan,—

(i)the group of trees is described; and

(ii)the allotments are specifically identified by street address or legal description of the land, or both.

(4C) In subsections (4A) and (4B),—

group of trees means a cluster, grove, or line of trees

urban environment allotment or allotment means an allotment within the meaning of section 218—

(a) that is no greater than 4 000 m2; and

(b) that is connected to a reticulated water supply system and a reticulated sewerage system; and

(c) on which there is a building used for industrial or commercial purposes or as a dwelling house; and

(d) that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.

(4D) To avoid doubt, subsections (4A) and (4B) apply—

(a) regardless of whether the tree, trees, or group of trees is, or the allotment or allotments are, also identified on a map in the plan; and

(b) regardless of whether the allotment or allotments are also clad with bush or other vegetation.

(5) A rule may exempt from its coverage an area or class of contaminated land if the rule—

(a) provides how the significant adverse effects on the environment that the hazardous substance has are to be remedied or mitigated; or

(b) provides how the significant adverse effects on the environment that the hazardous

substance is reasonably likely to have are to be avoided; or

(c) treats the land as not contaminated for purposes stated in the rule.

PC9 proposes amendments of polices relating to Notable Trees in for Objective 20.2.3 to better align the terms used with the Arboriculture industry. These amendments will make the objectives the most appropriate way to achieve the purpose of the RMA.

The proposed amendments, to clarify the rules relating to pruning and maintenance and works within the Protected Root zone ensures that the Objectives are achieved. The proposed amendments to assessment criteria D(Natural Character and Open Space) are the most appropriate way to achieve proposed Objectives 20.2.3. While the additions to Schedule 9D ensure notable trees in the City is identified and protected and is the most appropriate way to achieve the objectives of the ODP for the protection of significant trees.

4.1.2 The National Planning Standards

The National Planning Standards (NPS) were introduced in April 2019 to provide nationally consistent direction on the structure and format of district plans, as well as providing some consistent content (definitions, noise and vibration metrics and mapping information).

The NPS is not being implemented through PC9. Hamilton City District Plan will be updated to give effect to the National Planning Standards as part of a future plan change (required to be implemented by April 2024).

4.1.3 National Policy Statements

National Policy Statement on Urban Development

The proposed plan change must give effect to National Policy Statements. The following have particular relevance to this plan change.

The National Policy Statement on Urban Development 2020 (NPS-UD) came into effect in August 2020, replacing the National Policy Statement on Urban Development Capacity 2016. The NPS-UD recognises the national significance of having well-functioning environments that enable all people and communities to provide for their social, economic and cultural wellbeing, and for their health safety, now and into the future. It also recognises the national significance of providing sufficient development capacity to meet the different needs of people and communities.

Noting that the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act December 2021, has modified the expected outputs resulting from the NPS-UD. Council will implement these requirements through Plan Change 12 – Enabling Housing.

The purpose of PC9 is for the identification and protection of both historic heritage, and natural environments as defined in the Operative District Plan. The identification of areas and sites subject to

built heritages, historic heritage areas, archaeological and cultural sites and significant natural areas are of 'a matter of national significance' under s6 of the RMA, which is a qualifying matter as specified in subpart 6, NPS-UD. The rules and provisions proposed in PC9 are for the identification, recognition, protection and enhancement of these matters. The modification of rules and provisions to accommodate a qualifying matter will be considered and addressed in Plan Change 12, and it is not within the scope of PC 9.

For the areas subject to the proposed HHAs, in order to fulfil the statutory requirements of the Amendment Act, any changes to the underlying residential zones and relevant density standards will be considered and addressed as part of the future Plan Change 12, through the IPI.

In summary, PC9 gives effect to the objectives and policies of NPS-UD that are relevant to the subject matter of the plan change. This includes in particular contributing to achieving well-functioning urban environments, where historic heritage is sustainably managed.

Proposed National Policy Statement for Indigenous Biodiversity

Public consultation on the proposed National Policy Statement for Indigenous Biodiversity (proposed NPS-IB) took place between November 2019 and January 2020. On 9 June 2022, the Ministry for the Environment released a 'NPSIB exposure draft' for feedback from practitioners, iwi/ Māori, stakeholders to test the workability of the provisions and ensure it are fit-for-purpose. The NPSIB exposure draft takes into account submissions received during the public consultation period, but the general intent and scope of the proposed NPSIB remains broadly consistent with that consulted on. Alongside the NPSIB exposure draft is a draft implementation plan outlining incentives/support measures to ensure that iwi/Māori, landowners, local authorities and other stakeholders are assisted in the implementation of the NPSIB.

The NPSIB exposure draft has no legal effect and is subject to potential future change. However, it is highly relevant to the review of SNAs and associated provisions in the district plan and is expected to come into effect in late 2022 during the PC9 submission and hearing process. Therefore, it is considered effective and efficient to align the review of SNA provisions with the policy direction and requirements anticipated under the proposed NPSIB.

The proposed NPSIB will require district-wide SNA mapping using nationally consistent criteria and principles. The proposed NPSIB will then require that certain adverse effects are to be avoided on SNAs with limited exceptions with activities recognised as being important to New Zealand's economic, social and cultural well-being. The adverse effects to be avoided from subdivision, use and development are:

i. loss of ecosystem representation and extent:
ii. disruption to sequences, mosaics, or ecosystem function:
iii. fragmentation of SNAs or the or loss of buffers or connections within an SNA
iv. a reduction in the function of the SNA as a buffer or connection to other important habitats and ecosystems:

v. a reduction in population size or occupancy of Threatened, At Risk (Declining) species that use a SNA for any part of their life cycle;[3]

These adverse effects to be avoided are based on ongoing ecological advice on what is needed to maintain indigenous biodiversity in New Zealand. However, the proposed NPSIB also recognises the important of providing a more flexible regime to these strong "avoidance policies" for activities that are important to economic, social and cultural well-being and activities that seek to restore and enhance SNAs. These activities are generally to be managed in accordance with the 'effects management hierarchy' which is a well-established approach to manage adverse effects on biodiversity internationally and within New Zealand.

Activities that have a different consent pathway in the proposed NPSIB relevant to this review include[4]:

- 'Specified infrastructure' that provides a range of network utilities and infrastructure public benefit
- Maintaining and restoring a SNA
- Use and development required to address a risk to public health and safety
- Sustainable customary use.

While the proposed NPSIB has yet to be finalised and is subject to potential future change before it is gazetted in late 2022, these requirements have been considered in reviewing the District Plan SNA provisions particularly in terms of reviewing the current "avoidance policies" for SNA in the District Plan and pathways for certain activities that are important to economic, social and cultural well-being.

4.1.4 Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy

In 2010, the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act established the Waikato River Authority as an independent statutory organisation tasked with the guardianship of the Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River ('Te Ture Whaimana'). The Vision and Strategy was developed and published in 2008 by the Guardians Establishment Committee and is the primary direction-setting document for the Waikato River and its catchments.

The Te Ture Whaimana covers 11,000 square kilometres of Waikato River catchment and responds to the following four fundamental issues:

1. The degradation of the Waikato River and its catchment has severely compromised Waikato River iwi in their ability to exercise mana whakahaere or conduct their tikanga and kawa;
2. Over time, human activities along the Waikato River and land uses through its catchments have degraded the Waikato River and reduced the relationships and aspirations of communities with the Waikato River;
3. The natural processes of the Waikato River have been altered over time by physical intervention, land use and subsurface hydrological changes. The cumulative effects of these uses have degraded the Waikato River; and

[3] Clause 3.10(2) of the NPSIB exposure draft
[4] Clause 3.11 of the NPSIB exposure draft.

4. It will take commitment and time to restore and protect the health and wellbeing of the Waikato River.

The Te Ture Whaimana states:

"*Our Vision is for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come*".

The overarching purpose of the settlement is to restore and protect the health and wellbeing of the Waikato River for future generations. Under the Settlement Act, the Te Ture Whaimana prevails over any National Policy Statement if there is any inconsistency and is part of the Waikato Regional Policy Statement. Section 75(3)(c) of the RMA requires district plans to give effect to an operative Regional Policy Statement, and therefore the Hamilton City District Plan is required to give effect to the Te Ture Whaimana.

The Objectives to realise the Te Ture Whaimana are:

In order to realise Te Ture Whaimana , the following Objectives will be pursued:

a. The restoration and protection of the health and wellbeing of the Waikato River.

b. The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.

c. The restoration and protection of the relationship of Waikato River iwi according to their tikanga and kawa, with the Waikato River, including their economic, social, cultural and spiritual relationships.

d. The restoration and protection of the relationship of the Waikato region's communities with the Waikato River including their economic, social, cultural and spiritual relationships.

e. The integrated, holistic and coordinated approach to management of the natural, physical, cultural and historic resources of the Waikato River.

f. The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.

g. The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.

h. The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.

i. The protection and enhancement of significant sites, fisheries, flora and fauna.

j. The recognition that the strategic importance of the Waikato River to New Zealand's social, cultural, environmental and economic wellbeing requires the restoration and protection of the health and wellbeing of the Waikato River.

k. The restoration of water quality within the Waikato River so that it is safe for people to swim in and take food from over its entire length.

l. The promotion of improved access to the Waikato River to better enable sporting, recreational, and cultural opportunities.

m. The application to the above of both maatauranga Maaori and latest available scientific methods.

To achieve the objectives, the Te Ture Whaimana has twelve strategies including:

1. *Ensure that the highest level of recognition is given to the restoration and protection of the Waikato River.*
2. *Establish what the current health status of the Waikato River is by utilising maatauranga Maaori and latest available scientific methods.*
3. *Develop targets for improving the health and wellbeing of the Waikato River by utilising maatauranga Maaori and latest available scientific methods.*
4. *Develop and implement a programme of action to achieve the targets for improving the health and wellbeing of the Waikato River.*
5. *Develop and share local, national and international expertise, including indigenous expertise, on rivers and activities within their catchments that may be applied to the restoration and protection of the health and wellbeing of the Waikato River.*
6. *Recognise and protect waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi (where they so decide) to promote their cultural, spiritual and historic relationship with the Waikato River.*
7. *Recognise and protect appropriate sites associated with the Waikato River that are of significance to the Waikato regional community.*
8. *Actively promote and foster public knowledge and understanding of the health and wellbeing of the Waikato River among all sectors of the Waikato regional community.*
9. *Encourage and foster a 'whole of river' approach to the restoration and protection of the Waikato River, including the development, recognition and promotion of best practice methods for restoring and protecting the health and wellbeing of the Waikato River.*
10. *Establish new, and enhance existing, relationships between Waikato-Tainui, other Waikato River iwi (where they so decide), and stakeholders with an interest in advancing, restoring and protecting the health and wellbeing of the Waikato River.*
11. *Ensure that cumulative adverse effects on the Waikato River of activities are appropriately managed in statutory planning documents at the time of their review.*
12. *Ensure appropriate public access to the Waikato River while protecting and enhancing the healthh and wellbeing of the Waikato River.*

Strategies to achieve these and other objectives, include to recognise and protect waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi.

PC9 seeks to recognise all known and NZAA recorded archaeological sites, the majority being identified as being directly linked to Maaori habitation before 1863 (such as Paa, Urupa or pits). PC9 seeks to contribute to the implementation of Te Ture Whaimana in the District Plan by recognising and providing for the historic heritage values of, and the cultural and spiritual relationship of Waikato River iwi and hapuu with,

the Waikato River through policy 19.2.1d.

Through PC9 the amendments to the ODP's provisions relating to SNAs will provide for the enhancement of the city's biodiversity through the restoration of the River margins and gully systems. The study undertaken to identify the extent of SNAs was assisted through the fauna assessments; and while these area could include gully areas of degraded or invasive flora they would be identified if they offered restoration potential. This assists in implementing Te Ture Whaimana across a broader area.

4.1.5 Waikato Regional Policy Statement (WRPS)

In accordance with section 74(2) of the RMA, when preparing or changing a district plan, a territorial authority shall have regard to its regional policy statement. The Waikato Regional Policy Statement (WRPS) was made operative in 2016. It provides an overview of resource management issues in the Waikato Region, and the ways in which integrated management of the regions natural and physical resources will be achieved. The objectives of the WRPS relevant to the issues addressed by PC9 include:

- 3.1 Integrated management
- 3.9 Relationship with Tangata Whenua and the Environment
- 3.12 Built Environment
- 3.18 Historic and cultural heritage
- 3.22 Natural Character
- 10.1 Managing historic and cultural heritage
- 11.1 To maintain or enhance indigenous biodiversity
- 11.2 To protect significant indigenous vegetation and significant habitats of indigenous fauna

Together these objectives inform a policy framework that seeks to manage development and its associated effects in the Waikato Region, providing detail and direction on how the objectives are to be achieved.

Integrated Management

Objective 3.1 Integrated management is:

Natural and physical resources are managed in a way that recognises:

(a) the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;
(b) natural processes that inherently occur without human management or interference;
(c) the complex interactions between air, water, land and all living things;
(d) the needs of current and future generations;
(e) the relationships between environmental, social, economic and cultural wellbeing;
(f) the need to work with agencies, landowners, resource users and communities; and
(g) the interrelationship of natural resources with the built environment.

Objective 3.1 is achieved by policies that include:
Policy 4.1 Integrated approach
An integrated approach to resource management will be adopted that:

(a) recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of aligning the decisions of relevant management agencies across boundaries;
(b) maximises the benefits and efficiencies of working together;
(c) recognises the multiple values of natural and physical resources including ecosystem services;
(d) responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur;
(e) maximises opportunities to achieve multiple objectives;
(f) takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends;
(g) applies consistent and best practice standards and processes to decision making; and
(h) establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.

PC9 gives effect to Objective 3.1 and Policy 4.1 by taking an integrated approach to the recognition and protection of historic heritage, archaeological and cultural sites and natural environments under significant natural areas.

Tangata Whenua

Objective 3.9 Relationship of Tāngata whenua with the environment
The relationship of tāngata whenua with the environment is recognised and provided for, including:
a) *the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and*
b) *the role of tāngata whenua as kaitiaki*.

Objective 3.9 is achieved by policies that include 4.1 integrated approach, 4.2 collaborative approach, and Policy 4.3 Tāngata whenua, which reads:

Tāngata whenua are provided appropriate opportunities to express, maintain and enhance the relationship with their rohe through resource management and other local authority processes.

Other policies to achieve Objective 3.9 include 10.1 managing historic and cultural heritage and protect significant indigenous vegetation and significant habitats of indigenous fauna. These are discussed below:

Historic and Cultural Heritage

Objective 3.18 Historic and cultural heritage is:
Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.

Objective 3.18 is achieved by policies that include: an integrated approach (Policy 4.1), collaborative approach (Policy 4.2), Tangata Whenua (Policy 4.3), planned and co-ordinated subdivision (Policy 6.1), managing historic cultural heritage (Policy 10.1), relationship of Maaori to taonga (Policy 10.2), effects of

development on historic and cultural heritage (Policy 10.3), and maintain and enhance areas of amenity value (Policy 12.3).

Section 10 – Heritage of the WRPS requires that regional and district plans shall give regard to cultural heritage and that of importance to Maaori, such as by maintaining or enhancing tāngata whenua relationships with their rohe and protecting areas and aspects of cultural heritage from inappropriate subdivision, use and development.

Relevant parts of Section 10-Heritage of the WRPS include:

Policy 10.1 – Managing historic and cultural heritage
Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.

Policy 10.2 – Relationship of Māori to taonga
Recognise and provide for the relationship of Tāngata Whenua and their culture and traditions with their ancestral lands, water, sites Waahi Tapu and other Taonga.

Policy 10.3 – Effects of development on historic and cultural heritage
Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.

Implementation methods for Policy 10.1 include a Regional Heritage Inventory. Implementation methods for Policy 10.2 include identification by tāngata whenua (using the criteria provided in section 10A) those areas, places, landscapes and resources of significance, including those with significant spiritual or cultural historic heritage values, and:

a) *appropriate protocols for the use of or access to them;*
b) *opportunities to o recognise or reflect the kōrero (stories), names, events, whakatauākī (proverbs) and beliefs associated with them;*
c) *opportunities to restore and enhance the relationship tāngata whenua have with them;*
d) *any priorities for restoration and enhancement; and*
e) *areas that should be monitored and the indicators to be used (mātauranga Māori) to measure the state of:*
    i. *places, areas, sites or landscapes with significant spiritual or cultural historic heritage value;*
    ii. *water bodies managed for cultural purposes;*
    iii. *pātaka kai; and*
    iv. *access requirements.*

Another implementation method for Policy 10.2 is for local authorities to work with tāngata whenua to identify opportunities to maintain or enhance their relationship with their rohe through recognition, protection, maintenance or enhancement of Maaori cultural landscapes and should provide for these within regional and district plans.

Implementation methods for Policy 10.3 include:

a) *heritage alert layers;*
b) *accidental discovery protocols;*

c) cultural value assessments and/or cultural impact assessments;
d) conservation and open space covenants;
e) heritage orders;
f) financial and other incentives; and
g) bond and conditions of consent.

'Accidental discovery protocols' are defined in the WRPS as: "establish the steps to be taken in the event that historic heritage (such as Archaeological or Waahi Tapu sites) is unexpectedly discovered during subdivision, use or development".

Another implementation method for Policy 10.3 is in determining whether an activity is inappropriate, regional and district plans shall require that regard to given to:

a) the character and degree of modification, damage, loss or destruction of heritage qualities;
b) the duration and frequency of effect;
c) the magnitude or scale of any effect on heritage qualities;
d) the opportunities available to remedy or mitigate pre-existing or potential adverse effects on heritage qualities;
e) the probability of damage to immediate or adjacent heritage qualities;
f) the degree to which unique or special materials and/or craftsmanship are retained;
g) whether the activity will lead to cumulative adverse effects on historic and cultural heritage;
h) whether the relationships between distinct elements of a historic place, site or area will be maintained;
i) whether the relationships between sites or areas of historic and cultural heritage to other sites or areas of historic and cultural heritage will be maintained;
j) the irreversibility of adverse effects on heritage values including:
  (i) the loss of unique or rare features;
  (ii) opportunities for remediation;
  (iii) the costs and technical feasibility of remediation or mitigation;
  (iv) the relocation of heritage away from its original site or context;
  (v) the loss of value or integrity of historic places, sites or areas through lack of appropriate maintenance and management; and
k) the resilience of heritage qualities or places to change including:
  (i) the ability of the feature to assimilate change; and
  (ii) the vulnerability of the feature to external effects;
l) effects on the surroundings associated with significant heritage places and areas; and
m) the requirement to retain the operational function of nationally and regionally significant transport infrastructure.

PC9 extends and updates the provisions of the ODP in relation to the protection, maintenance and enhancement of historic heritage. It also identifies and introduces new provisions to recognize and protect historic heritage areas.

PC9 specifically includes the introduction of HHAs, as these areas have been identified showing strong historic relationship of the evolution of the development of Waikato Region and Hamilton City from 1850s to the late 1970s. The physical and visual qualities for each of these HHAs demonstrate different distinct

elements when these areas were developed at that time. By identifying and scheduling these areas in the District Plan will ensure the history of Waikato Region and Hamilton City is recognised and appreciated; as well as ensuring the distinct local, regional or national heritage values of such areas can be protected.

It also expands the accidental discovery protocol in the ODP, to require contact be made with representatives of Mana Whenua. PC9 gives effect to Objective 3.18 and the associated policies and methods.

Significant Natural Areas

The Waikato RPS objectives of most relevance to SNA are outlined below.

3.8 Ecosystem services
The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.

3.19 Ecological integrity and indigenous biodiversity
The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state

Section 11 of the Waikato RPS sets out a range of policies and methods to achieve these objectives. Key policies and methods are outlined below.

Policy 11.1 Maintain or enhance indigenous biodiversity
Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on:

a) *working towards achieving no net loss of indigenous biodiversity at a regional scale;*
b) *the continued functioning of ecological processes;*
c) *the re-creation and restoration of habitats and connectivity between habitats;*
d) *supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;*
e) *providing ecosystem services;*
f) *the health and wellbeing of the Waikato river and its catchment;*
g) *contribution to natural character and amenity values;*
h) *tāngata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment;*
i) *managing the density, range and viability of indigenous flora and fauna; and*
j) *the consideration and application of biodiversity offsets*

Policy 11.2 to protect significant indigenous vegetation and significant habitats of indigenous fauna
This policy provides district councils direction on how to identify and map SNA in their district. The key message from the policy is that district councils need to protect SNAs by focusing on the characteristics that contribute to the significance and ensuring they are not reduced to the point that the significance of the SNA is reduced. Notably it is not a total 'avoidance' approach, rather a focus on whether the proposed activity actually impacts on the valued characteristics of the SNA that make it significant.

Implementing methods for Policy 11.2 direct how district councils need to identify and map SNA (using the criteria in Section 11A discussed below) and advocate for using an effects management hierarchy that gives priority to avoiding adverse effect before remediation, mitigation and offsetting should be considered, noting that this approach does not need to be taken for activities that have minor effects on indigenous biodiversity values under Method 11.1.4.

Section 11A criteria for assessing ecological significance
Section 11A contains the criteria for assessing the significance of areas of indigenous biodiversity and identifying the characteristics that make them significant. For an area to be identified as ecologically significant and classified as a SNA, one or more of the criteria must be met.

4.1.6 Waikato Regional Plans

The District Plan must not be inconsistent with a regional plan for any matter specified under section 30(1)(a) of the RMA. The Waikato Regional Council has a role under section 30(1)(ga) of the RMA to have provisions in their regional plans to manage indigenous biodiversity. The Operative Waikato Regional Plan 2007 does not identify SNA and only controls vegetation clearance for the purpose of managing high risk erosion areas.

The Operative Waikato Regional Coastal Plan 2012 identifies areas of significant indigenous vegetation and significant habitat in in the coastal marine area. As such, there is no potential inconsistency or conflict between the protection of SNAs through the Hamilton City District Plan and the relevant regional plans.

4.1.7 Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan

The Waikato Tainui Environmental Plan is designed to enhance Waikato-Tainui participation in resource and environmental management with a vision to maintain the environment and restore or enhance the quality of natural and physical resources.

The Waikato-Tainui Environment Plan highlights the importance of identifying, protecting and enhancing taonga and sites of significance with regard to their history and connection to the rohe. The Waikato-Tainui Environment Plan conveys that even when identification of taonga and sites of significance have occurred in the past, improper management has often led to damage or destruction of aspects of culture and identity.

Chapter 16: Valuable Historical Items, Highly Prized Sites, Sites of Significance
This Chapter of the Waikato Tainui Environmental Plan considers a number of objectives, policies and methods to effectively manage ngaa taonga tuku iho (valuable historical items), waahi tapu (highly prized sites), waahi tupuna (sites of significance), including archaeological sites. Policies consider site management, protection of significant sites, and the permissions for archaeological surveys and excavations. Policies include protocols for the discovery of waahi tapu, waahi tupuna and archaeological sites. The following provides for the guidance given by Waikato-Tainui through their Environment Plan with regard to sites of significance.

16.2.1 Site management protocols
It is critical that, before site works begin, clear protocols exist to manage the site and the potential and actual discovery of waahi tapu and/or taonga tuku iho. Lack of understanding of who to talk to within

Waikato-Tainui and the protocol to be followed can lead to waahi tapu and taonga tuku iho being modified or destroyed. Similarly Waikato-Tainui needs confidence that resource users and activity operators that impact on the rohe of Waikato-Tainui have clear site management protocols.

16.2.2 Managing waahi tapu and waahi tupuna

Waikato-Tainui are concerned at the ways that waahi tapu and waahi tuupuna, whether owned by Waikato-Tainui or privately owned, have sometimes been managed in the past. This has led to the destruction or inappropriate use of waahi tapu and waahi tuupuna sites. Often Waikato-Tainui are not informed of such impending use or destruction. For a number of reasons Waikato-Tainui may not wish to reveal the location or type of a waahi tapu or waahi tuupuna. However, unless Waikato-Tainui are involved in managing waahi tapu and waahi tuupuna, such 'hidden' sites cannot be appropriately managed.

16.2.3 Discovery of taonga (including archaeological sites)

The discovery of taonga tuku iho or archaeological sites must be accompanied with protocols so that all parties are clear on how best to manage the discovery for the benefit of the preservation of the taonga or site and Waikato-Tainui aspirations for the taonga or site. Clear protocols will enable the discovery to be managed in a way that is best for cultural, social, and environmental outcomes and to hopefully ensure minimum disruption to the resource user's or activity operator's activities.

4.1.8 Te Raukai Tamata Ao Turoa O Haua: Ngati Haua Environmental Management Plan

The Ngati Haua Environmental Plan outlines Ngati Haua aspirations to increase the identification, protection and enhancement of taonga and other sites of significance. Undertaking cultural mapping exercises were identified as a key strategy for Ngati Haua to be able to realise this aspiration.

Chapter 15 – Cultural Heritage

Chapter 15 of the Ngati Haua Environmental Plan states:

'Our cultural heritage is our physical and spiritual connection to the past, to our special places and to each other. This chapter focuses on ways in which our cultural heritage can be protected from the impacts of land use and development. It also looks at knowledge and information associated with the sites and areas and connects with Section 17 which looks at Ngati Haua aspirations to reconnect to whanau, strengthen cultural identity and create a sense of belonging.'

Chapter 17 – Our Kaitiaki

This chapter of the Ngati Haua Environmental Plan states; 'Our people are out kaitiaki and our greatest taonga. We have an inherent and inherited responsibility to care for our taiao, particularly for our children and those to follow.' As such, references to the identification and protection of taonga and sites of significance and the importance of this to Ngati Haua are provided below.

Objective 17.2.2

> *Our knowledge associated with traditional sites, places, landscapes and practices is collated, protected and passed onto the next generation.*

PC9 identifies the mapping of all known and recorded archaeological sites in the City, and the sharing of information is consistent with the objectives and policies of both the Waikato Tainui Environmental Plan

and the Ngati Haua Environmental Plan. The preparation of PC9 involved the confirmation of the archaeological sites and their mapping, and this gives effect to the objectives and policies of the Environmental Plans.

PC9 will contribute to addressing the issues identified in both the Waikato-Tainui Environmental Plan and the Ngati Haua Environmental Plan and will also contribute to achieving the objectives and policies of those Plans.

4.1.9 Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA)

The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) promotes the identification, protection, preservation, and conservation of historical and cultural heritage of New Zealand. The HNZPT Act establishes Heritage New Zealand Pouhere Taonga (HNPT) and HNPT functions include identifying, protecting and conserving historic places, waahi tupuna, waahi tapu, to issue authorities under the HNZPT Act, and to act as heritage protection authority under Part 8 of the RMA.

The HNZPT Act provides overarching protection for archaeological sites. Under Section 42 of the HNZPT Act no person, without an authority granted, may modify or destroy or cause to be modified or destroyed, the whole or any part of an archaeological site if the person knows or ought reasonably to have suspected that the site is an archaeological site. Section 44 of the HNZPT Act allows an application to be made to HNZPT for consent to destroy, damage or modify an archaeological site.
An archaeological site is defined in the HNZPT Act as any place in New Zealand (including buildings, structures or shipwrecks) that was associated with pre-1900 human activity, where there is evidence relating to the history of New Zealand that can be investigated using archaeological methods.

The HNZPT Act is the primary legislation for the management of archaeological sites. However, under s.6 of the RMA, a district plan must recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development. Therefore, in preparing PC9, Council has considered the extent to which the ODP meets the requirements of the RMA, and the extent to which the provisions need updating in order to fulfil its important role in providing information and an additional layer of protection for significant archaeological sites, helping applicants to be aware of the HNZPT Act archaeological authority process, and managing the recorded archaeological sites within Hamilton's boundaries.

PC9 provisions seek to strengthen and clarify the protection of the City's historical and cultural heritage sites, introducing new schedule for historic heritage areas, and in updating the objectives and policies relating to historic heritage.

4.2 Non-Statutory Documents

4.2.1 Hamilton Heritage Plan - Hamilton City Council

The Hamilton Heritage Plan was produced in March 2016 and is intended to provide a holistic approach to heritage protection across Hamilton in collaboration with owners of heritage places (Waikato-Tainui, Mana Whenua, Heritage New Zealand, Waikato Regional Council and other interested parties and organisations).
The Hamilton Heritage Plan has five identified goals:

- *Identification ('Tautahi')*
  All historic and natural heritage is identified and documented.
- *Protection ('Whakangungu')*
  Heritage is conserved for future generations.
- *Promotion ('Whakamaanawatanga')*
  Heritage is celebrated and its importance and value promoted.
- *Sustainability and use ('Toituu toiora')*
  Heritage buildings and sites within the city are functional places to be occupied and used.
- *Management and implementation ('Whakahaere me te whakatutuki')*
  Effective and efficient implementation of the Heritage Plan and its actions.

The actions relating to the goals of 'Identification' and 'protection' are particularly relevant to PC9, and include:

- '*Ensure that national and international best practice principles for the identification and assessment of heritage are followed.'*
- *'Research, identify and recognise the city's heritage.'*
- *'Implement the requirements under the Waikato River Settlement Act', taking into account the objectives and policies of the Waikato-Tainui Environmental Plan in relation to the discovery and identification of Waahi Tapu and Waahi Tuupuna and archaeological sites, and when protecting sites of significance to Maaori.*
- *'All significant heritage places in the city are protected through the District Plan'*
- *'Develop and implement procedures to ensure the ongoing protection and conservation of cultural heritage'*

The purpose of PC9 includes updating the provisions relating to built heritage and archaeological and cultural sites, and the introduction of objectives and policies, rules and provisions relating to historic heritage areas. In this regard, the purpose of PC9 aligns with the goal of the Hamilton Heritage Plan to increase the identification of heritage, and the related actions.

4.2.2 He Pou Manawa Ora: Pillars of Wellbeing Hamilton City Council

He Pou Manawa Ora, adopted by Council in 2020 is Council's strategy outlining the vision for a city that celebrates is whole history, including its unique Maaori heritage, and ensures everyone has a voice in developing its future.

He Pou Manawa Ora – Pillars of Wellbeing and its- consideration of the Treaty's Principles, including Partnership, Participation, Protection and Prosperity, acknowledge the significance of Maaori as key partners in the future direction of Hamilton, alongside Hamilton City Council, other key stakeholders and the wider community. It recognises the value of Maaori culture and its connection to Hamilton, and the importance of providing equitable support and opportunities for Maaori wellbeing and growth alongside those of all Hamiltonians.

He Pou Manawa Ora sets out four pillars to deliver the collective aspirations for the city, and to ensure:

- *Hamilton's unique Maaori history and culture is shared, protected and celebrated (Pillar of History)*

- *Maaori voice in local decision-making continues to be supported (Pillar of Unity)*
- *Maaori and people of all cultural backgrounds have equal access to the infrastructure, services and support they need to prosper (Pillar of Prosperity)*
- *Mana Whenua are respected in their role as kaitiaki (guardians) of the natural environment and supported by the community in this role (Pillar of Restoration)*

The purpose of PC9 includes identification of all known and recorded NZAA archaeological sites and to update the provisions relating to these archaeological sites. In this regard, the purpose of PC9 aligns with the goals of He Pou Manawa Ora and its four pillars. With particular focus on action points 3 and 9 under the Pillar of History – He Pou Manawa Koorero:

3. Increase Maaori heritage sites listed and protected through the Council's District Plan.
9. Support the history and place of Kiingitanga to be respected and celebrated.

4.2.3 Nature in the City Strategy (2020-2050)

Nature in the City Strategy 2020 -2050 Strategy is the city's 30-year strategy and direction for biodiversity. Although the definition of nature in the Strategy includes all living things, including plants, trees, birds, fish and insects, the focus of the strategy is on restoring native vegetation.

The strategy recognises only 2% native vegetation cover remains in Kirikiriroa/Hamilton and therefore courageous action is required.

Nature – all living things including people and the ecological processes that sustain all living things – plays an essential role in our community's wellbeing. The Nature in the City Strategy sets a vision, goal and outcome areas for improving nature in Hamilton/Kirikiriroa.

PC9 responds to the vision and goal of the strategy through the SNA enabling framework for restoration activities and indigenous biodiversity in the District Plan:

- Vision - *Nature thrives in Kirikiriroa/Hamilton and nurtures us wherever we are*
- Goal - *We achieve 10% native vegetation cover in Kirikiriroa/Hamilton by 2050*

5 Identify and Assess Reasonably Practicable Options

All options are assessed in Appendix 6. The options assessed as most appropriate to achieve the following proposed changes relating to the five matters being addressed in PC9:

- Archaeological and Cultural sites:
    - Identification and inclusion of all known recorded NZAA archaeological sites in the ODP (excluding PC 5: Peacocke Structure Plan).
    - Produce an inventory of each archaeological site.
    - Map the identified archaeological and cultural sites and update Appendix 8, Schedules 8B and 8C.
    - Review the ODP provisions to appropriately manage archaeological and cultural sites in Chapter 19 of the ODP which apply citywide (including Peacocke Structure Plan).

- Built Heritage:
    - Identification of buildings and structures with significant heritage values to be added to the existing 121 scheduled heritage items
    - Map the identified buildings and structures and update Schedule 8A.
    - Review the ODP provisions to appropriately manage the effects of subdivision, use and development on built heritage (buildings and structures) in Chapter 19 of the ODP.

- Notable Trees:
    - Reassessment of the existing scheduled trees using the STEM methodology and the identification and assessment of notable street and reserve trees.
    - Map the identified trees and update Schedule 9D.
    - Review the ODP provisions to appropriately manage the retention and health of these identified trees in Chapter 20 of the ODP.

- Significant Natural Areas:
    - The identification of areas of significant indigenous vegetation and significant habitats of indigenous fauna citywide (excluding PC 5: Peacocke Structure Plan)
    - Map the identified SNA areas and update Appendix 9, Schedule 9C
    - Review the ODP provisions in Chapter 20 of the ODP relating to SNAs and changes to other chapters and plan definitions which apply citywide (including Peacocke Structure Plan).

- Historic Heritage Areas
    - Identify and document areas with historic heritage values, with that information used to schedule historic heritage areas under Appendix 8 – 8D: Historic Heritage Area
    - Map the identified areas as Historic Heritage Area Overlay
    - Develop ODP provisions to appropriately manage the effects of subdivision, use and development in sites with the proposed historic heritage area overlay in Chapter 19 of the ODP.

5.1 Identify and Assess Objectives

The proposed plan change introduces new objectives which relates to historic heritage. These objectives are assessed in the evaluation in Appendix 6 where it is concluded that these objectives are consistent with the purpose of the Act for sustainable management of natural and physical resources as it provides for sustainable management of historic heritage and natural environments.

6 Evaluation of Preferred Option(s) for Provisions (Policies and Methods)

Listed in Appendix 7 are the proposed provisions will continue to achieve the objectives and thereby the purpose of the Act pertaining to historic heritage and natural environments.

7 Conclusion

This plan change is being undertaken in accordance with the requirements of the Resource Management Act. Consultation, in accordance with the Schedule 1 requirements set out by the RMA, has been undertaken to ensure that the provisions are efficient and effective approach to addressing the Resource Management issues.

The proposed options are considered most appropriate to improve the efficiency and effectiveness of the Plan and promote the sustainable management of natural and physical resources.

8 Appendices

Appendix 1: Statutory requirements
Appendix 2: Explanation of the five matters addressed in Plan Change 9
Appendix 3: Draft Proposed Plan Change 9
Appendix 4: Consultation
Appendix 5: Matters for Consideration and Scale and Significance Assessment
Appendix 6: Assessment Of Options To Achieve Objectives (S32(1)(B)(I))
Appendix 7: Evaluation Of Objectives, Policies And Rules And Efficiency And Effectiveness Of The Provisions (S32(1), (2) And (3))
Appendix 8: Built Heritage Methodology Report
Appendix 9: Historic Heritage Methodology Report
Appendix 10: Archaeological Methodology Report
Appendix 11: Notable Tree Stem Methodology Report
Appendix 12: Significant Natural Areas Methodology Report

Appendix 1: Statutory Requirements

Appendix 1: Statutory Requirements		
Section/Clause	**Text**	**Summary-briefly summarise how these clauses/sections have been complied with**
Schedule 1 3 Consultation	*(1) During the preparation of a proposed policy statement or plan, the local authority concerned shall consult— (a) The Minister for the Environment; and (b) Those other Ministers of the Crown who may be affected by the policy statement or plan; and (c) Local authorities who may be so affected; and (d) The tangata whenua of the area who may be so affected, through iwi authorities (2) A local authority may consult anyone else during the preparation of a proposed policy statement or plan. (4) In consulting persons for the purposes of subclause (2), a local authority must undertake the consultation in accordance with section 82 of the Local Government Act 2002.*	Consultation has been undertaken in accordance with Clause 3. The full suite of engagement undertaken in the preparation of Plan Change 9 is set out in Appendix 4 of this report.
Schedule 1 4A Further Pre-Notification Requirements Concerning Iwi Authorities	*(1) Before notifying a proposed policy statement or plan, a local authority must— (a) provide a copy of the relevant draft proposed policy statement or plan to the iwi authorities consulted under clause 3(1)(d); and (b) have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities. (2) When a local authority provides a copy of the relevant draft proposed policy statement or plan in accordance with subclause (1), it*	Consultation with the iwi has been undertaken and the draft copy of the Plan Change was provided to Waikato-Tainui on 3 June 2022. On 20 June 2022 Waikato-Tainui provided feedback, advising general comfort with the approach of the Draft Section 32 Evaluation Report.

	must allow adequate time and opportunity for the iwi authorities to consider the draft and provide advice on it.	
5 Purpose	*(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.* *(2) In this Act, 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 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.*	The 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. A full s.32 evaluation has been completed in accordance with the RMA requirements.
31 Functions of Territorial Authorities under this Act	*(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district* *(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.*	This plan change is being undertaken in accordance with Hamilton City Council's authority under the Act. Section 31 of the RMA requires council to, among other things, establish, implement, and review 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 City. This includes functions specified in other parts of the RMA. This Plan Change has been prepared to manage the use, development, and protection of natural and physical resources, and in particular the historic heritage resources of areas, buildings,

		structures and areas with heritage values, notable trees, archaeological and cultural sites, and sites and areas of significance to Maaori. PC9 also recognises and providing for, as matters of national importance, the relationship of Maaori and their culture and traditions with ancestral lands, water, sites, waahi tapu, and other taonga (section 6(e) RMA), and the protection of historic heritage from inappropriate subdivision, use and development (section 6(f) RMA). This Plan Change has also been prepared to manage the use, development, and protection of natural and physical resources, having particular regard to kaitiakitanga (section 7(a) RMA); and taking into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) (section 8 RMA). As discussed below in more detail in relation to the Waikato Regional Policy statement and Council's duties under s.75(3)(c) RMA, the Plan Change also seeks to contribute to the Council's implementation in the District Plan of Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River). PC9 contributes to, but is not the sole means of, Council achieving its duty under section 75(3)(c) RMA to give effect to Te Ture Whaimana o Te Awa o Waikato. The protection of notable trees is set out under s.76(4A), (4B), (4C) and (4D) RMA. Where it states Council may for the purposes of carrying out its functions under the RMA and achieving the objectives and policies of the district plan include rules relating to the restricting the felling, trimming, damage or removal of tree or trees.
32 Requirements for Preparing and Publishing Evaluation Reports	*(1) An evaluation report required under this Act 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) examine whether the provisions in the proposal are the*	A full s.32 evaluation has been completed in accordance with the RMA requirements. The plan change is seeking to alter existing objectives and provisions in a number of chapters in the ODP. The ODP contains existing objectives, policies and rules which have been used as a basis for the additional and amended provisions in this

	most appropriate way A full s.32 evaluation has been completed in accordance with the RMA requirements.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; and(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.* *(2) An assessment under subsection (1)(b)(ii) must—* *(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.* *(3) If the proposal (an amending proposal) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to—*	plan change.

	(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.* *(4) If the proposal will impose a greater or lesser prohibition or restriction on an activity to which a national environmental standard applies than the existing prohibitions or restrictions in that standard, the evaluation report must examine whether the prohibition or restriction is justified in the circumstances of each region or district in which the prohibition or restriction would have effect.* *(4A) If the proposal is a proposed policy statement, plan, or change prepared in accordance with any of the processes provided for in Schedule 1, the evaluation report must—* *(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.* *(5) The person who must have particular regard to the evaluation report must make the report available for public inspection—* *(a) as soon as practicable after the proposal is made (in the case of a standard or regulation); or* *(b) at the same time as the proposal is notified.* *(6) In this section,—objectives means,—* *(a) for a proposal that contains or states objectives, those objectives:*	

	(b) for all other proposals, the purpose of the proposal l means a proposed standard, statement, national planning standard, regulation, plan, or change for which an evaluation report must be prepared under this Act provisions means,— *(a) for a proposed plan or change, the policies, rules, or other methods that implement, or give effect to, the objectives of the proposed plan or change:* *(b) for all other proposals, the policies or provisions of the proposal that implement, or give effect to, the objectives of the proposal*	
32A Failure to Carry Out Evaluation	*(1) A challenge to an objective, policy, rule, or other method on the ground that an evaluation report required under this Act has not been prepared or regarded, a further evaluation required under this Act has not been undertaken or regarded, or section 32 or 32AA has not been complied with may be made only in a submission under section 49, 149E, 149F, or 149O or under Schedule 1.(2) Subsection (1) does not prevent a person who is hearing a submission or an appeal on a proposal from having regard to the matters stated in section 32.* *(3) In this section, proposal means a proposed statement, national planning standard, plan, or change for which—* *(a) an evaluation report must be prepared under this Act; or* *(b) a further evaluation must be undertaken under this Act.*	A full s.32 evaluation has been completed in accordance with the RMA requirements.
72 Purpose of District Plans	*The purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.*	**-**

74 Matters to be considered by territorial authority	*(1) A territorial authority must prepare and change its district plan in accordance with—* *(a) its functions under section 31; and* *(b) the provisions of Part 2; and* *(c) a direction given under section 25A(2); and* *(d) its obligation (if any) to prepare an evaluation report in accordance with section 32; and* *(e) its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and (ea) a national policy statement, a New Zealand coastal policy statement, and a national planning standard; and (f) any regulations.* *(2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—* *(a) any—* *(i) proposed regional policy statement; or* *(ii) proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility* *under Part 4; and* *(b) any—* *(i) management plans and strategies prepared under other Acts; and* *(ii) [Repealed]* *(iia) relevant entry on the New Zealand Heritage List/Rārangi Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014; and* *iii) regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to*	All matters considered in the preparation of Plan Change 9 are set out in Appendices 5 – 12. This plan change is being undertaken in accordance with the requirements of the Resource Management Act. Consultation, in accordance with the Schedule 1 requirements set out by the RMA, has been undertaken to ensure that the provisions are efficient and effective approach to addressing the Resource Management issues. This draft plan change and section 32 documentation has been prepared for review by the local iwi in accordance with the requirements under clause 4A of Schedule 1 of the Act. The proposed options are considered most appropriate to improve the efficiency and effectiveness of the Plan and promote the sustainable management of natural and physical resources.

	taiapure, mahinga mataitai, or other non-commercial Maori customary fishing),— *to the extent that their content has a bearing on resource management issues of the district; and* *(c) the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.* *(2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.* *(3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.*	
75 Contents of district plans	*(1) A district plan must state—* *(a) the objectives for the district; and* *(b) the policies to implement the objectives; and* *(c) the rules (if any) to implement the policies.* *(2) A district plan may state—* *(a) the significant resource management issues for the district; and* *(b) the methods, other than rules, for implementing the policies for the district; and* *(c) the principal reasons for adopting the policies and methods; and* *(d) the environmental results expected from the policies and methods; and* *(e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and* *(f) the processes for dealing with*	-

	issues that cross territorial authority boundaries; and *(g) the information to be included with an application for a resource consent; and* *(h) any other information required for the purpose of the territorial authority's functions, powers, and duties under this Act.* *(3) A district plan must give effect to—* *(a) any national policy statement; and* *(b) any New Zealand coastal policy statement; and* *(ba) a national planning standard; and* *(c) any regional policy statement.* *(4) A district plan must not be inconsistent with—* *(a) a water conservation order; or* *(b) a regional plan for any matter specified in section 30(1).* *(5) A district plan may incorporate material by reference under Part 3 of Schedule 1.*	
Section 76 District Rules	*(1) A territorial authority may, for the purpose of—* *(a)carrying out its functions under this Act; and* *(b)achieving the objectives and policies of the plan,—* *include rules in a district plan.* *(2) Every such rule shall have the force and effect of a regulation in force under this Act but, to the extent that any such rule is inconsistent with any such regulation, the regulation shall prevail.* *(2A) Rules may be made under this section, for the protection of other property (as defined in section 7 of the Building Act 2004) from the effects of surface water, which require persons undertaking building work to achieve performance criteria additional to,*	All matters have been considered in the preparation of the proposed Plan Change In particular, s.76(4A) in relation to notable trees.

	or more restrictive than, those specified in the building code as defined in section 7 of the Building Act 2004. *(3) In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities including, in particular, any adverse effect.* *(3A)[Repealed]* *(3B)[Repealed]* *(4) A rule may—* *(a)apply throughout a district or a part of a district:* *(b)make different provision for—* *(i)different parts of the district; or* *(ii)different classes of effects arising from an activity:* *(c)apply all the time or for stated periods or seasons:* *(d)be specific or general in its application:* *(e)require a resource consent to be obtained for an activity causing, or likely to cause, adverse effects not covered by the plan.* *(4A) A rule may prohibit or restrict the felling, trimming, damaging, or removal of a tree or trees on a single urban environment allotment only if, in a schedule to the plan,—* *(a)the tree or trees are described; and* *(b)the allotment is specifically identified by street address or legal description of the land, or both.* *(4B) A rule may prohibit or restrict the felling, trimming, damaging, or removal of trees on 2 or more urban environment allotments only if—* *(a)the allotments are adjacent to each other; and* *(b)the trees on the allotments together form a group of trees; and* *(c)in a schedule to the plan,—*	

	(i)the group of trees is described; and *(ii)the allotments are specifically identified by street address or legal description of the land, or both.* *(4C) In subsections (4A) and (4B) group of trees means a cluster, grove, or line of trees urban environment* *allotment or allotment means an allotment within the meaning of section 218—* *(a)that is no greater than 4 000 m2; and* *(b)that is connected to a reticulated water supply system and a reticulated sewerage system; and* *(c)on which there is a building used for industrial or commercial purposes or as a dwelling house; and* *(d)that is not reserve (within the meaning of section 2(1) of the Reserves Act 1977) or subject to a conservation management plan or conservation management strategy prepared in accordance with the Conservation Act 1987 or the Reserves Act 1977.* *(4D) To avoid doubt, subsections (4A) and (4B) apply—* *(a)regardless of whether the tree, trees, or group of trees is, or the allotment or allotments are, also identified on a map in the plan; and* *(b)regardless of whether the allotment or allotments are also clad with bush or other vegetation.* *(5) A rule may exempt from its coverage an area or class of contaminated land if the rule—* *(a)provides how the significant adverse effects on the environment that the hazardous substance has are to be remedied or mitigated; or* *(b)provides how the significant adverse effects on the environment*	

	that the hazardous substance is reasonably likely to have are to be avoided; or *(c)treats the land as not contaminated for purposes stated in the rule.*	

Appendix 2: Explanation of the five matters addressed in Plan Change 9

Archaeological and Cultural Sites

The ODP contains objectives, policies and rules relating to archaeological and cultural sites in Chapter 19; assessment criteria to be used in the assessment of applications for resource consent in Appendix 1.3; Schedule 8B: Group 1 Archaeological and Cultural Sites; and Schedule 8C: Group 2 Archaeological and Cultural Sites that are included in the ODP for information purposes only.

The archaeological and cultural sites within the Peacocke Structure Plan were reviewed as part of PC 5 and were therefore not amended as part of PC 9. However, any changes to the objectives and policies, and planning provisions as part of PC9 for the protection of archaeological and cultural sites citywide (including those within the Peacocke Structure Area).

A recommendation was made by Mana Whenua in a Te Haa o te whenua o Kirikiriroa (THaWK) hui in March 2020, that the use of koorero tuku iho (traditional knowledge) was an appropriate mechanism to distribute and provide knowledge and guidance to inform identification of the extent of archaeological sites and the identification of known archaeological sites not already included in the Schedules of the ODP. An inventory of archaeological sites was produced, which documents the known spatial extent of the archaeological sites (Attachment 10).

The methodology used by Council for the review of existing scheduled archaeological and cultural sites and the inclusion of other known recorded archaeological sites is detailed in Attachment 10. The methodology, as described in Attachment 10, included using information on recorded archaeological sites from the existing site records forms from the NZAA ARCHSITE Digital Archaeological Site File and from reports held in the HNZPT Archaeological Reports Digital Library.5 Site assessments included in the inventories were based on the criteria in the Waikato Regional Policy Statement (WRPS) Heritage New Zealand Pouhere Taonga Act (HNZPTA) and the RMA. Recorded sites recommended for addition to the ODP archaeological schedules (Scheduled 8B and 8C) have been ranked following the ranking criteria already applied through the ODP.

Built Heritage

The ODP contains objectives, policies and rules relating to built heritage in Chapter 19; assessment criteria to be used in the assessment of applications for resource consent in Appendix 1.3; heritage assessment criteria for the evaluation of historic buildings and structures for inclusion in Schedule 8A and determination of the ranking (A or B); and Schedule 8A Built Heritage (structures, buildings), which contains heritage items.

The provisions relating to built heritage need to be updated to better align with section 6, RMA, current guidelines and best practice for built heritage. The buildings and structures identified and protected in Scheduled 8A needed a review and consideration given to whether additional buildings and structures

[5] Archaeological Investigations for Hamilton City District Plan Change, Project Number: 3-39282.01, WSP issue 2, September 2021

should be added to that Schedule. The update and review having been carried out as part of the preparation of PC9.

The methodology used by Council for the identification of additional built heritage for PC9 is detailed in Attachment 8.

The initial 550+ buildings and structures identified for consideration, were identified through a review of Council files on previously identify buildings and structures; previous work undertaken for the 2001 District Plan, variations to that district plan and the 2012 work undertaken for the existing Operative District Plan. In addition, reports on potential buildings, the 1997 Waikato Heritage Report and the draft Hamilton Thematic Study were referred too:

- Council's Heritage Files 1972-1980s
- 1997 Waikato Heritage Study by Dinah Holman
- Council DP files 1997-2001
- Variations to 2001 PDP- Temple View, Hayes Paddock, Hamilton East
- Council DP files 2001 – 2012
- Submissions to variations, DP reviews
- Assessment work – Landscapes Special Character reports 2020 and 2021
- Draft Thematic work 2019-2020
- Area Plan street assessments 2021
- Buildings/structures identified through newspaper articles/reference books/historians

This initial information was then refined by Council's technical experts, to identify the 182 buildings and structures identified for scheduling through PC9 as set out in the methodology (Attachment 8).

Notable Trees

The ODP contains objectives, policies and rules relating to Significant Trees in Chapter 20 – Natural Environments; assessment criteria to be used in the assessment of applications for resource consent in Appendix 1.3; Significant tree assessment criteria for the evaluation of significant trees is outlined in Schedule 9D.

The existing assessment criteria used for identification of significant trees is being replaced with the STEM method to ensure best practice and commonly used criteria was employed. Therefore, all existing scheduled trees need to be reassessed and given a STEM score to identify what trees that presently are scheduled still remain or are removed from the district plan. The work also has identified additional trees on public property that should be added to the schedule. Nomination of potential new trees for scheduling was borne from work undertaken by Council's Parks team on the identification of significant street and avenue trees.

The methodology used by Council for the reassessment of existing scheduled trees and the identification of additional trees for PC9 is detailed in Appendix 11. The methodology, as described in Attachment 11, included using information contained in the ODP of the locations of existing scheduled trees, the baseline list of potential street trees from Council's Parks team, and the City Tree canopy analysis being developed by the Council to identify trees over 18m in height as a first identifier. The tree assessments undertaken used the principles of a Visual Tree Assessment (VTA) which is consistent with modern arboriculture practices. Assessments were carried out at ground level, and where practical a 360-degree assessment was applied.

The trees scheduled in the ODP were identified through the use of the Royal New Zealand Institute of Horticulture (RNZIH) Standard Method of Tree Evaluation. It has been concluded through discussion with Planning Guidance that the RNZIH method's criteria for assessing and determining retention through resource consents has caused a number of trees being removed causing the loss of significant trees from sites throughout the city. It is concluded that the introduction of the STEM method, an accepted arboriculture assessment tool, applies a scoring system that is more streamlined and more practical to apply. It is important to note that there is no distinctive correlation between the RNZIH and the STEM methods, accordingly all existing scheduled trees required to be reassessed.
To determine the STEM score to be applied all scheduled trees were first reassessed to identify each tree's individual STEM score. The physical reassessment of the 500+ trees (individual or groups) resulted in 34 trees scoring below 130, and 142 trees scoring below 160, and 310 averaged 160, and 39 trees were no longer present. As a result, it was decided to apply a minimum STEM score of 130 for the reassessment of the existing scheduled trees to ensure the greater retention of the existing scheduled trees. The assessment of potential trees for scheduling the following criteria was applied:

- Trees are mature, large and/unique
- Are likely to exceed 130 STEM points
- Groups and tree rows can be included if the canopies touch or within such proximity through growth are likely to touch
- Assessment undertaken using the principles of a Visual Tree Assessment (VTA)
- Assessment undertaken at ground level, and where practical a 360-degree assessment undertaken

The assessment potential street/reserves trees followed the above criteria but using a minimum STEM score of 120 to enable the identification of a greater number of significant trees within the public realm.

Historic Heritage Areas

In 2020, Council commissioned a heritage expert, Carolyn Hill from Lifescapes Ltd, to undertake a strategic high-level overview of the historical special character across the city's residential areas and to identify areas that legibly present themes of historical and physical settlement patterns, architectural forms and landscape qualities. This purpose of this work was to assist Council's ongoing planning policies development as well as to maintain and enhance character qualities as a key part of the future development strategies required under National Policy Statement on Urban Development 2020 (NPS-UD). As a result of this work, twelve "Areas of Interest" are identified across the city, including areas that represent suburban development from the 1920s – 1970s. It is noted that this work did not examine the existing Special Residential Zones and Special Heritage Zones as identified in the Operative District Plan and it was focused on potential additional areas.

In December 2020, Council commissioned the same heritage expert to undertake another study to re-examine the existing Special Residential Zones and Special Heritage Zones that are identified in the Operative District Plan. The purpose of the study was to assist Council's preparations for giving effect to the NPS-UD. Four Study Areas were identified for this work: Hamilton East, Claudelands, Frankton Railway Village and Hayes Paddock. The extent of each Study Area included the existing Special Residential Zones' and Special Heritage Zones' coverage plus additional streets in the vicinity where similar historic character attributes were present. One of the key recommendations for the report was to redefine Frankton Railway Village and Hayes Paddock as scheduled Historic Heritage Areas and

identify all original buildings as primary items under Chapter 19 of the ODP, thereby to recognise their national historic heritage significance and to classify them as a 'matter of national importance' as per section 6 of the RMA. Another key recommendation is to redefine the boundaries for Hamilton East and Claudelands study area and to identify them as Historic Character Areas, which would remain under Chapter 5 of the ODP and subject to the provisions within this chapter. The purpose of identifying these two areas as Historic Character Areas to highlight and clarify the historic settlement period and architecture of these areas.

In 2021, Council resolved a resolution of including the introduction of historic heritage area as part of PC9. In May 2021, Council commissioned Richard Knott Limited to carry out a city-wide assessment identifying parts of Hamilton City which are of such heritage value locally, regionally or nationally that they should be identified as a Historic Heritage Area as part of PC9. In preparation for the report, a methodology and a set of criteria for the identification of historic heritage areas in Hamilton were developed, and site visits were made to the significant majority of streets within the city which contained a majority of pre 1980 buildings. Assessments were carried out at street, group of streets or at block level as appropriate and a total of 32 historic heritage areas were identified. The report recommended to schedule all of the 32 historic heritage areas in Appendix 8 of the ODP, and to recognise these Historic Heritage Area as an overlay, with General Residential Zone to be applied for residential land or with relevant Business, Open Space or Community Facility zoning to be retained. The report also recommended to develop appropriate provisions, including controls over the demolition of existing buildings and structures, the establishment of new buildings and structures, alterations and extensions and development on front, corner, through and rear sites, within Chapter 19 of ODP. A copy of the report is included in Appendix 9.

The objective and purpose for PC9 is to identify, schedule and map all historic heritage areas as identified in Richard Knott's technical assessment. Controls in relation to density, site coverage, building height, height in relation to boundary, building setback will be considered and introduced to accommodate the relevant qualifying matters as part of Plan Change 12 in order to give effect to the Amendment Act.

Accordingly, in PC9, the introduction of all objectives, policies and rules relating to historic heritage areas will be contained in Chapter 19; information requirements and assessment criteria to be used in the assessment of applications for resource consent will be contained in Appendix 1.2 and 1.3 of the district plan; heritage assessment criteria for the evaluation of historic heritage areas for inclusion will be contained in Appendix 8, and Schedule 8D Historic Heritage Areas contains 32 historic heritages areas.

Following is a summary of the methodology and assessment criteria for scheduling areas with historic heritage values:

- The historic significances for an area are influenced by the representative of a period of development which has historic heritage significance in the development of the city, as well as the consistency in physical and visual qualities.
- Five heritage themes have been identified as they collectively and individually hold a significant historic heritage value to the development history of Waikato region and Hamilton City from 1850s to late 1970s, being:
    - Early establishment of a service town
    - Railway workers suburbs

- Comprehensive State Housing Schemes and Control by the State Advances Corporation
- The construction company era,
- The dominance of the private car and changing suburban form

- The area displays consistency through physical and visual qualities are attributes to the heritage values as they are representative of their identified Heritage Theme. Seven physical and visual qualities are identified and collectively they constitute the consistency criterion:
  a) street and block layout
  b) street design and street trees
  c) lot sizes, dimensions and development density
  d) lot layout and position of buildings and structures onsite
  e) topography and natural environment
  f) architecture and building typologies and
  g) street frontage treatments.

To be recommended for inclusion in a future HHA, any street must be of representative of one of the Heritage Themes which has historic heritage significance in the development of the city; and achieves an overall score of 5 to 7 against the consistency criterion.

Significant Natural Areas

In 2021, 4Sight Consulting were commissioned to review and update the extent of SNA in the Hamilton City district from an ecological perspective and undertake a planning review of the ODP provisions relating to SNAs to determine whether these are the most appropriate, effective and efficient to give effect to both the RMA and the WRPS with respect to managing SNA taking into account the significant increase in the extent of SNAs in the Hamilton City district. (Refer Appendix 12). Noting that all SNAs within the Peacocke Structure Plan were reviewed as part of PC 5 – Peacocke Structure Plan.

Updated SNA mapping

The context for the review was that Hamilton City district is predominantly an urban environment, with several key ecological features, i.e. the Waikato River and associated gully network. The Waikato River, New Zealand's longest river, bisects the city area for a length of 16 km. Hamilton City has more than 1,000 hectares of open space, spread over 145 parks.

The Mangakotukutuku and Mangaonua gullies situated along the southern urban-rural interface of Hamilton City are the largest of the four gullies and, together with the Waikato River, form the single largest and most continuous ecotone in Hamilton. Conversely, the Kirikiriroa and Waitawhiriwhiri gullies are situated within the urban matrix in highly developed areas in the northern part of the city.

Within the Hamilton City Ecological District, it is estimated that since 1840, the Hamilton Ecological District has had a 97.8% reduction in indigenous vegetation. The vegetation areas that are left (predominantly in gullies and along the Waikato River) are the habitat for several threatened and/or regionally uncommon species, notably the long-tailed bat where Hamilton is one of only a few cities in New Zealand where long-tailed bats are known to persist in an urban landscape. The overall picture is of a significantly depleted ecological system, with only 1.5% of the total city area protected by the current SNA overlay and numerous areas of key habitat for fauna that are not protected by the operative SNA framework. This is

a significant gap in the ODP framework for the protection of the SNAs which has been noted by the Environment Court[6] and does not fully meet obligations under section 6(c) of the RMA and the WRPS.

The primary objective of the SNA mapping project undertaken by the 4Sight Ecology team was to address this gap by reviewing and update the existing Key Ecological Sites of Hamilton City and identify new areas that are considered significant under the Section 11A of the WRPS - criteria for determining significance of indigenous biodiversity.

Two spatial data sets have been created through the project:

- 'Floristic SNA' (fSNA): Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area which makes it significant in terms of Section 6c of the RMA (for example, the area meets criteria 4, 5, 6 or 10).
- 'Corridor/indigenous fauna habitat SNA' (cSNA): Areas that are able to be delineated by topographical or vegetation features (such as gully systems, which can be dominated by exotic vegetation or restoration planting), which:
    - Provides significant fauna habitats (including steppingstone or corridor habitats), including regularly used habitats by nationally At Risk or Threatened indigenous fauna species (for example, the area meets criterion 3); or
    - Provides ecological buffering to a regionally or nationally important SNA, (for example, the area meets criteria 7, 8, 9,11).

4Sight Consultants first undertook a desk-top exercise, no field work or ground truthing. The assessments were conducted using high resolution orthorectified aerial imagery, oblique imagery (provided by LINZ), and by reviewing the original SNA dataset, existing spatial databases available in GIS software, existing ecological information available from reports, and local knowledge of 4Sight ecologists and the external reviewers Professor Bruce Clarkson and Gerry Kessels.

Each potential SNA was assessed against the 11 criteria in the WRPS to determine if the site was ecologically significant or not. Each site was assessed as either 'Significant', 'Not Significant', or 'Indeterminate'. The assessment of each criterion followed Table 1 of the assessment guidelines (Waikato Regional Council and Wildland Consultants, 2019 – in prep.). If a site is found to tick at least one significance criterion, it was further assessed to determine a level of significance, i.e., 'International', 'National', 'Regional', or 'Local', in a Waikato Region context using the same guidelines (WRC and Wildland Consultants, 2019 – in prep.). Each SNA was also assigned a 'level of confidence', dependent on how much information was available and the level of detail that could be provided.

Corridor SNA

A total of 70 potential cSNA were identified, of which 52 sites were assessed as 'Significant'. These 52 sites equate to approximately 6.1% of Hamilton City's area and cover 671.81ha. This area includes the Waikato River (137ha) and waterbodies of the City's peat lakes. 63.5% of the significant sites were assessed as

[6] in *Weaston Lea v Hamilton City Council* [2020] NZEnvC 189, paragraph 40-42, the Environment Court commented on the absence of critical bat habitat in the operative SNA maps and schedule as follows "*This is an unfortunate oversight. It is a matter requiring urgent redress In fairness, we understand this to be the case with the necessary policy development work being undertaken by the Council. At the same time, the oversight cannot be ignored. There is a diminishing population of an endangered species of native New Zealand fauna, deemed to be so rare as to be classified "Nationally Critical" pursuant to the New Zealand Threat Classification System".*

'Nationally' or 'Regionally' significant, primarily as a result of 'Threatened - Nationally Critical' bat species utilising the site. The level of significance was often dependent on whether bats are known to utilise the area on a regular basis or sporadically. 57% of the potential cSNA were assessed with a high level of confidence, 33% with medium confidence, and 10% with low confidence.

Floristic SNA

The fSNA dataset followed the original SNA dataset prepared in 2010. All fSNA sit within the 'newly' created cSNA in their entirety (aside from a few minor deviations in line work). A complete overlap of fSNA and cSNA is most common where a site comprises a standalone forest remnant (i.e., Te Papanui – Claudelands Bush).

A total of 65 fSNA were assessed as significant, comprising an area of 121.86 ha of high-quality vegetation situated within or overlapping with the cSNA layer. Of the significant fSNA, 60% (16 sites totaling 72.53 ha) were assessed as 'Nationally' significant, 16% as 'Regionally' significant (17 sites accounting for 19.74 ha), and 24% as 'Locally' significant (32 sites totaling 29.49 ha). A high level of confidence was assigned to 14 'Nationally', 10 'Regionally', and 9 'Locally' significant fSNA, and a medium level of confidence was assigned to 2 'Nationally', 7 'Regionally' and 23 'Locally' significant sites.

Total new SNA proposed

Overall, the total area of SNA identified by 4Sight is 695.47ha, which includes 137ha of the Waikato River, compared to 166ha of SNA in the Operative District Plan. This is an increase in SNA coverage of 529.47ha or 392.47ha of new terrestrial vegetation and habitat.

Management implications

The 4Sight SNA ecology report also provided some commentary on the management implications of the SNA assessment and updated mapping for consideration by HCC at the plan change level:

- *This SNA assessment has identified a wide range and diverse set of potential SNA dispersed throughout Hamilton City. This area includes many gully habitats that in the past would all have been linked and interconnected. Through urban development many of these gully systems are now reduced and some connectivity between natural areas lost. Besides reconnecting these habitats through revegetation and restoration efforts, buffer zones around these areas would benefit these areas and protect the functional values for indigenous flora and fauna. Many of these habitats are dominated by exotic vegetation or are situated within private ownership.*
- *Planning mechanisms need to acknowledge and account for incomplete scientific knowledge and incorporation of new information which may affect the ecological significance analysis presented in this report.*

- *Planning mechanisms need to take into account the values of the two categories of SNAs (flora and corridor) and aim to protect those values. For example, the rules protecting a gully primarily valued as a bat corridor may be different from those protecting a high value stand of remnant vegetation[7].*

Ground truthing

Ground truthing of particular areas where public feedback indicated that further checking of proposed SNA boundaries was required was an essential step in SNA identification. On 2 February 2022, approximately 1,700 letters were sent to property owners of land with SNA areas identified on their property. Feedback in response to these letters was collated and informed which properties had the greatest need of ground truthing work and onsite assessments. It was not feasible to ground truth every single affected property, but the intent was to ground truth as many as possible based on the feedback received.

A total of 39 private landowners were visited to review potential cSNA mapping, and a total of 13 private landowners were visited to review potential fSNA mapping. Eight fSNA on public land were also visited and ground-truthed and minor changes were made to the extent of a few sites. Minor changes were made to SNA boundaries on private land to exclude areas such as orchards, driveways, ornamental gardens from the SNA layer.

Review of ODP provisions relating to SNAs

A planning review of the ODP provisions relating to SNA was undertaken by 4Sight alongside the updated SNA mapping to ensure the provisions are fit-for-purpose given the significant increase in SNA coverage and give effect to section 6(c) of the RMA and the WRPS. The planning review has also been informed by the policy direction and expected requirements in the proposed NPSIB. An NPSIB exposure draft was released for targeted feedback on 9 June 2022 and is the final NPSIB expected to come into effect in late 2022. While the proposed NPSIB is not yet in effect and has no legal weight, it provides clear national direction on how SNAs should be protected and managed and is expected to be gazetted while Plan Change 9 is in the formal Schedule 1 submission and hearing process. The key change proposed to the ODP SNA provisions are as follows which are detailed in the Appendix 12 of this report:

- Provide a revised effects management policy framework that focuses on avoiding adverse effects that are necessary to protect SNAs and applying a 'effects management hierarchy' for certain activities
- Amend policies to recognize that certain activities with positive economic, social, environmental and cultural benefits should be anticipated in SNAs, provided that the ecological values and functions for which the SNA was scheduled are protected
- Provide permitted activity pathways for a specific set of activities that have economic, social, environmental and cultural benefits (specifically restoration and enhancement works, maintenance of infrastructure, public walkways and cycleways, customary activities) where permitted thresholds are met

[7] 4Sight (2021), '*Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems – Draft Report'*, pg. 38.

- Provide consenting pathways for activities that have a functional or operational need to be in SNA or may provide wider benefits while protecting SNAs (e.g. walkways to connect public to the Waikato River)
- Apply a slightly different policy and rule framework that differentiates between floristic SNA (fSNA) and corridor SNA (cSNA) to reflect that their different ecological functions and values warrant different approaches to managing impacts on the values of the SNA in certain circumstances.

Plan Change Outcomes

The following provides a summary of the plan change outcomes to updating provisions relating to historic heritage, Significant Natural Areas and notable trees to reflect best practice and give effect to RMA requirements and the WRPS:

- Built Heritage:
    - Identify and schedule buildings and structures with identified heritage values in Appendix 8 – Schedule 8A and recognize these items through mapping in the ODP.
    - Reviewing the objectives and policies, and planning provisions in Chapter 19 for the protection of the historic heritage values of these items.
    - Update Appendix 1.1 Definitions and Terms, Appendix 1.2 Information Requirements and Appendix 1.3 Assessment Criteria relating to historic heritage items to reflect best practice.

- Historic Heritage Areas:
    - Identify and schedule areas with identified heritage values in Appendix 8 – Schedule 8D, and recognize these areas through mapping them as a historic heritage area overlay in the ODP
    - Prepare objectives and policies, and planning provisions in Chapter 19 for the protection of the historic heritage values of these areas
    - Update Appendix 1.1 Definitions and Terms, Appendix 1.2 Information Requirements and Appendix 1.3 Assessment Criteria relating to historic heritage areas to reflect best practice .

- Archaeological and Cultural sites
    - Verification of all known and likely extent of archaeological sites citywide (excluding PC 5: Peacocke Structure Plan).
    - Identification and scheduling the archaeological and cultural sites not previously included within the ODP areas in Appendix 8 – Schedules 8B and 8C and recognize these areas through mapping them in the ODP.
    - Reviewing the objectives and policies, and planning provisions in Chapter 19 for the protection of these sites citywide (including PC 5: Peacocke Structure Plan).
    - Update Appendix 1.1 Definitions and Terms, Appendix 1.2 Information Requirements and Appendix 1.3 Assessment Criteria relating to archaeological sites to reflect best practice.

- Notable Trees
    - Reassessment of existing scheduled trees using the STEM method
    - Identify and schedule additional trees located in road berms or reserves in Appendix 9 – Schedule 9D and recognize these trees (individual or groups) in the ODP.
    - Review objectives and policies, and planning provisions in Chapter 20 for the protection of these trees' significance.

- Update Appendix 1.1 Definitions and Terms, Appendix 1.2 Information Requirements and Appendix 1.3 Assessment Criteria relating to Notable Trees to reflect the up-to-date best practice being promoted through arborcultral best practice.

- Significant Natural Areas
  - Reassessment of existing SNA citywide (excluding PC 5: Peacocke Structure Plan) under the ODP against the ecological significance criteria in the WRPS to cover both significant indigenous vegetation and significant habitat of indigenous fauna consistent with requirements in section 6c) and WRPS.
  - Update planning maps Appendix 9 – Schedule 9C with revised list of SNA, including reference to the values which make each SNA significant and the classification of SNA.
  - Revised the policies in Chapter 20 relating to SNA management to change the focus from an absolute 'avoidance' approach to an effects management approach that focuses on avoiding adverse effects on key ecological values and functions (loss of ecosystem function, fragmentation) to protect SNAs.
  - Revised policies recognises activities that are beneficial for SNA and/or have a functional or operational need to exist in a SNA and provide greater support to enable restoration activities.
  - Revised activity rules in Section 20.3 and revised standards in Section 20.5 to reflect new management regime for SNA with clearer permitted and consenting pathways for certain activities, including taking a different approach to the management of fSNA and cSNA for some activities recognizes their different functions and values.
  - Update Appendix 1.1 Definitions and Terms and Appendix 1.3 Assessment Criteria relating to SNA to align with changes to policies reflect best practice.
  - Make amendments to Chapter 15 – Open Space and Chapter 25.2 – Earthworks and Vegetation Removal to ensure the plan is internally consistent.
  - All revised policies and rules in Chapter 20 relating to SNAs which apply citywide (include Peacocke Structure Plan).

In response to the above, Hamilton City Council, as part of Proposed Plan Change 9, propose to amend the following chapters and appendices:

Chapter/Appendix	Purpose
Chapter 4 Residential Zone and Appendix 3	• Additions to ensure that activities listed in the activities table that relate to built heritage, historic heritage areas and archaeological and cultural sites are directed to provisions in Chapter 19 and Appendix 8. • Addition of Notes to direct the reader to Chapter 19 and Appendix 8. • Amendments to ensure the use of consistent and correct terminology throughout the ODP relating to historic heritage matters. • Additions and amendments to ensure that activities listed in the activities table that relate and Chapter 20 and Appendix 9 Addition of Notes to direct the reader to Chapter 20 and Appendix 9.

Chapter/Appendix	Purpose
	• Amendments to Rule 4.4.8 Fences and Walls to cross reference that for sites within an HHA will be subject to the relevant fences and walls standards in Chapter 19.
Chapter 5 Special Character Zone and Appendix 4	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 and Chapter 20 and Appendix 9 use consistent and correct terminology. • Amendments to Rule 5.4.8 Fences and Walls to cross reference that for sites within an HHA will be subject to the relevant fences and walls standards in Chapter 19.
Chapter 6 Business Zone	• Addition to ensure that activities listed in the activities table that relate to built heritage, historic heritage areas and archaeological and cultural sites are directed to the provisions in Chapter 19.
Chapter 7 Central City Zone and Appendix 5	• Addition of Purpose 7.1.1 to reflect the identification of historic heritage area on Victoria Street. • Amendment to policy 7.2.2d to reflect the updated terminology used in Chapter 19. • Amendment to policy 7.2.6g and addition of policy 7.2.6i to reflect the introduction and protection of the historic heritage area on Victoria Street. • Addition to ensure that activities listed in the activities table that relate to built heritage, historic heritage areas and archaeological and cultural sites are directed to the provisions in Chapter 19 and Appendix 8.
Chapter 8 Knowledge Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 9 Industrial Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 11 Ruakura Logistics Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 12 Te Rapa North Industrial Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 13 Rototuna Town Centre Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 14 Future Urban Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 and Chapter 20 and

Chapter/Appendix	Purpose
	Appendix 9 use consistent and correct terminology and make it clear that Chapter 20 managed effects on SNAs located in Natural Open Space Zone.
Chapter 15 Open Space Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 and Chapter 20 and Appendix 9 provide clear administration for District Plan.
Chapter 16 Community Facilities Zone	• Amendments to ensure that activities listed in the activities table that relate to built heritage, historic heritage areas and archaeological cultural sites are directed to the provisions in Chapter 19 and Appendix 8.
Chapter 17 Major Facilities Zone	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 19 Historic Heritage Zone and Appendix 8	• Amendment and addition to Purpose 19.1 to reflect the introduction and protection of historic heritage areas. • New provisions for built heritage, historic heritage areas and archaeological and cultural sites, including objectives and policies relating to the identification, protection and enhancement of these items, areas and sites. Specifically, new provisions: • Matters of Discretion and Assessment criteria are set out in Volume 2, Appendix 1.3 • Earthworks within Schedule 8C: Group 2, Archaeological Sites is a Controlled Activity. Matters of control are set out in Volume 2, Appendix 1.3. • Amendments to terminology used in provisions relating to built heritage, to better reflect best practice. • New objectives and policies for the criteria for adding built heritage, historic heritage areas and archaeological and cultural sites to Schedules in Volume 2, Appendix 8 • New activity table 19.3.2 for Historic Heritage Areas and new standard 19.4.3 (For fences and walls within HHA). • Amendments and additions to assessment criteria E to reflect matters of discretion, to reflect best practices, to ensure better alignment with the objectives, policies and rules of Chapter 19. • Amendment and addition to Appendix 8.1 to reflect the methodology and assessment for determining the historic heritage areas.

Chapter/Appendix	Purpose
	• Updating existing Schedules 8A, 8B and 8C. • New schedule 8D: Historic Heritage Areas for all historic heritage areas in Appendix 8. • Update ODP mapping to identify all proposed historic heritage matters.
Chapter 20 Natural Environments	• Refine avoidance policies to an effects management approach that focuses on the effects on significant ecological values and functions that should be avoided, rather than an absolute "avoid adverse effects" for all activities in SNA. • Provide greater support for restoration and enhancement activities both at a policy and rule level • Provide greater flexibility for infrastructure and public walkways/cycleways in both at a policy and rule level – maintenance and upgrading of existing infrastructure and public walkways/cycleways permitted subject to conditions and consent requirements for new projects. • Introduce a two-tiered classification of SNAs (fSNA and cSNA) to reflect the different values and functions of each SNA and to recognise that fSNA requires more protection that cSNA in some circumstances where vegetation alteration and earthworks are proposed. • Changes ensure greater alignment with Policy 11 of the WRPS. • A revised rule table that provides greater clarity on the permitted activity and consent pathways for activities within SNAs. • New rules relating to Protected Root Zone for notable trees and amendment to rules for maintenance and pruning for notable trees.
Chapter 23 Subdivision	• Amendment to Policy 23.2.5a to include scheduled historic heritage areas. • Amendments to ensure that activities listed in the activities table for built heritage and archaeological and cultural sites that relate to Chapter 19 and Appendix 8 use consistent and correct terminology. • Amendments to ensure that activities listed in the activities table including the notable trees that relate to Chapter 20 and Appendix 9 use consistent and correct terminology. • Amendment to require consent for subdivision within Schedule 8C: Group 2, Archaeological Sites.
Chapter 25.1 Development Suitability	• Addition of historic heritage areas and amend the terminology for notable trees in Policy 25.1.2.2b.

Chapter/Appendix	Purpose
Chapter 25.2 Earthworks and Vegetation Removal	• Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 and Chapter 20 and Appendix 9 use consistent and correct terminology. • New rules to manage earthworks in dripline of a tree where trunk is in SNA and for the pruning of canopy of tree overhanging the boundary of a SNA.
Chapter 25 Lighting and Glare	• Amendments to Policy 25.6.2.1a to include consideration of light spill and glare having an impact on indigenous fauna in a Significant Natural Area.
Chapter 25.10 Signs	• Amendment of Policy 25.10.2.1e to align with the policies of Chapter 19 relating to signs on heritage buildings and sites. • Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 use consistent and correct terminology.
Chapter 26 Designations	• Amendment to Rule 26.2c)3: adding Historic Heritage Areas; rename Significant Trees as Notable Trees that relate to Chapter 19 and Appendix 8 and Chapter 20 and Appendix 9 to ensure the use of consistent and correct terminology.
Appendix 1.1 Definitions and Terms	• Addition of acronyms and definition of historic heritage area (HHA). • Addition of acronyms of Standard Tree Evaluation Method (STEM). • Additional definitions to define terminology relating to activities listed in the activities table that relate to Chapter 19 and Appendix 8. • Amend the definition for 'Maintenance and Repair of buildings and structures' in relation to Chapter 19. • Delete definition for 'Root protection zone' and replace with the definition for Protected Root zone that relates to Chapter 20 and Appendix 9. • New definitions for 'biodiversity offset' and 'biodiversity compensation' to support new policy direction in Chapter 20. • New definition of 'restoration' in relation to SNA (as distinct from the operative definition which relates to heritage). • Amend definitions of 'pest control', 'vegetation trimming and maintenance' and 'vegetation removal' to either update document references or clarify that the definitions do not apply to SNA.
Appendix 1.2 Information requirements	• Inclusion of reference to Schedule 8D Historic Heritage Area. • Additions to information requirements for heritage impact assessment to align with the requirements of Chapter 19.

Chapter/Appendix	Purpose
	• Additions to the matters that an Assessment of Environmental Effects and information requirements to align with the requirements of Chapter 19 Historic Heritage and Chapter 20 relative to Notable trees. • Amendments to ensure that activities listed in the activities table that relate to Chapter 19 and Appendix 8 and Chapter 20 and Appendix 9 use consistent and correct terminology.
Appendix 1.3 Assessment Criteria	• Additional matters of control added to 1.3.2 criteria E for earthworks within Group 2 archaeological sites. • Amendments to 1.3.3 assessment criteria E to reflect the introduction, protection and enhancement of historic heritage areas, built heritage and archaeological cultural sites and to ensure alignment with objectives and policies, rules and provisions in Chapter 19. • Amendments to 1.3.3 assessment criteria E to ensure that activities listed in the activities table that relate to Chapter 20 and Appendix 9 use consistent and correct terminology. • Addition of criteria for Notable Trees to criteria for D Natural Character and Open Space; G Transportation. • Addition of four new criteria for SNA to 1.3.3 assessment criteria D – Activities Affecting Scheduled Trees or a Significant Natural Area to ensure new concepts in the SNA policies (e.g. biodiversity offsetting or compensation) are considered and to reflect the new pathways for infrastructure and public walkways/cycleways that are provided for in SNA in Chapter 20.
Appendix 1.4 Design Guidelines	• Amendments to ensure that activities listed in the activities table that relate to Chapter 20 and Appendix 9 use consistent and correct terminology.
Appendix 8 Historic Heritage	• Amendments to Assessment of Historic Buildings and Structure and Accidental Discovery Protocol in Appendix 8. • New Assessment of Historic Heritage Areas and criteria for the identification of HHA • Amendments to Schedule 8A: Built Heritage • Amendments to Schedule 8B: Group 1 Archaeological and Cultural Sites • Amendments to Schedule 8C: Group 2 Archaeological and Cultural Sites • New Schedule 8D: Historic Heritage Areas
Appendix 9 Natural Environments	• Amendments to Schedule 9C : Significant Natural Areas • Amendments to set out the STEM methodology

Chapter/Appendix	Purpose
	• Amendments to Schedule 9D: Notable Trees
Appendix 13 Network Utilities and Electricity National Grid Corridor	• Amendments to 13-1 to reflect the scheduled historic heritage areas.
Planning Maps	• Additions to the Features Maps to identify and reflect the items, areas and sites identified in: • Schedule 8A – Built Heritage the addition of 182 buildings/structures • Schedule 8B and 8C – Archaeological and Cultural Sites the addition of a further 57 recorded sites • Schedule 8D – Historic Heritage Areas introduction of 32 Historic Heritage Areas • Schedule 9C – SNA areas updated to show a total of 52 cSNA and 65 fSNA, with a combined SNA area of 695.47ha • Schedule 9D – Notable Trees, the reassessment using the STEM methodology, identification of the Protected Root Zone and the addition of 1000+ street/reserve trees.

A full track-change version of the proposed plan change is included in Appendix 3.

Appendix 3: Draft Proposed Plan Change 9 Provisions

Refer to attached document

Appendix 4: Consultation

The below table sets out the consultation undertaken in accordance with Clause 3 and 4A, Schedule 1 of the Resource Management Act.

Table 1: Mana Whenua/Waikato Tainui			
Date	**Who**	**Form**	**Topic**
General			
16 June 2021	THaWK /Ngati Wairere	Hui	Introduction to the Plan Change programme
12 July 2021	Waikato-Tainui	email	Introduction to the Plan Change programme.
16 July 2021	Waikato-Tainui	email	Communications from HCC sent to Waikato-Tainui and all stakeholders about Plan Change programme.
28 July 2021	THaWK /Ngati Wairere	Hui	Plan Change Programme overview
29 July 2021	Waikato-Tainui Environmental Team.	Hui	Plan Change programme overview
10 August 2021	Marae Tukere (Waikato-Tainui Acting CEO)	Hui	Update on the Plan Change programme, highlighting the Accessibility and Modal Transport workstream.
3 September 2021	THaWK	Hui	RMA online training
22 September 2021	THaWK, Ngaati Wairere and Waikato-Tainui.	Hui	Te Ture Whaimana presentation
23 September 2021	THaWK, Ngaati Wairere and Waikato-Tainui.	Hui	Second session for Te Ture Whaimana presentation.
20 October 2021	THaWK /Ngati Wairere	Hui	Plan Change programme update
16 December 2021	THaWK	Hui	Plan Change programme update
22 February 2022	Waikato-Tainui Management and Environmental Team	Hui	Plan Change programme update

2 March 2022	Te Arataura (Waikato Tainui board)	Hui	Plan Change programme update
Significant Natural Areas			
8 March 2022	Waikato-Tainui	Hui	Significant Natural Areas workstream
10 March 2022	Waikato-Tainui	Memo	Summary SNA discussion paper
14 March 2022	Ngaati Wairere representative	Hui	Significant Natural Areas workstream
16 March 2022	Waikato Tainui	Joint Management Governance meeting	Updates on the Plan Change programme.
1 June 2022	Waikato Tainui	Joint Management Governance meeting	Updates on the Plan Change programme.
Archaeological and Cultural sites			
February 2020	Waikato Tainui/THaWK/Ngati Wairere	Hui	Review of archaeological and cultural sites inventory
6 March 2020	Waikato Tainui/THaWK/Ngati Wairere	Hui	Discussion and agreement of approach to updating the archaeological sites inventory
15 October 2020	Waikato Tainui/THaWK/Ngati Wairere	Hui	Recirculated draft reports were discussed.
15 June 2021	Waikato Tainui/THaWK/Ngati Wairere	Hui	Confirmation that the archaeological inventory will add another 50 sites to the district plan.
15 November 2021	THaWK	Hui	Discussion on draft plan provisions
25 November 2021	THaWK	Hui	Discussion on revised draft plan provisions
14 December 2021	THaWK	Hui	Further discussion on revised draft plan provisions
17 December 2021	Ngati Wairere	Hui	Discussion on draft plan provisions

Table 2: Elected Members		
Date	**Who**	**Topic**
8 December 2021	District plan committee meeting	Approval of the proposed DP plan change programme approach which included: 1. New/expanded Significant Natural Areas (SNA) and protection for indigenous habitat 2. Reviewing the schedule of heritage listed sites and refreshing the protected tree schedule.
4 March 2021	District plan committee meeting	DP plan change programme
28 April 2021	District plan committee meeting	Historic heritage-work done to date
1 June 2021	District plan committee meeting	SNA & Historic heritage update
7 March 2022	Elected Member workshop	Included a Plan Change 9 update
10 March 2022	District plan committee meeting	Plan Change 9 timeframes & appointment of an independent chair for Plan Change 9
14 April 2022	Elected Member briefing	Plan Change 9 update
27 April 2022	Elected Member briefing	Historic Heritage update
3 May 2022	DP committee briefing	Historic Heritage Area and Archaeological and Cultural sites update.

16 June 2022	DP committee meeting	Plan Change 9 update consisting of the draft section 32 report & draft plan provisions.

Table 3: Identified Stakeholders

Date	Who	Form	Topic
7 April 2021	Kainga Ora	Meeting	Qualifying Matters including Historic Heritage Areas
1 June 2021	Go Eco	Meeting	SNA update
1 September 2021	Targeted stakeholders	Webinar	Plan Change programme
12 November 2021	Kainga Ora	Meeting	Discussion about potential Built Heritage items Kainga Ora own
22 November 2021	Heritage NZ, Waikato Historical society, Waikato Heritage group	Meeting	Historic Heritage update
21 January 2022	Waikato Regional Council	Meeting	Peer review of draft Significant Natural Areas of Hamilton City: Terrestrial and Wetland ecosystems report and draft dataset.
16 March 2022	Department of Conservation	Meeting	Peer review of draft Significant Natural Areas of Hamilton City: Terrestrial and Wetland Ecosystems report and draft dataset.
25 March 2022	Waikato Regional Council	Meeting	Significant Natural Areas planning provisions workshop
1 April 2022	Targeted stakeholders	Meeting	Plan Change programme

27 May 2022	Kainga Ora	Meeting	Built Heritage & Historic Heritage Areas

Table 4: Landowners		
Date	**Topic**	**Further detail**
Jul-21	Built heritage assessments	This letter introduced the work relating to Built Heritage to be undertaken as part of the plan change process to potentially impacted landowners.
Jul-21	Notable trees	This letter introduced the work relating to notable trees to be undertaken as part of the plan change process to potentially impacted residents.
Nov-21	Built heritage	This letter informed landowners that initial assessments identified the building for further visual assessment
Nov-21	Notable trees	This letter sought permission from landowners for site access to do a visual assessment.
Dec-21	Built heritage	This letter sought permission from landowners for site access to do a visual assessment.
Dec-21	Built Heritage	This letter informed landowners that their property did not meet the criteria for further assessment
Jan-22	Significant Natural Areas	This letter introduced the work relating to SNAs to be undertaken as part of the plan change process to potentially impacted residents.
Feb-22	Built heritage	This letter informed landowners that initial assessments identified the building for further visual assessment
Feb-22	Built Heritage	This letter informed landowners that their property did not meet the criteria for further assessment
May-22	All PC9 matters	This letter sets out all of the matters under plan change 9 that impacts individual landowners, provides links to further information and invites them to a set of webinars to be held.

Table 5: Statutory Bodies		
Date	**Statutory Body**	**Feedback**
3 June 2022 – Draft s.32 Documentation, planning provisions and technical reports provided	Ministry for the Environment (CouncilPlanning@mfe.govt.nz)	As of 21 June 2022 no feedback received
	Ministry of Culture and Heritage (info@mch.govt.nz)	As of 21 June 2022 no feedback received
	Heritage New Zealand Pouhere Taonga (HNZPT) (bpick@heritage.org.nz and CMcAlley@heritage.org.nz)	Received 17 June 2022 – HNZPT is supportive of PC9; provided specific feedback of cultural values and archaeological sites. Some of which has been incorporated into the final set of proposed planning provisions relating to archaeological and cultural sites.
	Department of Conservation (milewis@doc.govt.nz and hamilton@doc.govt.nz)	As of 21 June 2022 no feedback received
	Waikato Regional Council (WRC) (info@waikatoregion.govt.nz and Michelle.Begbie@waikatoregion.govt.nz)	Received 17 June 2022 – WRC's feedback related to SNAs only. Some of which has been incorporated into the final set of proposed planning provisions relating to SNAs.
	Waikato District Council (tony.quickfall@waipadc.govt.nz Waikato and jim.ebenhoh@waidc.govt.nz)	As of 21 June 2022 no feedback received
	Waipa District Council (Wayne.allen@waipadc.govt.nz and info@waipadc.govt.nz)	Received 22 June 2022 – Waipa District Council advised "*we appreciate the opportunity and don't have any comment to make.*"

Table 6: Waikato-Tainui, Iwi Authority		
Date	**Feedback**	
3 June 2022 - Draft s.32 Documentation, planning	Chapter 19 – Historic Heritage	Supportive of the amendments proposed to the Activity Status table (19.3.2).

provisions and technical reports provided		Supportive of the need for engagement with Mana Whenua when undertaking earthworks within archaeological sites.
		Supports the addition of policy 19.2.1d as this give effect to Objective B and C of Te Ture Whaimana o Te Awa o Waikato.
		Supportive of rule 19.8 – Other Methods. Nevertheless, this rule has been deleted from the final version of planning provisions as it is considered HCC is committed to do this and does not need to set out in the district plan.
	Chapter 20 – Natural Environments	Supports the recognition of the role of Mana Whenua as kaitiaki of SNAs and indigenous biodiversity.
		Supports the amendments providing clear permitted activity pathways for activities that need to be enabled in SNAs, specifically customary activities.
		Noted that SNA's have been identified on Waikato-Tainui land and these lands held by Waikato-Tainui Land Holding Trustee should not be subject to the provisions of the SNA if it limits, or prevent achieving the aspirations of the Iwi Authority.
		Supports the amendments to include the while of the Waikato River corridor and gully systems.
	Sites and Areas of Significance to Maaori (SASM)	Waikato-Tainui understand that the SASM work has been decoupled from PC9. Waikato-Tainui see value and importance in keeping the SASM and would like to see that progress as this achieves sections 5 and 6 of the RMA; and is included in the definition of 'historic heritage'.

Appendix 5: Matters for Consideration and Scale and Significance

Section 32(1)(c) of the RMA requires that the s32 evaluation must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the proposal.

The method chosen for evaluating options (Appendix 6 and 7) needs to reflect the scale and significance of a proposal.

Changes with a greater scale and significance require more sophisticated detailed evaluation. The table below includes a high-level assessment of the scale and significance of the plan change in order to determine the level of detail required to evaluate the changes.

Considerations for determining scale and significance		
Matters for Consideration	**Criteria**	**Assessment**
Reason for Change	• *10-year review* • *Giving effect to higher level RMA document* • *Ministerial direction/requirement for plan to not be inconsistent with NES* • *Responding to a court decision/direction* • *Implementing non-statutory planning initiative (e.g. urban growth strategy)* • *Initiated locally because of plan effectiveness monitoring, community reaction to resource use etc* • *Assess as having significance under the LGA*	The original components of PC9, as outlined in the March 2019 Council resolution was for the strengthening of Maaori heritage in the district plan and the introduction of a heritage overlay in the southern central city area of Victoria Street. Following the enacting of the Resource Management Act (Enabling Housing Supply) Amendment Act and National Policy Statement on Urban Development Capacity which require notification of an IPI (Plan Change 12) by August 2022 the identification of matters that would be considered as qualifying matters under the RMA necessitates the notification of PC9 prior to the notification of the IPI. As a result of the NPS-UD Council in 2020 resolved to undertake a stock of the city's built heritage, redefine SNAs to manage both flora and fauna habitats, and reassess the notable trees scheduled in the ODP. In 2021, Council also resolved to undertake a city-wide investigation and assessment to identify areas with historic heritage values in order to provide sufficient recognition and protection to these areas as a matter of national importance under s6(f).

		In partnership with Mana Whenua sites and areas of significance to Maaori have been identified to recognise and provide for the relationship of Maaori and their culture and traditions with the sites and areas of significance. Due to the complexity of this work and the timeframes PC9 are having to work within under the PC12 timeframes this work has been decoupled from PC9 at this time in consultation with Mana Whenua. The provisions in the ODP for SNAs were last reviewed in 2017, when the final appeal point by the Waikato Regional Council was resolved by consent order. The WRPS became operative in 2016. Although the provisions themselves were reviewed fairly recently, the underlying SNA mapping was based on work completed in 2010 and is based on only on areas of indigenous flora and does not include areas of significant indigenous habitat. This is a significant gaps as the Hamilton City district includes other vegetation areas (predominantly in gullies and along the Waikato River) that are the habitat for several threatened and/or regionally uncommon species, notably the long-tailed bat where Hamilton is one of only a few cities in New Zealand where long-tailed bats are known to persist in an urban landscape. As such, there are strong ecological reasons for the proposed change top extend the SNA to cover both indigenous flora and does not include areas of significant indigenous habitat.
Degree of shift from the current approach	• *Addressing existing or new resource management issues* • *Proposing a new management regime/minor or major change in rule framework* • *Extent and scale of regulatory impact* • *Degree of packaging with other plan changes or other interventions* • *Discrete provisions, or broader suite of existing*	The new matters in relation to built heritage, archaeological and Cultural sites, historic heritage areas and significant natural areas are introduced through PC9. There is no significant shift in the framework for the protection of notable trees. PC9 will not cross over the policy framework to be applied through Plan Change 12. The policy framework and planning provisions to be changed through PC9 specifically relate to the identification and protection of the following matters under: Chapter 19 – Historic Heritage

	provisions • *Changing existing plan objectives, and to what degree*	• Built Heritage • Historic Heritage Areas • Archaeological and Cultural Sites Chapter 20 - Natural Environments • Significant Natural Areas • Notable Trees The new objectives and revised planning provisions are not considered to be a significant change to the status quo/current approach. There is no change to the overall framework of Chapters 19 and 20. Nevertheless, there will be a greater number of properties that will be impacted by the additional sites identified as either a historic heritage matter or a natural environmental matter. There is a significant shift in relation to SNAs and the updated mapping has a combined areas of 695.47ha (including 137ha of the Waikato River) compared to 166ha of SNA in the ODP. This is an increase in SNA coverage of 529.47ha or 392.47ha of new terrestrial vegetation and habitat.
Who and how many will be affected	• *Degree of public interest and engagement in issue* • *Degree to which proposal will address identified community outcomes* • *How many will be affected? Single landowner/multiple landowners/occupiers/neighbourhoods/businesses/cities/future generations* • *Degree of impact on private property*	The plan change includes additional properties identified with one or more of the PC9 matters. <u>Notable Trees</u> – The degree of impact on private property will be medium. The owners of the properties notable trees are located on will be impacted by the amendments to the rules relating to works to and around the identified tree(s). However, in most instances the modifications to the rules will ensure greater clarity for the landowner. As a result of the reassessment of the existing scheduled trees approximately 35 will no longer be scheduled due to their health, shape or form. There new listings on the schedule are street trees only. No additional notable trees located on private property are being scheduled. The current level of amenity provided by notable trees throughout the city will not change, and

		through the introduction of an additional 1000+ street trees being protected will safeguard the avenue effects these mature trees, within the older residential areas of the city provide. Built Heritage – The degree of impact on private property will be medium. The addition of 182 buildings/structures will impact on the owners of those properties. Rules pertaining to the protection of scheduled built heritage items have been strengthened and those changes will impact on both the landowners of both existing and proposed scheduled buildings/structures. Historic Heritage Areas – The degree of impact on private property will be medium. Through the introduction of additional HHA areas in the city, these area will introduce additional provisions so that will impact on the demolitions, alterations and additions, and relocation of existing buildings presently anticipated. Archaeological and Cultural Sites – The degree of impact on private property will be medium. Through the identification in the district plan of all known and recorded archaeological sites, and by identifying the actual extent of those sites will increase the number of properties that presently are identified as being an archaeological site. The ODP identified 52 archaeological sites, PC9 identified an additional 57 sites. The total of 109 sites, the majority located in proximity to the Waikato River. The ODP maps archaeological sites using title boundaries. PC9 is introducing the exact extent of coverage of each site. As a result, in some instances a greater number of sites will be impacted than has been previously. Significant Natural Areas - The degree of impact on private property will be medium. The ODP includes 166ha of SNA, PC9 identified an additional 529.47ha (including 137ha of the Waikato River). The total area of SNA to be protected under PC9 is 695.47ha, with many of the SNA located in proximity to the Waikato River. As a result, a much larger number of

		private and public sites will be impacted by the extended SNA mapping.
Degree of impact on, or interest from iwi/Maaori	• *Level of interest iwi/maaori engagement with iwi on the issue* • *Likely degree of impact on iwi/hapuu?* • *Impact on sites, areas or resources of significance to iwi/maaori?* • *Degree of consistency with iwi management plans*	Through-out the preparation of the different elements of PC9 that directly impact on Mana Whenua Council have engagement with Iwi Maaori. Waikato-Tainui have advised the following: • Supportive of the recognition in the district plan of the role of Mana Whenua as kaitiaki of SNAs and indigenous biodiversity. • • Waikato-Tainui land, held by Waikato-Tainui Land Holding Trustee should not be subject to the provisions of the SNA if it limits, or prevent achieving the aspirations of the Iwi Authority. • The importance of advocating the need for engagement with Mana Whenua when undertaking earthworks within archaeological sites. • There is value and importance in continuing the SASM work, and would like to see that progress as this achieves sections 5 and 6 of the RMA; and is included in the definition of 'historic heritage'. • PC9 will give effect to Objective B and C of Te Ture Whaimana o Te Awa o Waikato. • PC 9 is consistent with both Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environmental Plan and Te Raukai Tamata O Haua: Ngati Haua Environmental Management Plan.
When will effects occur?	• *Temporarily (weeks or months)* • *For the next 1-5 years* • *On-going into the future*	In accordance with s.86(3) and s.86(5)of the RMA the matters relating to historic heritage (built heritage, archaeological and historic heritage areas) and the Significant Natural Areas have immediate legal effect at the time of notification. While the proposed rules relating to Notable Trees will become effective in accordance with

		the RMA first schedule process and those provisions finalised through the first schedule process being adopted and implemented. The effects will be on-going into the future.
Geographical scale of impacts	• *Very localised or wide ranging (i.e. single site/whole zones/one or more regions/single or multiple natural resources)*	The proposed changes will affect rules relating to areas throughout the city, being approximately 6600 properties within the city's boundaries. As a result of the changes proposed by PC9 some properties/areas of the city may be subject to one or more of the five matters being addressed.
Type of effect	• *Acute/chronic/temporary/ cumulative/positive/negative/irreversible* • *Likelihood and consequence (e.g., low probability, high consequence)* • *Part(s) of environment affected (ecosystems, infrastructure, amenity)* • *Degree of impact on social, cultural or economic well-being* • *Degree of impact (positive/negative) on Part 2 matters*	These positive changes will ensure Council can fulfil its duties under s6 and s7 of the RMA to manage the potential inappropriate use, development, and subdivision of lands due to future intensification and the lack of resource consent process. The changes are not considered to cause adverse effects in and of themselves. There will be positive impact on the identification and protection of matters of national importance within the city's boundaries, in accordance with the Part 2, RMA. Ensuring, the positive protection of the City's historic heritage and significant natural areas values to ensure they are protected, can be appreciated by other people, communities and future generations. Specific effects for each matter: • Built Heritage • Historic Heritage Areas • Archaeological and Cultural Sites • Notable Trees • Significant Natural Areas
Degree of policy risk, implementation risk, or uncertainty	*Community reaction, whether:* • *Novel, untested approach* • *Weak evidence base* • *Highly uncertain benefits and costs* • *Dependant on other initiatives (such as non-RMA mechanisms)* • *Challenging implementation timeframes*	Most of the proposed changes will have a moderate impact on landowners because in some instances they will now require consent to undertake works to their properties. There is a strong evidence base used in the preparation of PC9. This approach, using accepted practices for the identification and determination of the sites and areas to be identified for protection will ensures a relatively low level of risk with either retaining the

		existing provisions or amending the provisions. The main risks are identified as follows: • Additional sites and areas that impact a greater number of landowners than presently under the existing ODP. • This condition will apply a permanent basis over a long period of time. This type of effect likely has a high probability of occurring, but with low consequences as property owners adapt to the changes over time.
Summary of Scale and Significance Assessment		
Overall, PC9 results will not cause significant change to the planning provisions relating to historic heritage and natural environments matters. However, there will be a significant increase of the number of properties that be identified as having one or more of the five matters addressed through Plan Change 9. These changes will have permanent long term economic, environmental, social and cultural effects. Community reaction to the changes is expected to be moderate, however there is a high potential for there to be impacts on the individual landowners directly affected by the identification of their properties as historic heritage and/or significant natural area or having a notable tree(s).		

Appendix 6: Assessment of Options to Achieve Objectives (S32(1)(B)(I))

The following assessment consists of an examination of the reasonably practicable options for achieving the objectives of the Plan as required under Section 32(1)b of the RMA.

The purpose of this assessment is not to assess all options in detail, rather screen options at a high level before determining what is appropriate for further analysis under Section 32(2). Full assessment of the costs and benefits; and environmental, economic, and cultural effects of the options deemed appropriate in the section are assessed in Appendix 7.

Overall the matters under PC9 fall under two broad headings and as such the options for determining the most appropriate option for achieving the objectives of the Plan. Therefore, each matter is being examined under the broad headings – Historic Heritage and Natural Environments.

Historic Heritage (Archaeological and Cultural sites, Built Heritage and Historic Heritage areas)	
Option 1: Status Quo – No change to the Operative District Plan	
Costs	**Archaeological and Cultural Sites** The adverse effects on the natural and physical resources of archaeological and cultural sites, which have heritage values but are not included in the Schedules of Appendix 8 of the ODP. If these items are not identified in the Schedules of Appendix 8, then they are not being recognised and protected in the District Plan, and adverse effects on those resources will not be appropriately avoided, remedied or mitigated. Waahi tapu and other taonga will not be recognised and provided for. Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River will not be implemented to the extent possible or required in the District Plan. **Built Heritage** The adverse effects on the natural and physical resources of buildings and structures which have significant heritage values but are not included in the Schedules of Appendix 8 of the ODP. If these items are not identified in Schedule 8A of Appendix 8, then they are not being recognised and protected in the District Plan, and adverse effects on those resources will not be appropriately avoided, remedied or mitigated. **Historic Heritage Areas (HHA)** The adverse effects on the natural and physical resources related to historic heritage areas, which have significant heritage values but are not included in the Schedules of Appendix 8 of the ODP, not being recognised and protected.

Benefits	No cost to Council in preparing and notifying a proposed plan change. No costs to potential submitters who would participate in the submissions and hearings process. Fewer restrictions on landowners.
Efficiency	The ODP provisions are at a lower cost to Council and landowners, but are not fully effective in achieving the ODP objectives, and this Option has high environmental and cultural costs. The status quo is therefore not very efficient in achieving the outcomes identified in the ODP in relation to historic heritage. The ODP provisions are at a lower cost to Council and landowners, but are not effective in achieving the ODP objectives, and this Option has high environmental, social and cultural costs. The status quo is therefore not very efficient in achieving the outcomes identified in the ODP in relation to historic heritage.
Effectiveness	The ODP without PC9 will not be effective in fulfilling Council's functions, particularly in relation to s.6e, s.6f, s.7a, HNZPTA, and in contributing to implementing Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River in the District Plan.
Risk of acting or not acting.	A risk of not acting is historic heritage is destroyed or damaged and sites and areas without protocols and other measures in place to avoid, remedy or mitigate adverse effects on the cultural, natural and physical resources, waahi tapu and other taonga, and the protection of historic heritage from inappropriate subdivision, use, and development. There is information available regarding the natural and physical resources with historic heritage values which is not currently reflected in the ODP. Council does not meet its obligations under the WRPS, RMA, HNZPTA. There is information available regarding the natural and physical resources with historic heritage values which is not currently reflected in the ODP.
Option 2: PC9 amendments to the ODP in relation to historic heritage matters	
Costs	Costs to Council in preparing and notifying a proposed plan change, and costs potential submitters who would participate in the submissions and hearings process. Costs to landowners who will have consenting costs should they wish to carry out an activity that will require consent under the provisions of PC9. Identified, known and recorded items, sites and areas with historic heritage values will not all be identified and provided for the appropriate level of recognition and protection as a matter of national significance under s6 of the RMA: Costs to Council in preparing and notifying a proposed plan change, and costs potential submitters who would participate in the submissions and hearings

	process. Costs to landowners who will have consenting costs should they wish to carry out an activity that will require consent under the provisions of PC9.
Benefits	The city's wide range of historic heritage, with the identified heritage values in accordance with the criteria set out under the WRPS[8] are recognised and protected in the District Plan, and adverse effects on those resources will be appropriately avoided, remedied or mitigated. Buildings and structures and archaeological sites with heritage values that are not included in the Schedules of Appendix 8 of the ODP will be recognised and protected. Cultural and environmental benefits in archaeological sites, built heritage and historic heritage areas which have significant heritage values, but are not presently included in the Schedules of Appendix 8 of the ODP, will be recognised and protected. Implementing Option 2 ensures these types of historic heritage may not be destroyed or damaged; and recorded archaeological sites are modified without protocols and/or mitigation other measures in place to avoid, remedy or mitigate adverse effects on the cultural natural and physical resources and the protection of historic heritage from inappropriate subdivision, use, and development. Archaeological and Cultural Sites All known and recorded archaeological sites and their site extents as determined under the NZAA procedures will be identified. Council, landowners and developers can be made aware of the significance of the sites and ensure the appropriate management of these sites to avoid. Built Heritage and HHA: Items and Areas with historic heritage values will be correctly and appropriately identified and recognised as a matter of national significance under s6 of the RMA; and the adverse effects of inappropriate subdivision, use and development of the identified historic heritage areas will be avoided, remedied or mitigated.
Efficiency	Option 2 has higher costs to landowners, council and submitters than the Status Quo (Option 1) but also has greater benefits to the environment, due to the additional protection of historic heritage that Option 3 would provide. Option 2 is therefore very efficient in achieving the outcomes identified in the ODP in relation to the objectives relating to cultural and heritage values. Option 2 will provide the most efficient recognition and protection to areas with heritage values.

[8] Section 10A Historic and cultural heritage assessment criteria, Section 10 Heritage, Operative Waikato Regional Policy Statement

Effectiveness	Option 2 would be effective in achieving the ODP objectives, in relation to all the historic heritage objectives for archaeological, built heritage and heritage areas. Option 2 will be effective in fulfilling Council's functions, particularly in relation to s.6e, s.6f, s.7a.
Risk of acting or not acting.	A risk of not acting (implementing Option 2) is a greater extent of historic heritage is destroyed or damaged through inappropriate subdivision, use, and development. The information available regarding the natural and physical resources with historic heritage values which is not currently reflected in the ODP are not included into the district plan in accordance with the criteria set out under the WRPS. [9] Option 2 reduces the risks to historic heritage, by including additional identified archaeological sites (Schedules 8B and 8C), built heritage (Schedule 8A) and identifying and scheduling historic heritage areas in Schedule 8D.

Natural Environments - Notable Trees	
Option 1: Status Quo – No change to the Operative District Plan	
Costs	The loss of trees, which enhance the amenity and quality of the environment, but are not included in the Schedule 9D of Appendix 9 of the ODP. If these individual trees or groups of trees are not identified in Schedule 9D of Appendix 9, then they are not being recognised and protected in the District Plan, and adverse effects on those resources will not be appropriately avoided, remedied or mitigated.
Benefits	No cost to Council in preparing and notifying a proposed plan change. No costs to potential submitters who would participate in the submissions and hearings process. Fewer restrictions on landowners.
Efficiency	The ODP provisions are at a lower cost to Council and landowners but are not fully effective in achieving the ODP objectives, and this Option has high environmental and cultural costs. The status quo is therefore not very efficient in achieving the outcomes identified in the ODP in relation to historic heritage and the city's natural environments.
Effectiveness	The ODP without providing for the additional notable trees will not be effective in fulfilling Council's functions, particularly in relation to s.7 RMA and in contributing to the city's natural environment.
Risk of acting or not acting.	A risk of not acting is greater loss of mature/large trees and the City's existing tree canopy. The existing amenity and natural environment is modified without protocols and other measures in place to avoid, remedy or mitigate adverse effects on the loss of natural and physical resources, from inappropriate subdivision, use,

[9] Section 10A Historic and cultural heritage assessment criteria, Section 10 Heritage, Operative Waikato Regional Policy Statement

	and development.
Option 2: PC9 amendments to the ODP in relation to Notable Trees.	
Costs	Costs to Council in preparing and notifying a proposed plan change, and costs potential submitters who would participate in the submissions and hearings process. Costs to landowners who will have consenting costs should they wish to carry out an activity that will require consent under the provisions of PC9.
Benefits	Cultural and environmental benefits in retaining greater number of large mature and unique trees/groups of trees that meet the conditions, amenity and nobility criteria will be recognised and protected.
Efficiency	Option 2 has higher costs to landowners, council and submitters than the Status Quo (Option 1) but also has benefits to the environment, due to the additional protection of a greater number of notable trees that Option 2 would provide. Option 2 is very efficient in achieving the outcomes identified in the ODP in relation to the retention of the city's natural environment.
Effectiveness	Option 2 would be effective in achieving the ODP objectives, in relation to the natural environment.
Risk of acting or not acting.	There is information available regarding the inclusion of additional notable trees, which is not currently reflected in the ODP. A risk of not acting (implementing Option 2) is the potential for further loss of mature/large trees without protocols and/or mitigation other measures in place to avoid, remedy or mitigate adverse effects of such a loss of this natural and physical resource from inappropriate subdivision, use, and development.

Natural Environments - Significant Natural Areas	
Option 1: Status Quo – No change to the Operative District Plan	
Costs	The current SNA schedule is limited to areas of indigenous vegetation and does not include significant habitat of indigenous fauna. Does not resolve the issue of Chapter 21 not having implementing rules as the gully areas are not mapped as SNA and will not have any protection from the Chapter 20 rules. The "avoidance" policies for SNA in Chapter 20 are absolute and do adequately not recognise that there are legitimate activities that are either beneficial to a SNA and/or have a functional or operational need to be located within a SNA. There is no flexibility for infrastructure to established in a SNA under Chapter 20 rules and insufficient flexibility for maintaining and upgrading infrastructure over

	time[10]. Similarly, there are no equivalent provisions for public walkways and cycleways, which fails to recognise the social and cultural benefits of allowing the public access to SNA, including the Waikato River, when adverse effects are appropriately managed. Chapter 20 provisions do not allow for the clearance of vegetation for customary activities within SNA. Chapter 20 provisions are not enabling of restoration and enhancement activities that have ecological benefits and should be encouraged and enabled. For example, all earthworks are non-complying, indigenous trees cannot be transplanted and new access tracks for restoration are not permitted.
Benefits	No cost to Council in preparing and notifying a proposed plan change. No costs to potential submitters who would participate in the submissions and hearings process. Easiest approach to understand – well understood by HCC consenting staff. Strong avoidance policies likely to achieve positive ecological outcomes and strong protection of existing SNAs.
Efficiency	The status quo is efficient from a resourcing perspective as it does not involve any time or resources associated with plan change. However, the provisions do not adequately provide for some activities within SNAs (including restoration), so are inefficient from that perspective.
Effectiveness	The status quo would not effectively resolve the key issues, namely the need to extend the SNA schedule to include significant habitat of indigenous fauna and better protect the Waikato River Corridor and Gully area from an ecological perspective. It would also not adequately recognise the need to provide for important activities that benefit SNAs and/or have a functional or operational need to locate in SNAs.
Risk of acting or not acting.	There is sufficient information on not acting through the status quo option. The risk of not acting (the status quo) is that the key issue identified in the effectiveness assessment above will not be resolved - that the corridor and gully areas in Hamilton City that provide critical habitat for long-tailed bats and other indigenous fauna will continue to be adversely affected at the edges as development pressure intensifies over time. Further, some restoration or enhancement projects may not be initiated due to the cost and time associated with getting resource consents and existing infrastructure may require unnecessary resource consents for routine operational, maintenance and upgrading/renewal projects.
Option 2: PC9 amendments to the ODP in relation to Significant Natural Areas.	

[10] For example, the technical memo from HCC's City Waters department provides more details on the nature and extent of three waters infrastructure in the updated SNA layer and the need to undertake routine maintenance and asset replacement to ensure assets are delivering essential services to the community. Refer D-4235849 dated 9 June 2022.

Costs	Will require a more extensive plan change and upskilling of staff on new provisions, which will incur more upfront costs than Option 1. Likely to provide slightly less ecological protection of SNAs compared to Option 1 as it will provide permitted and consenting pathways for activities that have an operational or functional need to be in SNA (e.g. three waters infrastructure). Risk that a larger number of permitted activities changes the permitted baseline and makes it easier for applicants to argue for removal/clearance of vegetation in a SNA.
Benefits	Option 2 resolves issue of Chapter 21 (Waikato River Corridor and Gully Systems) not having implementing rules as the extension of the mapped SNA area to the Waikato River Corridor and Gully network means that most of the land subject to Chapter 21 will be managed through the rules of Chapter 20. It will better align Chapter 20 with the Waikato RPS and the approach of other similar urban councils (e.g. Auckland) to managing indigenous biodiversity. This option is also better aligned with the expected direction and requirements in the proposed NPSIB (recognising that this does not yet have legal weight but is expected to come into effect late 2022). Option 2 provides a pathway for key activities that either benefit the SNA or have a functional or operational need to be located in SNAs, including three waters infrastructure and public walkways connecting the public to the Waikato River. This option achieves an appropriate balance between strong ecological protection of SNA through targeted rules and standards and the practical needs of certain activities that either benefit a SNA or have an operational or functional need to locate in a SNA.
Efficiency	In terms of upfront time and costs, Option 2 is the least efficient as it involves amendments to the existing SNA maps, Schedule 9C, and amendments to the Chapter 20 SNA provisions (and changes to Chapters 15 and 25.2) and updated definitions and assessment criteria. However, extending the SNA maps and amending the provisions though the same plan change is considered to the most efficient option to address the key indigenous biodiversity issues facing the Hamilton City District (including no SNA mapping of significant indigenous fauna habitat). This option is also more efficient in the sense it would avoid the operational issues and compliance costs that would occur for certain activities (e.g. infrastructure) if the operative Chapter 20 policies rules were applied to the expanded area of SNA covering the Waikato River Corridor and Gully network without any amendments.
Effectiveness	Option 2 is the most effective option as it will provide district-wide mapping of all SNAs in Hamilton City – both areas of significant indigenous vegetation and areas of significant indigenous habitats (long-tailed bat and other indigenous fauna habitat). This extended mapping will ensure the SNA mapping protects the ecological

	functions and values of Waikato River Corridor and Gully network and better links existing SNAs together to enhance their corridor and buffering function across the District. The option will also be effective in amending the Chapter 20 provisions relating to SNAs to achieve a better balance between protecting ecological values and recognising that certain activities with economic, social, environmental and cultural benefits can have a functional and operational need to be in a SNAs. Overall, Option 2 is the most effective option to resolve all of the key issues identified as part of this SNA review process.
Risk of acting or not acting.	There is sufficient information on acting through extending the existing SNA mapping to cover the Waikato River Corridor and Gully network and amending the provisions to provide a more effective effects management framework. Overall, there is limited risks in acting through this option. A potential risk of acting is that the proposed provisions may not align perfectly with the final NPS-IB, necessitating a further plan change in the future. However, this is considered to be a low risk as there is strong alignment and this can be addressed through the Schedule 1 process (as the proposed NPSIB is expected to be gazetted in late 2022 during the PC9 submission and hearing period). There is also the risk that the amended provisions may not strike the correct balance between protecting ecological values and enabling key activities to occur in SNAs. However, the provisions are consistent with the Waikato RPS, have been informed by a review of other district plans and similar SNA work in other districts, and have subject to ongoing feedback and testing. Overall, there is a low risk of acting through Option 2.

In considering the options for each of these matters available to meet the ODP objectives, it is considered that Option 2 for Historic Heritage and Option 2 for Natural environments – Notable Trees and Option 2 for Natural Environments – Significant Natural Areas are most appropriate for each matter because the benefits outweigh the costs, and Option 2 is the most efficient and effective in achieving the objectives for each matter.

Appendix 7: Evaluation of Objectives, Policies and Rules and Efficiency And Effectiveness of the Provisions (S32(1), (2) and (3))

The following assessment evaluates (Table 1 and Table 2) the options selected for further evaluation in Appendix 6. This assessment has been undertaken in accordance with Section 32(1), Section 32(2) and Section 32(3) of the RMA. The assessment:

- Examines the extent to which the objectives or the proposal being evaluated is the most appropriate way to achieve the purpose of the Act
- Examines whether the policies and rules are efficient and effective in achieving the new and existing objectives
- Identifies and assesses 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 economic growth and employment
- Assesses the risk of acting or not acting
- The level of detail corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.

Table 1: Assessment of proposed additional and amended objectives against the purpose of the RMA and Strategic Direction of the Hamilton City Operative Plan

Objective	Purpose of the RMA
19.2.1 ~~Significant buildings, structures, sites, and items that define the City's historic heritage are identified and protected.~~ **Historic heritage that contributes to an understanding and appreciation of the history and culture of the City is identified, and significant heritage resources are protected.**	This amended objective is the most appropriate way to achieve the purpose of the RMA as, together with other objectives of the ODP it will achieve sustainable management of the historic heritage resources of the City. In particular, together with ODP objective 19.2.2 (which is not amended by PC9), it ensures that the potential of heritage resources of the City are sustained, to meet the needs of future generations for understanding and appreciating the history of the City. The protection of historic heritage in the City also means that adverse effects of activities on those resources are avoided, remedied or mitigated.
19.2.3 The heritage values of significant buildings, structures and their ~~immediate~~ **setting and** ~~and~~ surroundings are protected.	This objective is the most appropriate way to achieve the purpose of the RMA as, together with other objectives of the ODP, it will achieve sustainable management of the historic heritage resources of the City. The amendment to the Objective (to delete the qualifier "immediate") makes the use of the term "surroundings" consistent with the definition of 'historic heritage' in the RMA. The term "setting" is used in International Council on Monuments and Sites (ICOMOS) guidance on the management of heritage. The term "surroundings" is not defined in the RMA, and introducing the term "setting", which is well understood by heritage professionals, will assist in the clarity of intent of the objective. This will in turn support the objective in achieving the Purpose of the RMA. It should be noted that PC9 also proposes the introduction of definitions of 'setting' and 'surroundings' as used in Chapter 19.
19.2.5 The heritage values of a historic heritage area shall be identified and protected.	This addition of objective is the most appropriate way to achieve the purpose of the RMA as, together with other objectives of the ODP it will achieve sustainable management of the historic heritage resources of the City. In particular, together with ODP objectives 19.2.1 and 19.2.2 (which is not amended by PC9), it ensures that the potential of heritage resources of the City are identified and sustained, to meet the needs of future generations for understanding and appreciating the history of the City. This also provides a degree of certainty that historic heritage will be protected which is identified as a matter of national importance under section 6 of the Act.
19.2.6 Recognize, protect and, where possible, enhance the physical and visual qualities of the heritage values of a residential zoned site within a historic heritage area.	This objective is the most appropriate way to achieve the purpose of the RMA as, it will provide for the recognition, protection and where possible the enhancement of the heritage values of the identified historic heritage areas. This provides a degree of certainty that historic heritage will be protected which is identified as a matter of national importance under section 6 of the Act. This also provides a degree of direction and clarification of the criteria used to determine the heritage values of the identified historic heritage areas.
19.2.47 Recorded and unrecorded archaeological ~~and cultural~~ sites shall be protected from **modification,** damage or destruction.	The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) is the primary legislation for the management of archaeological sites, and all archaeological sites (presently recorded and those yet discovered) are protected under the HNZPT Act. The term "modification" is used in the HNZPT Act and introducing that term to the objective assists in the objective achieving s.5 and s.6f of the RMA.
20.2.1 Significant Natural Areas are protected, maintained, restored and enhanced.	This objective is the most appropriate way to achieve the purpose of the RMA as: • The protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (Significant Natural Areas) is a matter of national importance under section 6(c) of the RMA that must be recognised and provided through the District Plan. The objective is directly focused on achieving section 6(c) through the protection of SNAs. • The objective will help to safeguard the life-supporting capacity of ecosystems consistent with section 5(2)(c) of the RMA. The ongoing natural capital benefits of maintaining the life supporting capacity of indigenous biodiversity ecosystems are significant and will be felt by current and future generations in Hamilton City. • The reference to protection, maintenance and restoration recognises that a range of measures are required to maintain indigenous biodiversity in Hamilton City and enable indigenous biodiversity to thrive and that an objective, policy and rule framework that only focuses on protection is not sufficient. • The objective will require adverse effects on SNAs to be avoided, remedied and mitigated consistent with section 5(2)(c) of the RMA.

	• The use of the term 'maintained' reflects the need to prevent further loss of the extent of SNAs and to achieve net ecological benefits when undertaking activities close to, or within, SNAs. However, the RMA is not a 'no loss' statute and reference to the maintenance of SNAs recognises that the values for which they were scheduled can be protected and maintained without a requirement to avoid all adverse effects. • The use of the terms 'restored and enhanced' acknowledges the need to enable activities such as restoration planting, removal of pests, access tracks for restoration work etc. to help restore indigenous biodiversity and increase indigenous vegetation cover, which is a key strategic priority for Hamilton City as evident through the Nature in the City Strategy. Objective 20.2.1 is also strongly aligned with the following strategic framework objectives and policies in Chapter 2 of the Hamilton City Operative Plan: • Objective 2.2.12 - Protect and enhance natural character, natural features and landscapes, ecosystems and indigenous biodiversity. • Policy 2.2.12a - Land use and development protects natural character, natural features and landscapes and ecosystems and promotes positive outcomes for indigenous biodiversity in the Waikato region. • Policy 2.2.12b - Land use and development maintains the extent and, where possible, enhances ecological corridors. Objective 20.2.1 is also aligned with strategic framework objectives and policies in Chapter 2 of the Hamilton City Operative Plan relating to the Waikato River, particularly Policy 2.2.8a and 2.2.8b.
23.2.5 Subdivision occurs in a manner that recognises ~~historic heritage and~~ natural environments **and recognises and provides for the protection of historic heritage**	This objective is the most appropriate way to achieve the purpose of the RMA as, together with other objectives of the ODP, it will achieve sustainable management of the historic heritage resources of the City. The amendment to the Objective achieves s.6(f) of the RMA.

Table 2: Analysis of proposed provisions to achieve the existing and proposed objectives

Archaeological and Cultural Sites

Table 2.1 Analysis of Proposed Provisions to Achieve Objective 19.2.7 Archaeological and Cultural Sites
Analysis:
PC9 proposes amending Objective 19.2.4 of the ODP as follows: **19.2.4~~.~~ 7** Significant archaeological and cultural sites shall be protected from **modification,** damage or destruction.
Options to achieve the objective
The options considered to achieve the objective have been informed through the methodology report for archaeological and cultural sites along with hui held with Mana Whenua during the preparation of PC9. the following options were considered when reviewing the Chapter 19 provisions relating to Archaeological and Cultural Sites: 1. No changes to the operative policies and rule framework of Chapter 19, assessment criteria or mapping of archaeological and cultural sites (status quo in the ODP) 2. Extend the number of recorded archaeological sites presently identified on the ODP planning maps to include all known, recorded NZAA sites within Hamilton's city boundaries. 3. Revise the existing Schedule 8B and 8C schedules in Appendix 8 to include all recorded NZAA sites and identify their attributes and values as set out in the WSP Archaeological methodology and inventory reports for each site (excluding those sites subject to PC5 - Peacocke Plan Change). 4. Amendments to the policies that give effect to this objective; introduction of new policies relating to the identification of archaeological sites, earthworks and minor work. 5. Provide for the different significant levels between Group 1 and Group 2 archaeological and cultural sites through specific policies and rules.
Overview of proposed provisions to achieve the objective The proposed approach and provisions involve the following options: • Amendments to the policies that give effect to objective19.2.7; introduction of new policies relating to the identification of archaeological sites, and minor work. Amendments that clarify the activity status of earthworks that do

not comply with ODP Rule 19.4.2.

- Identify all known recorded NZAA archaeological sites, and retain those sites already identified in the ODP but that are not recorded (these sites having been identified through the preparation of the 2012 District Plan Review).
- Revise the existing archaeological and cultural schedules (8B and 8C) Volume 2, Appendix 8 of the ODP (no changes to those sites identified through PC5 - Peacocke Plan Change)
- Strengthen the activity status for earthworks to ensure greater protection of Group 2 sites.
- Proposed amendments to matters for discretion and assessment criteria relating to archaeological sites are set out in full in Appendix 3.
- Notes added to acknowledge that the collective of the total 109 sites identified in the district plan does not represent the exhaustive extent of archaeological in the City and there are many unknown and as yet discovered sites.
- great importance of the application of Accidental Discovery Protocols and recognition that while the known extents are being shown in the district plan this may not mean these sites don't have a wider reach.

Assessment of the effectiveness and efficiency of the proposed provisions in achieving the objectives	**Benefits:**	**Costs:**
Retain existing provisions	No costs to Council and submitters for a plan change. Avoids costs to Council and applicants of applications for resource consent required by the provisions.	Cultural and environmental costs in the District Plan not fully giving effect to Part 2 of the Act.
As cited above (amendments to Policies, rules and assessment criteria to clarify terminology; amendments to the earthwork rules within archaeological and cultural sites to give effect to the new objectives and policies introduced by PC9 for the sites.	Clarification that Policy 19.2.4a (19.2.7a, numbered by PC9) relates to 'inappropriate' subdivision, use and development makes the policy consistent with s.6f of the Act, and means the amended policy recognises and provides for that matter of national importance. Proposed new Policy 19.2.6b achieves Objective 19.2.6a, by ensuring that the extent of the archaeological site is identified. Proposed new Policy 19.2.6g achieves Objective 19.2.6a by clarifying how archaeological sites are to be managed. Amending the activity status for earthworks in Group 2 sites provides greater alignment with the policy framework) and ensure the ODP satisfactory recognized the significance of the Group 2 archaeological sites. Rule 19.4.2 will enable engagement with Mana Whenua, and this involvement will assist in the exercise of kaitiakitanga.	The ODP requires a RD resource consent for earthworks on a site in Group 1 archaeological sites. Option 2 proposed to change the activity status of earthworks in Group 2 archaeological sites from a permitted to a controlled activity. This would impose a both time and monetary costs on the proponent. Option 2 also proposes a rule that would require these applications to identify the measures proposed by Mana Whenua. The additional requirements of Rule 19.4.2 would impose additional time and monetary costs on the proponent for Group 1 sites. Rule 19.4.2 would impose a time cost on Mana Whenua. Engagement with representatives of Mana Whenua in the preparation of PC9 identified that this is a cost that Mana Whenua are agreeable to.

Opportunities for economic growth and employment

PC9 identifies 57 additional archaeological sites to be scheduled in Appendix 8. Regardless of inclusion on the District Plan, the Heritage New Zealand Pouhere Taonga Act 2014 protects archaeological sites and requires an Authority from Heritage New Zealand Pouhere Taonga to modify or destroy the site. The ODP already requires resource consent for earth working within a Schedule 8B Group 1 Archaeological and Cultural Site, PC9 also introduces a resource consent for earth working within a Schedule 8C Group 2 Archaeological and Cultural Site; and PC9 introduces a standard and term to that activity class, to encourage engagement with Mana Whenua. While there will be additional time and cost impacts not presently existing with regards to Group 2 sites, the controlled activity resource consent will not affect opportunities for economic growth and employment.

Risk of acting or not acting

The risk of not acting, to make the amendments as proposed through the combination of Options 2-5, are that the heritage resource is not sustainably managed, and these significant archaeological sites are used in a manner that destroys the heritage values.

Effectiveness and Efficiency

The provisions responding to Options 2-5 will be effective in ensuring that Objective 19.2.7 is achieved. The provisions require engagement with Mana Whenua, and affected party consent from Mana Whenua, and also provide an alternative consenting pathway for applicants, as a discretionary activity, and are considered to be efficient.

Appropriateness in relation to relevant existing objectives:

The provisions proposed through Options 2-5 clarify and provide certainty regarding the application of ODP rules for archaeological and cultural sites, and are considered appropriate in relation to both existing and amended objectives.

Summary of reason for decision on the provisions:

Options 2-5 is the preferred option, the provisions are considered to be the most appropriate, effective and efficient way to achieve the purpose of the RMA and relevant plan objectives.
This combination will:

- give effect to the direction of the WRPS and section 6 of the RMA and provides greater clarity when compared to the operative District Plan provisions
- Protect all known recorded NZAA archaeological sites of which will be under increasing development pressure in residential areas
- Better recognise the role of mana whenua and their connection with the whenua and awa.
- provide more protection through the identification of the archaeological extents that will assist with the potential for accidental discover and the requirement under the HNZPT Act.

Built Heritage

Table 2.2 Analysis of Proposed Provisions to Achieve Objective 19.2.3 - Buildings and Structures		
Analysis:		
PC9 amends the objective of the ODP that relates specifically to heritage buildings and structures (Objective 19.2.3): The heritage values of significant buildings, structures and their ~~immediate~~ **setting and** surroundings are protected.		
Options to achieve the objective		
The options considered to achieve the objective have been informed through the methodology report for identification of additional built heritage sites. The following options were considered when reviewing the Chapter 19 provisions relating to Built Heritage: 1. No changes to the operative policies and rule framework of Chapter 19, assessment criteria or mapping built heritage (status quo in the ODP) 2. Extend the number of recorded built heritage buildings and/or structures than that presently identified on the ODP planning maps. 3. Revise the existing Schedule 8A in Appendix 8 to include a greater number of built heritage items that have significant heritage values meeting the test for protection in accordance with s.6, RMA. 4. Amendments to the policies that give effect to this objective; introduction of new policies relating to the types of works that can be undertaken with and without a resource consent have been given greater clarity. The amendment to the Objective (to delete the qualifier "immediate") makes the use of the term "surroundings" consistent with the definition of 'historic heritage' in the RMA. The term "setting" is used in International Council on Monuments and Sites (ICOMOS) guidance on the management of heritage. The term "surroundings" is not defined in the RMA, and introducing the term "setting", which is well understood by heritage professionals, will assist in the clarity of intent of the objective. This will in turn support the objective in achieving the Purpose of the RMA. It should be noted that PC9 also proposes the introduction of definitions of 'setting' and 'surroundings' as used in Chapter 19.		
Overview of proposed provisions to achieve the objective The proposed approach and provisions involve the following options: • Amendments to the policies that give effect to to achieve Objective 19.2.3. Introduction of new policies relating to the retention, the protection of identified heritage fabric and vales, and encouragement of adaptive reuse including the needs for earthquake strengthening, fire protection and accessibility upgrades. • Undertaking the wider stock take of potential built heritage and scheduling those identified as having significant heritage value, locally, regionally or nationally. • Strengthen the activity status for works to scheduled items, strengthen the rules pertaining to earthquake, fire safety and accessibility works for the avoidance of the exterior heritage fabric being destroyed. • Proposed amendments to matters for discretion and assessment criteria relating to built heritage are set out in full in Appendix 3. • Provisions to achieve the ODP Objective 19.2.3 include rules relating to maintenance and repairs of Schedule 8A buildings and structures. The ODP contains an activity rule for maintenance and repairs of Schedule 8A Built Heritage, but does not reference the requirements of Rule 19.4.1 that relate to the specific standards for maintenance and repairs of Schedule 8A items, and does not state the activity status for a proposal not meeting that Rule. This means non- compliance with Rule 19.4.1 would default to the noncomplying activity status. Rule 19.4.1 contains unclear and uncertain wording, with partial and inconsistent use of the term defined in the ODP for 'maintenance and repair'. PC9 amends the provisions relating to maintenance and repair in order to achieve Policy 19.2.3j. • Definitions for Maintenance and Repair are amended • Amendments to clarify the activity status and matters for discretion for reconstruction and reinstatement of any structure or building in Schedule 8A		
Assessment of the effectiveness and efficiency of the proposed provisions in achieving the objectives	**Benefits:**	**Costs:**
Retain existing provisions (Status quo in the ODP)	No costs or lower costs to Council and people who would submit on PC9.	There are environmental costs and potential loss of the City's historic heritage due buildings and structures with heritage values not being listed in Schedule 8A. There are environmental costs and potential loss of the City's historic heritage due to the absence of a clear policy and rules relating to work to maintain and repair a building or structure listed in Schedule 8A. The uncertain and unclear construction of Rule 19.4.1 has costs to Council, owners of buildings and structures in Schedule 8A. Rule 19.4.1 is unclear as to whether the term defined in the ODP "maintenance" is overridden by the partial and unclear list of activities that are permissible under that rule.
Increase the number of built heritage items on Schedule 8A (Options 2-4)	There are environmental benefits in improving the extent to which heritage buildings and structures in the City are identified in Schedule 8A and made subject to the provisions that sustainably manage the heritage resources identified in Schedule 8A.	Costs of the plan change to Council and submitters. Potentially greater costs to the owners of buildings and structures that are listed in Schedule 8A.

Provisions for reconstruction and reinstatement as set out above and in Appendix 1	Enabling reconstruction and reinstatement through a clear consenting pathway provides benefits to the owners of buildings and structures in Schedule 8A and may encourage the preservation of the heritage values and heritage resources.	
Policy 19.2.3j, amendments to activity for maintenance and repairs, amendment to Rule 19.4.1 and amendment to definition of maintenance and repairs (in relation to Chapter 19), as cited above in this Table.	There are environmental benefits in improving the extent to which buildings and structures in Schedule 8A will be maintained and repaired in a manner that retains the heritage values. A clear policy and rules relating to work to maintain and repair a building or structure listed in Schedule 8A will provide greater certainty for Council and the owners of the buildings and structures listed in Schedule 8A.	Costs of the plan change to Council and submitters. Potentially greater costs to the owners of buildings and structures due to the clarifications that Policy 19.2.3j and amendments to Rule 19.4.1 provide about the manner in which maintenance and repairs must be carried out.
Opportunities for economic growth and employment		
There are no identified effects of retaining the status quo or applying the combination of Options 2-4 on opportunities for growth and employment.		
Risk of acting or not acting		
The risk of not acting, to make the amendments set out via Options 2-4, are that the heritage resource is not sustainably managed, and buildings and structures in Schedule 8A are not preserved, or are altered or added to in a manner that destroys the heritage values; and buildings and structures in Schedule 8A are not maintained or repaired in a manner that conserves the authenticity and integrity of the building or structure.		
Effectiveness and Efficiency		
The status quo is not effective in achieving the objective and is not efficient due to buildings and structures with recognised heritage values not being included in the Schedule 8A. Options 2-4 will be effective in achieving the objective and provide efficiencies due to clearly identifying the heritage values of the buildings and structures included in the Schedule. The option combination with also be effective due to removing uncertainty and improving the clarity of the rules.		
Appropriateness in relation to relevant existing objectives:		
Options 2-4 is appropriate to achieve the objectives of the ODP and the amended objectives of PC9.		
Summary of reason for decision on the provisions:		
The combination of Options 2-4 is the most appropriate to achieve the objective of protecting the heritage values of significant buildings, structures and is the most efficient and effective option. This combination will also achieve the purpose of the RMA and relevant plan objectives: • give effect to the direction of the WRPS and section 6 of the RMA and provides greater clarity when compared to the operative District Plan provisions • provide great clarity on how protection is to be undertaken and the parameters in which maintenance and repair can be undertaken. • ensure the wider collective of the touch points of Hamilton's built heritage is protected for future generations.		

Historic Heritage Areas

Table 2.3: Analysis of proposed rules change to Chapter 4 and Chapter 5		
Analysis:		
PC9 proposes the introduction of rules to Chapter 19 for the provision of Historic Heritage areas (HHAs) and cross referencing in Chapter 4 and Chapter 5		
Options to achieve the objective		
The options considered to achieve the objective have been informed through the methodology report for identification of historic heritage areas. The following options were considered when reviewing the Chapter 19 provisions relating to: 1. No changes to the operative policies and rule framework of Chapter 4 – Residential and Chapter 5 – Special character Zones or the introduction of HHA into Chapter 19 (status quo in the ODP) 2. Introduce the HHA overlay into Chapter 19, while not modifying the underlying zoning; showing this overlay on the features maps. 3. Insert a new schedule in Appendix 8 to identify specific HHA areas and provide a description of the heritage significance of each area, meeting the test for protection in accordance with s.6, RMA. 4. Amendments to the policies that give effect to this objective; introduction of new policies relating to HHAs		
Overview of proposed provisions to achieve the objective The proposed approach and provisions involve the following options: • Undertake review of the existing areas covered by the Special Character zoning. • Undertake a citywide analysis of potential HHA areas within the period 1860 – late 1970s through set criteria to determine significant heritage value, locally, regionally, nationally or internationally. • Introduce suite of planning provisions to protect the identified heritage qualities for the HHAs. • Insert definitions for HHA • Introduce activity status and matters for discretion for demolition, relocation and new building in the identified HHAs.		
Assessment of the effectiveness and efficiency of the proposed provisions in achieving the objectives	**Benefits:**	**Costs:**

Retain the status quo in the ODP– no change or cross-reference in relation to historic heritage area in Chapters 4, Chapter 5, and no introduction of provisions relating to HHA in Chapter 19		No or less cost to Council and submitters to PC9 for the plan change and hearings process.	This option may result in confusion to the plan for plan users as lack of alignment and reference between chapters, zoning controls and overlay controls, resulting in economic costs. It also fails to protect and maintain the heritage values of the identified HHAs due to lack of provisions in the ODP.
No changes to the operative policies and rule framework of the existing zonings. Introduce provisions relating to HHAs and the addition of rules as set out below and in Appendix 1 to provide direct reference to Chapter 19 in relation to historic heritage areas – **Preferred option as a combination of 2, 3 and 4**.		Provide clear directions and reference to plan users for areas subject to historic heritage areas to the relevant chapter. The introduction of provisions and rules for HHAs in Chapter 19 will ensure the protection of the heritage values of these areas.	No or less costs as this is a consequential change due to historic heritage areas.
The specific rules which are most appropriate to achieve the objective:		**Benefits:**	**Costs:**
Rule 4.3 Activity Table	(ss) Demolition or removal of existing buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas – See Chapter 19 Historic Heritage (tt) Maintenance, repair and alterations and additions to existing buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas– See Chapter 19 Historic Heritage (uu) Relocated buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas– See Chapter 19 Historic Heritage (vv) New buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas - See Chapter 19	The introduction of these rules will provide a clear direction and reference for plan users and avoid potential confusions and complexity of the plan for activities in historic heritage areas.	No or less costs as this is a consequential change for better administration for District Plan.
Rule 4.4.8 Fences and Walls	Fences and/or walls shall have a maximum height of 1.8m, except where sites are located within a Historic Heritage Area then the fences and/or walls standard in Chapter 19 Historic Heritage will take preference. a. The height of any fence and/or wall shall be measured in terms of natural ground level. b. Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building. c. Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building. d. This rule shall not apply to any fence and/or wall which: i. Following construction will be located at or below natural ground level of the land that existed prior to construction commencing; or ii. Is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property not in common ownership.		
Rule 5.3 Activity Table	(b) Alterations and additions (excluding as provided for by (c), (d) and (e) and sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, heritage buildings and structures, in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (gg) Demolition or removal of existing buildings (excluding as provided for by (hh) to (jj) and sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (kk) Relocated buildings (excluding as provided for sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and by heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage). (nn) New buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas – see Chapter 19		

Rule 5.4.8 Fences and Walls	a. Fences and walls shall have a maximum height of 1.8m, except as provided below. <u>For sites are located within a Historic Heritage Area then the fences and/or walls standard in Chapter 19 Historic Heritage will take preference.</u> b. Fences and walls within the Special Residential Zone and Special Heritage Zone shall have a maximum height of 1.2m for front and side boundary fences or walls located forward of the front building line of the dwelling.		
Opportunities for economic growth and employment			
All options are neutral in relation to opportunities for economic growth and employment- neither providing or reducing opportunities for economic growth or employment.			
Risk of acting or not acting			
There are minimal risks associated with these amendments as they are for better clarifications rather than additional requirements.			
Effectiveness and Efficiency			
Option 2, 3 and 4, along with the provisions above will improve the effectiveness and efficiency of the plan as it provides clear reference to plan users.			
Appropriateness in relation to relevant existing objectives:			
Option 2, 3 and 4, along with the provisions above is appropriate in relation to achieving objectives of the District Plan.			
Summary of reason for decision on the provisions:			
Option 2, 3 and 4, along with the provisions above is the most appropriate to achieve the objective of the Plan and is the most efficient and effective option.			

Table 2.4: Analysis of proposed provisions and rules to achieve the existing Objective 7.2.6		
Analysis:		
PC9 proposes the amendment and introduction of provision and rules to give effect to the existing objective 7.2.6 Continued development and growth which enhances the commercial heart of Hamilton as an attractive and vibrant pedestrian orientated City Centre that is accessible to all levels of mobility and has a strong relationship with the Waikato River.		
Options to achieve the objective		
The options considered to achieve the objective have been informed through the methodology report for identification of HHAs. The following options were considered when reviewing the inclusion of HHAs: 1. No reference and recognition of historic heritage areas in the Chapter 7 of the ODP (status quo in the ODP) 2. Introduce the HHA overlay and provisions into Chapter 19 and showing this overlay on the features maps. 3. Insert a new schedule in Appendix 8 to identify the specific HHA area and provide a description of its heritage significance, meeting the test for protection in accordance with s.6, RMA. **4.** Amendments to the policies that give effect to this objective in Chapter 7, while not modifying the underlying zoning; introduction of new policies relating to the HHA		
Overview of proposed provisions to achieve the objective The proposed approach and provisions involve the following options: • Undertake an analysis of Victoria Street and its potential as a HHA area through set criteria to determine significant heritage value, locally, regionally, nationally or internationally. • Introduce suite of planning provisions to protect the identified heritage qualities for the HHAs. • Insert definitions for HHA • Introduce activity status and matters for discretion for demolition, relocation and new building in the identified HHA.		
Assessment of the effectiveness and efficiency of the proposed provisions in achieving the objectives	**Benefits:**	**Costs:**
Retain the status quo in the ODP – no change	No or less cost to Council and submitters to PC9 for the plan change and hearings process.	This option may result in confusion to the plan for plan users as lack of alignment and reference between chapters, zoning controls and overlay controls, resulting in economic costs. It also fails to protect and maintain the heritage values of the identified HHAs due to lack of provisions in the ODP.
Provide reference, recognition of historic heritage area including amendments and additions of provisions and rules as set out below. **– Preferred Option is a combination of 2, 3 and 4.**	Council will fulfill its duties under the Act, and in particular s.6f in relation to historic heritage areas and it will ensure better alignments between different chapters within the District Plan. This option will also provide clear directions and reference to plan users for areas subject to historic heritage areas to the	Council and submitters will have costs associated with the plan change process.

		relevant chapter.	
The specific provisions and rules which are most appropriate to achieve the objective:		**Benefits:**	**Costs:**
Policy 7.2.6g	Diversity in building form and height is encouraged, subject to enhancing and protecting public amenity values, and minimising adverse effects on adjoining sites and the public realm, and protecting the authenticity and integrity of the identified historic heritage area.	The identification and recognition of historic heritage areas will provide environmental, social and cultural benefits, protecting the heritage values that are of significance to the development and history of the city. Enabling development within the historic heritage areas will provide economic and social benefits through enabling the provision of developments, including housing and commercial activities. There may be additional design costs associated with requiring a careful approach to development within the historic heritage areas, as it will require consideration of the future development of the area and how this may occur. A comprehensive approach will provide a higher quality design outcome, establishing a higher level of amenity. This results in social benefits.	There are economic costs associated with the identification and protection of the historic heritage area as this will reduce the area of developable land available. There will be costs associated with requiring the preparation of a Heritage Impact Assessment and administration costs for resource consents for development within the area. There may be potential environmental, social and cultural effects associated with enabling developments within the historic heritage areas if the adverse effects not correctly managed.
Policy 7.2.6i	Developments within the historic heritage area are required to be sympathetic to the heritage values and be accompanied with a Heritage Impact Assessment.		
Rule 7.3 Activity Table	b) Alterations and additions to ~~existing~~ buildings– see Rule 7.5.7 (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) c) Minor Works (except signs, and maintenance and repair of buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) e) Demolition or removal of buildings (except heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas)	The introduction of these rules will provide a clear direction and reference for plan users and avoid potential confusions and complexity of the plan for activities in historic heritage areas.	No or less costs as this is a consequential change for better administration for District Plan.
Opportunities for economic growth and employment			
All options are neutral in relation to opportunities for economic growth and employment- neither providing or reducing opportunities for economic growth or employment.			
Risk of acting or not acting			
Historic heritages are required to be protected to achieve Part 6 of the RMA. The risks of not acting is likely to result in the loss and damage of areas with heritage values that are of significance to the development and history of the city. The risk of acting is that there may be a perception of additional costs and delays for developers. It is considered that the risks of acting outweigh the risks of not acting.			
Effectiveness and Efficiency			
Establishing a policy framework that identifies and recognizes historic heritage areas will ensure that land use is managed to protect areas that have been identified as having particular heritage values in the central city zone. The identification and recognition of such area assists in the effective and efficient management of them by ensuring there are adequate controls in place to allow the protection of the heritage values while enabling some activity to occur. This maximises the efficient use of land by clearly distinguishing those areas that require the protection. It will also improve the effectiveness and efficiency of the plan as it provides clear reference to plan users and ensures better alignment of the Plan.			
Appropriateness in relation to relevant existing objectives:			
Option 2, 3 and 4, along with the provisions above is appropriate in relation to achieving objectives of the District Plan.			
Summary of reason for decision on the provisions:			
Option 2, 3 and 4, along with the provisions above is the most appropriate to achieve the objective of recognising historic heritage areas and is the most efficient and effective option.			

Table 2.5: Analysis of proposed provisions and rules to achieve the existing Objective 16.2.2

Analysis:			
PC9 proposes the introduction of provision and rules to give effect to the existing objective 16.2.2 Activities have minimal adverse environmental effects as it relates to historic heritage.			
Options to achieve the objective			
The options considered to achieve the objective have been informed through the methodology report for identification of HHAs. The following options were considered when reviewing the inclusion of HHAs: 1. No reference and recognition of historic heritage areas in the Chapter 16 of the ODP (status quo in the ODP) 2. Introduce the HHA overlay and provisions into Chapter 19 and showing this overlay on the features maps. 3. Insert a new schedule in Appendix 8 to identify the specific HHA area and provide a description of its heritage significance, meeting the test for protection in accordance with s.6, RMA. 4. Amendments to the policies that give effect to this objective in Chapter 16, while not modifying the underlying zoning; introduction of new policies relating to the HHA			
Overview of proposed provisions to achieve the objective The proposed approach and provisions involve the following options: • Undertake an analysis of Victoria Street and its potential as a HHA area through set criteria to determine significant heritage value, locally, regionally, nationally or internationally. • Introduce suite of planning provisions to protect the identified heritage qualities for the HHAs. • Insert definitions for HHA • Introduce activity status and matters for discretion for demolition, relocation and new building in the identified HHA.			
Options to achieve the objective		**Benefits:**	**Costs:**
Option 1 Status Quo – no reference and recognition of historic heritage areas in the Chapter 16 of the ODP.		No or less cost to Council and submitters to PC9 for the plan change and hearings process.	This option may result in confusion to the plan for plan users as lack of alignment and reference between chapters, zoning controls and overlay controls, resulting in economic costs. It also fails to protect and maintain the heritage values of the identified HHAs due to lack of provisions in the ODP.
Option 2: Provide reference, recognition of historic heritage area including amendments and additions of provisions and rules as set out below. **– Preferred Option is a combination of option 2, 3, and 4**		Council will fulfill its duties under the Act, and in particular s.6f in relation to historic heritage areas and it will ensure better alignments between different chapters within the District Plan. This option will also provide clear directions and reference to plan users for areas subject to historic heritage areas to the relevant chapter.	Council and submitters will have costs associated with the plan change process.
The specific provisions and rules which are most appropriate to achieve the objective:		**Benefits:**	**Costs:**
Policy 16.2.2d	The development and use within the historic heritage areas shall protect and appropriately integrate the authenticity and integrity of the heritage values.	The identification and recognition of historic heritage areas will provide environmental, social and cultural benefits, protecting the heritage values that are of significance to the development and history of the city. Enabling development within the historic heritage areas will provide economic and social benefits through enabling the provision of developments within the Community Facilities Zone, such as schools that not subject to designations. There may be additional design costs associated with requiring a careful approach to development within the historic heritage areas, as it will require consideration of the future development of the area and how this may occur. A comprehensive approach will provide a higher quality design outcome, establishing a higher level of amenity. This results in social benefits.	There are economic costs associated with the identification and protection of the historic heritage area as this will reduce the area of developable land available. There may be potential environmental, social and cultural effects associated with enabling developments within the historic heritage areas if the adverse effects not correctly managed. No or less costs to the change to Activity Table as this is a consequential change for better administration for District Plan.
Rule 16.3 Activity Table	b) New buildings and relocated buildings (except for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) c) Alterations and additions to buildings (except heritage buildings and structures in scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas d) Demolition or removal of ~~existing~~ buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas e) Maintenance and repair of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in		

	Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas		
Opportunities for economic growth and employment			
All options are neutral in relation to opportunities for economic growth and employment- neither providing or reducing opportunities for economic growth or employment.			
Risk of acting or not acting			
Historic heritages are required to be protected to achieve Part 6 of the RMA. The risks of not acting is likely to result in the loss and damage of areas with heritage values that are of significance to the development and history of the city. The risk of acting is that there may be a perception of additional costs and delays for developers. It is considered that the risks of acting outweigh the risks of not acting.			
Effectiveness and Efficiency			
Establishing a policy framework that identifies and recognizes historic heritage areas will ensure that land use is managed to protect areas that have been identified as having particular heritage values in the Community Facilities Zone. The identification and recognition of such area assists in the effective and efficient management of them by ensuring there are adequate controls in place to allow the protection of the heritage values while enabling some activity to occur. This maximises the efficient use of land by clearly distinguishing those areas that require the protection. It will also improve the effectiveness and efficiency of the plan as it provides clear reference to plan users and ensures better alignment of the Plan.			
Appropriateness in relation to relevant existing objectives:			
Option 2, 3 and 4, along with the provisions above is appropriate in relation to achieving objectives of the District Plan.			
Summary of reason for decision on the provisions:			
Option 2, 3 and 4, along with the provisions above is the most appropriate to achieve the objective of recognising historic heritage areas and is the most efficient and effective option.			

Table 2.6 Analysis of Proposed Provisions for historic heritage areas		
Analysis:		
PC9 proposes the introduction of provisions to give effect to the proposed objectives: • Objective 19.2.5: The heritage values of a historic heritage area are identified and protected. • Objective 19.2.6: Recognize, protect and, where possible, enhance the physical and visual qualities of the heritage values of a residential zoned site within a historic heritage area.		
Options to achieve the objective	**Benefits:**	**Costs:**
Option 1 Status Quo – no identification of historic heritage areas in the ODP.	No or less cost to Council and submitters to PC9 for the plan change and hearings process. No restriction or controls for developments within the identified areas with historic heritage values.	Council may not fulfill its duties under the Act, and in particular s.6f in relation to historic heritage areas. There may be environmental, social and cultural costs due to the lost and damage of the valuable history and values associated with these areas.
Option 2: Identification of historic heritage areas, policies, rules and assessment criteria as set out below and in Appendix 1. **– Preferred Option**.	Council will fulfill its duties under the Act, and in particular s.6f in relation to historic heritage areas. This provides a degree of certainty that historic heritage will be protected which is identified as a matter of national importance under section 6 of the Act. The identified historic heritage areas can be sufficiently and appropriately protected and enhanced where it is possible. These are environmental, social and cultural benefits.	Council and submitters will have costs associated with the plan change process. Additional matters for control and matters for discretion applied to activities that already require resource consent under the provisions of the ODP may result in additional costs to applicants, including the requirement for a heritage impact assessment and the possible imposition of additional conditions of consent.
The specific provisions which are most appropriate to achieve the objective:	**Benefits:**	**Costs:**
Policy 19.2.5a Development is sympathetic with the existing historic values found within the historic heritage area through: • Being compatible with the design, material used and placement of buildings and structures within the area. • Mitigating the effects of the demolition or removal of existing buildings and structures from the site.	The provisions will ensure all historic heritage areas be correctly and accurately identified, and Council will fulfill its duties under the Act, and in particular s.6f, in relation to historic heritage areas. The recognition and protection of historic heritage areas will protect the important elements and features, such as the existing buildings, that contributing to the heritage values and will retain a different residential environment from other parts of Hamilton, which will provide social benefits for retaining choices in living environments for Hamilton	There will be economic cost associated with this approach as it may reduce development yield in order to protect sites from the effects of development. There are also economic costs associated with considering the heritage values as part of development when compared to taking an approach that doesn't consider heritage values. The establishment of provisions that direct protection of historic heritage areas to occur in these locations may result in economic

• Ensuring that any car parking, servicing, lighting and sign requirements do not adversely affect the heritage values of the area or the relationship of a building with the streetscape. • Providing a site-specific Heritage Impact Assessment.	residents. By identifying locations where historic heritage area will provide clear directions and a level of certainties where development will require more considerations in relation to the protection and enhancement of historic heritage values. The policies and requirement of Heritage Impact Assessment will benefit on development compatible with the identified areas with heritage values. This will provide economic and social benefits. The provisions in relation to the matters of discretions and assessment criteria will ensure Council has discretion over how developments in relation to historic heritage areas and the associated adverse effects can be avoided, minimized and mitigated. Mapping the historic heritage areas will ensure the District Plan to be aligned and consistent with the National Planning Standards in relation to identify heritage area as an overlay.	costs and may restrict development of a site achieving its maximum potential. Many of these policies and associate provisions will result in less choice of design and placement of dwellings, including additions to existing dwelling, and they will restrict any development options requiring removal or demolition of dwellings. There are potential additional costs for maintaining an existing house for landowners. Administrative costs for Council associated with processing applications and assessing compliance. There will be additional time and cost through requiring some developments to be assessed through a statutory process.
Policy 19.2.5b The size, scale and placement of buildings and structures is compatible with the heritage values for the area being identified.		
Policy 19.2.5c The design, material use and placement of buildings and structures, including relocated buildings and additions and alterations to existing buildings, demonstrate consistency with the physical and visual qualities of the historic heritage area through a Heritage Impact Assessment		
Policy 19.2.5d The effects of demolition or removal of existing building, including detached accessory building, on a front, corner or through site within a historic heritage area is managed to protect the identified historic heritage values.		
Policy 19.2.6a Development, building and structure is consistent with the existing historic values found within the historic heritage area through: • Avoiding the demolition or removal of original buildings and structures from the site. • Ensuring that any car parking if it is provided, servicing, lighting and sign requirements do not adversely affect the heritage values of the area or the relationship of a building with the streetscape • Providing a site-specific Heritage Impact Assessment		
Matters of Discretions Identify matters of discretions as set out in Appendix 3 for activities that requiring resource consent in relation to historic heritage areas.		
Include new definition of historic heritage areas to the District Plan		
New Information Requirement Require the preparation of Heritage Impact Assessment for applications requiring resource consents in relation to historic heritage areas.		
Amendment to assessment criteria E as set out in Appendix 3		
Apply the historic heritage areas as an overlay and identify them through the feature mapping.		

Opportunities for economic growth and employment
All options are neutral in relation to opportunities for economic growth and employment- neither providing or reducing opportunities for economic growth or employment.
Risk of acting or not acting
The risk of not identifying, protecting and enhancing (whereas possible) areas with historic heritage values mean the valuable history and values associated with these areas could be destroyed and lost forever. The risks associated with acting are related to economic cost in the development process and yield. It is considered that the risks of acting outweigh the risks of not acting.
Effectiveness and Efficiency
These provisions and rules are effective as they provide direction on how historic heritage areas and the associated values can be protected, communicated and promoted. The identification of these areas on planning maps is efficient and effective as it clearly communicates the location of these spatially and ensures they are considered in the consenting process. Requiring Heritage Impact Assessment to be prepared and submitted as part of consent pathway provides a clear guidance for consent applicants and the processing planners to avoid, minimize and mitigate any potential adverse effects of the heritage areas and the associated values.
Appropriateness in relation to relevant existing objectives:
Option 2 and the proposed provision addressed above are considered to be appropriate in relation to the existing and proposed objectives that relate to historic heritage.
Summary of reason for decision on the provisions:
Option 2 is the most appropriate to achieve the objective of identification, recognition, protection and where is possible enhancing historic heritage areas and is the most efficient and effective option.

Table 2.7 Analysis of rules for historic heritage areas

Analysis:

PC9 proposes the introduction of rules to give effect to the proposed objectives:

- Objective 19.2.7: The heritage values of a historic heritage area shall be identified, protected and, where possible, enhanced.
- Objective 19.2.8: Recognize, protect and, where possible, enhance the physical and visual qualities of the heritage values of a residential zoned site within a historic heritage area.

<table>
<tr><th>The specific provisions which are most appropriate to achieve the objectives:</th><th>Benefits:</th><th>Costs:</th></tr>
<tr>
<td>Rule 19.3.2 Activity Table</td>
<td>Proposed PC provisions, as set out in Appendix 1 and below:
<table>
<tr><th>Activity</th><th>Class</th></tr>
<tr><td>a. Alterations and additions to an existing building on a front, corner or through site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>RD</td></tr>
<tr><td>b. Alterations and additions to an existing building on a rear site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>P</td></tr>
<tr><td>c. Ancillary residential structure, excluding fences and/or walls provided in (h) and (i) below.</td><td>P</td></tr>
<tr><td>d. Demolition of existing curtilage wall</td><td>RD</td></tr>
<tr><td>e. Demolition of existing dwellings on a front, corner or through site within an HHA (excluding detached accessory buildings, or heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>D</td></tr>
<tr><td>f. Demolition of existing detached accessory buildings on a front, corner or through site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>RD</td></tr>
<tr><td>g. Demolition of existing buildings on a rear site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>P</td></tr>
<tr><td>h. Fences and/or walls located forward of the front building line of the dwelling:
• Have a maximum height of 1.2m
• Have a maximum height of 1.8m</td><td>
P
RD</td></tr>
<tr><td>i. Fences and/walls except provided in (h) above</td><td>P</td></tr>
<tr><td>j. New buildings</td><td>RD</td></tr>
<tr><td>k. Relocated buildings off the original site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>D</td></tr>
<tr><td>l. Relocated buildings on the original sites within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)</td><td>RD</td></tr>
<tr><td>m. Relocated buildings onto sites within an HHA</td><td>RD</td></tr>
</table>
</td>
<td rowspan="2">Gives clear expectations of what is anticipated/appropriate within the historic heritage area. Buildings and activities have a different status depending on their suitability for these historic heritage areas.

Permitted activity pathways for activities that need to be acknowledged and enabled in HHA and activities that may be suitable in the historic heritage areas depending on their effects are restricted discretionary. Those requiring closer scrutiny of effects are discretionary activity, in particular:
• Different activity status approach for alterations and additions to the existing building, and demolitions and removal of existing dwelling on sites within an HHA, depending on whether the site is a front, corner, through site or a rear site. This is because the presence of original buildings and front boundaries is a key feature of each of the recommended HHAs, with these being critical in determining whether an area is representative of a period of development which has historic heritage significance in the development of the city. Resource consent pathway will manage the placement, scale and form of the buildings on these sites that have strong visual relation to the street within the HHAs.
• New provisions now separate controls for existing buildings and accessory buildings (such as garages). This is because for some HHAs, the placement and existence of the garages also play indicate a specific layout and design setting of a site within a HHA, reflecting a unique historic heritage evolution of the City (for example the increasing ownerships of private vehicles and the introduction of various oversea building technologies to Hamilton in 1960s and 70s mean people would had more options and freedom of how they could design and layout their accesses and garages).
• Demolition of existing dwellings on front, corner and through sites within an HHA requires consent pathway as discretionary activity as the removal of original dwelling will have a detrimental impact on the representativeness of the area. Whilst each area will potentially have buildings which do not contribute to the representativeness of the area as a whole, the removal of any dwelling and the creation of a potentially vacant site would potentially have a negative effect on the matters considered under the consistency criteria.
• Any new buildings and construction of fences and walls can potentially have an impact on the historic significance of each area.</td>
<td rowspan="2">There will be some activities and buildings that will be required to obtain resource consent due to their potential effect on the existing environment with historic heritage values. This adds additional cost, complexity and time to those developments.

Many of these provisions will result in less choice of design and placement of dwellings, including additions to existing dwelling, and they will restrict any development options requiring removal or demolition of dwellings. There are potential additional costs for maintaining an existing house for landowners.

Administrative costs for Council associated with processing applications and assessing compliance. There will be additional time and cost through requiring some developments to be assessed through a statutory process</td>
</tr>
<tr>
<td>Rule 19.4.3 Historic Heritage Areas – Fences and Walls</td>
<td>a. Sites within Victoria Street HHA shall have no fence or wall along the street front boundary.

b. The following design and dimension shall apply to fences and/or walls located forward of the front building line of the dwelling:
<table>
<tr><td>Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite</td><td>1.2m maximum</td></tr>
</table>
</td>
</tr>
</table>

	<table><tr><td></td><td>height</td></tr><tr><td>Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite; and achieve with 50% or more see-through visibility1</td><td>1.8m maximum height</td></tr></table> c. The height of any fence and/or wall shall be measured in terms of natural ground level. d. All other fences and/or walls shall have a maximum height of 1.8m. Note Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.	• The development of existing rear sites and within blocks (such as already seen within Hamilton East) provides the opportunity for redevelopment (in particular demolitions of building is provided for as permitted activity). However, to ensure that these do not become over dominant or overbearing from the street it is important that a restricted discretionary consent pathway is in place to ensure any new building will be sympathetic to the identified HHA and not detract from the heritage values. For rear sites development, it is also important to ensure the design of any upgrades to the accesses for these do not have a negative impact on the appearance of the street, as being one of the physical and visual quantities under the consistency criterion for the HHAs. • Different consent pathways and a new standard (19.4.3) for material and design are provided for fences and walls, depending on the location and maximum height of fences and walls. The open plan frontages (with often low retaining walls or low walls/fences) in some HHAs are an implication showing a particular development layout which was unique to a certain development era in Hamilton's growth history and it retains strong visual relationship with these areas. • A consent pathway is provided for fences and wall with 1.8m max high, as in some instance, it is acknowledge that this may be acceptable, provided that the use of materials are consistent with the dwelling on site and still achieve a level of visual and physical relationship with the streets (i.e. the open plan frontage as identified for this HHAs). Resource consent will allow Council to assess the proposal/situation on a case-by-case basis. • A specific provision is proposed for curtilage walls as in some HHAs have been identified and recognised as one physical and visual element showing a particular development layout which was unique to a certain development era in Hamilton's growth history and it retains strong visual relationship with these areas. Often these walls are continuous across multiple properties and they were highly likely with the same locally manufactured concrete blocks, such as in the Temple View HHA. • Different consent pathways are provided for relocating buildings as to manage and mitigate the potential loss of heritage values of an area due to either, the loss of original buildings, or the loss of setting of buildings on a site within an HHA. Overall, the proposed provision will have less permitted activities due to the heritage nature of these areas. This will benefit for the recognition, protection and enhancement (where is possible and appropriate) for the heritage values.	
Opportunities for economic growth and employment			
All options are neutral in relation to opportunities for economic growth and employment- neither providing or reducing opportunities for economic growth or employment.			

Risk of acting or not acting
The risks associated with acting are: • Restricting development potential and reducing development flexibility due to controls over demolitions, relocations, alterations and additions to existing buildings within the identified HHAs. • Increased development costs due to design considerations. The risks associated with not acting are: • The features and elements with heritage values within the historic heritage areas are destroyed or lost. • The heritage values of the areas are destroyed or lost due to cumulative effects resulting from inappropriate developments. It is considered that the risks of acting outweigh the risks of not acting.
Effectiveness and Efficiency
These rules will be efficient and effective to achieve all proposed and existing objectives by: • Protecting, retaining and enhancing the particular heritage values of these areas.
Appropriateness in relation to relevant existing objectives:
The proposed rules addressed above are considered to be appropriate in relation to the existing and proposed objectives that relate to historic heritage.
Summary of reason for decision on the provisions:
The proposed rules addressed above is the most appropriate to achieve the objective of identification, recognition, protection and where is possible enhancing historic heritage areas and is the most efficient and effective option.

Table 2.8: Analysis of proposed provisions and rules to achieve the proposed Objective 23.2.5			
Analysis:			
PC9 proposes the amendment of provisions to give effect to the proposed Objective 23.2.5 Subdivision occurs in a manner that recognises historic heritage and natural environments and recognises and provides for the protection of historic heritage.			
Options to achieve the objective		**Benefits:**	**Costs:**
Option 1 Status Quo		No or less cost to Council and submitters to PC9 for the plan change and hearings process. No restriction or controls for developments within the identified areas with historic heritage values.	Council may not fulfill its duties under the Act, and in particular s.6f in relation to historic heritage areas. There may be environmental, social and cultural costs due to the lost and damage of the valuable history and values associated with these areas.
Option 2: Amend existing policy 23.2.5a as set out below and amend rules as set out in Appendix 1. – **Preferred Option**		Council will fulfill its duties under the Act, and in particular s.6f in relation to historic heritage areas. This provides a degree of certainty that historic heritage will be protected which is identified as a matter of national importance under section 6 of the Act. The identified historic heritage areas can be sufficiently and appropriately protected and enhanced where it is possible. These are environmental, social and cultural benefits.	Council and submitters will have costs associated with the plan change process.
The specific provisions which are most appropriate to achieve the objective:		**Benefits:**	**Costs:**
Policy 23.2.5a	Subdivision avoids, remedies or mitigates adverse effects on: i. Scheduled heritage ~~items~~buildings and structures ii. Scheduled archaeological and cultural sites. iii.Scheduled ~~significant~~ notable trees. iv.~~-~~Scheduled significant natural areas. v. The Waikato River and gullies and river banks, lakes, rivers and streams. vi. Scheduled historic heritage areas.	The requirement of recognition and consideration of historic heritage areas as part of subdivision process will help to protect the heritage values of the areas. This will also ensue better alignment between chapters within the District Plan.	There are economic costs associated with additional considerations of subdivision design due to the identification and protection of the historic heritage area as this will reduce the area of developable land available. There may be potential environmental, social and cultural effects associated with enabling subdivisions within the historic heritage areas if the adverse effects not correctly managed.
Opportunities for economic growth and employment			

All options are neutral in relation to opportunities for economic growth and employment- neither providing or reducing opportunities for economic growth or employment.
Risk of acting or not acting
The risks associated with acting are: • Restricting development potential and reducing development flexibility due to additional considerations of subdivision layout and design. • Increased development costs due to design considerations. • Provides certainty for communities as to the future level of change/development they can expect The risks associated with not acting are: • The heritage values of the areas are destroyed or lost due to the change of density and intensification of the areas. It is considered that the risks of acting outweigh the risks of not acting.
Effectiveness and Efficiency
These rules will be efficient and effective to achieve all proposed and existing objectives by: • Recognising the scheduling of historic heritage areas as part of subdivision processes. • Protecting, retaining and enhancing the particular heritage values of these areas through density and allotment shape controls. • Provide better alignments between different chapters within the Plan.
Appropriateness in relation to relevant existing objectives:
Option 2 is appropriate in relation to achieving objectives of the District Plan.
Summary of reason for decision on the provisions:
Option 2 is the most appropriate to achieve the objective of recognising historic heritage areas and is the most efficient and effective option.

NOTABLE TREES

Table 2.9: Analysis of proposed provisions and rules to achieve the existing Objective 20.2.3 relating to notable trees		
Analysis:		
PC9 proposes the amendment to, and introduction of policies and rules to give effect to the existing objective 20.2.3 - *The values of ~~significant trees~~ Notable Trees are protected and maintained.*		
Options to achieve the objective		
The options considered to achieve the objective have been informed through the methodology report for reassessment of the existing scheduled notable trees and the identification of additional street and reserve trees for inclusion onto the scheduled. The following options were considered when reviewing the Chapter 20 provisions relating to Notable trees: 1. No changes to the operative policies and rule framework of Chapter 20, assessment criteria or mapping for Notable Trees (status quo in the ODP) 2. Reassess all existing scheduled trees using the STEM Method 3. Identify greater number of the significant street and reserve trees, either groups, avenues or individuals as a response to the RMA Amendment Act 2021. 4. Amendments to the policies that give effect to this objective and strengthens of rules to ensure the health and wellbeing of the tree(s) is protected.		
Overview of proposed provisions to achieve the objective The proposed approach and provisions involve the following options: • Amendments to clarify the methodology used for the identification, activity status and matters for discretion for works to notable trees scheduled in Appendix 9, Schedule 9D • Amendments to Rules 20.3 to provide greater clarification on the types of works to be permitted with or without a resource consent • Deletion of the existing definition of the Root Protection Zone and the introduction of a new definition for a Protected Root Zone. • Identification of the Protected Root Zone for each scheduled trees to remove subjectivity and confusion. • Apply the STEM method, widely used by many local authorities; and that is easier to apply. • Amendments to Schedule 9D – Notable Trees		
Assessment of the effectiveness and efficiency of the proposed provisions in achieving the objectives	**Benefits:**	**Costs:**
Do nothing - Status Quo –	No or less cost to Council and submitters to PC9 for the plan change and hearings process.	This option will continue the use of an over complicated methodology and potential further loss of scheduled trees, resulting in environmental, social and economic costs. The existing uncertain and unclear rules, with an absence of clear assessment criteria relating to protection and maintenance of notable trees has costs to

		Council, and owners of buildings and structures in Schedule 9D, and may lead to the loss of natural amenity.
Amendments to clarify the methodology used for the identification, activity status and matters for discretion for works to notable trees scheduled in Appendix 9, Schedule 9D	This option will also provide clear directions and reference to plan users on Notable Trees. All scheduled trees have been assessed at the same time, using the same arboricultural methodology.	Council and submitters will have costs associated with the plan change process.
Provisions for protection and maintenance of notable trees as set out above and in Appendix 1	Enabling protection and maintenance through a clear consenting pathway provides benefits to the landowners of sites where notable trees are located in Schedule 9D and may encourage the preservation of the environmental amenity these trees provide to their surroundings.	To protection and maintenance of notable trees Council, and landowners there will have additional costs relating to resource consent requirements and/or how works to notable trees are permitted to be permitted without a resource consent
Opportunities for economic growth and employment		
There are no identified effects of Option 1 or the combination of Options 2-4 on opportunities for growth and employment.		
Risk of acting or not acting		
The risk of not acting, to make the amendments in Options 2-4, are that the natural environmental resource of significant trees in the city, is not sustainably managed, and these notable trees in Schedule 9D are not protected or maintained in a manner that conserves the health and natural form of the tree(s).		
Effectiveness and Efficiency		
Doing nothing is not effective in achieving the objective and is not efficient due to the lack of clarity and certainty of the ODP rules. Option 2 will be effective in achieving the objective and provide efficiencies due to removing uncertainty and improving the clarity of the rules.		
Appropriateness in relation to relevant existing objectives:		
The combination of Options 2-4 is appropriate to achieve the objectives of the ODP and the amended objectives of PC9.		
Summary of reason for decision on the provisions:		
The combination of Options 2-4 is the most appropriate to achieve the objective of protecting the natural environmental values provided through Notable Trees and is the most efficient and effective option.		

Significant Natural Areas

Table 2.10: Analysis of proposed provisions to achieve the existing and proposed objectives
Analysis:
Operative Objective 20.2.1 Significant Natural Areas are protected, maintained, restored and enhanced.
Overview of options considered to achieve the objective (note these options are not mutually exclusive)
The options considered to achieve the objective are set out in more detail in the 4Sight Report '*Hamilton City District Plan Review – Issues and Options Report'*[11] which should be read in addition to this evaluation. In summary, the following options were considered when reviewing the Chapter 20 provisions relating to Significant Natural Areas (SNAs): 1. No changes to the operative policies and rule framework of Chapter 20 and no change to SNA maps (status quo) 2. Extend SNA maps to cover all land that meets the significance criteria for SNAs in the Waikato Regional Policy Statement (refer the 4Sight SNA mapping report[12] for methodology to assess and map all SNA in Hamilton District) 3. A new SNA schedule in Appendix 9C to identify the attributes and values that were assessed as being significant for each SNA area, classification of SNA, and area (no changes to the SNAs subject to Peacocke Plan Change) 4. Retain stringent 'avoid' policy approach from operative Chapter 20 to ensure maximum protection of SNAs with no exceptions 5. Provide a revised effects management policy framework focusing on avoiding adverse effects that are necessary to protect SNAs and applying an 'effects management hierarchy' for certain activities 6. Amend policies to recognise that certain activities with positive economic, social, environmental and cultural benefits should be anticipated in SNAs, provided that the ecological values and functions for which the SNA was scheduled are protected 7. Provide a permitted activity pathway for restoration and enhancement activities but no other activities that are likely to adversely affect the values and functions of SNAs 8. Provide permitted activity pathways for a specific set of activities that have economic, social, environmental and cultural benefits (specifically restoration and enhancement works, maintenance of infrastructure, public walkways and cycleways, customary activities) subject to compliance with appropriate standards 9. Provide consenting pathways for activities that have a functional or operational need to be in SNA or may provide wider benefits while protecting SNAs (e.g. walkways to connect public to the Waikato River) 10. Apply the same policies and rules to all mapped SNA, regardless of whether it was scheduled for floristic values or ecological corridor/fauna habitat values 11. Apply a slightly different policy and rule framework that differentiates between floristic SNA (fSNA) and corridor SNA (cSNA) to reflect that their different ecological functions and values warrant different approaches to managing impacts on the values of the SNA in certain circumstances.

[11] 4Sight (2022), '*Hamilton City District Plan Significant Natural Area Review – Issues and Options'*, prepared for Hamilton City Council.
[12] 4Sight (2022) '*Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems',* prepared for Hamilton City Council.

Overview of proposed provisions to achieve the objective

The proposed approach and provisions involve the following options:

- Extend SNA maps to cover all land that meets the significance criteria for SNAs in the Waikato Regional Policy Statement (refer the 4Sight SNA mapping report[13] for methodology to assess and map all SNA in Hamilton District)
- Include a new SNA schedule in Appendix 9C to identify the attributes and reflect the values that were assessed as being significant for each scheduled SNA, classification of SNA, and area (no changes to the SNAs subject to Peacocke Plan Change)
- Provide a revised effects management policy framework that focuses on avoiding adverse effects that are necessary to protect SNAs and applying a 'effects management hierarchy' for certain activities
- Amend policies to recognise that certain activities with positive economic, social, environmental and cultural benefits should be anticipated in SNAs, provided that the ecological values and functions for which the SNA was scheduled are protected
- Provide permitted activity pathways for a specific set of activities that have economic, social, environmental and cultural benefits (specifically restoration and enhancement works, maintenance of infrastructure, public walkways and cycleways, customary activities) where permitted thresholds are met
- Provide consenting pathways for activities that have a functional or operational need to be in SNA or may provide wider benefits while protecting SNAs (e.g. walkways to connect public to the Waikato River)
- Apply a slightly different policy and rule framework that differentiates between floristic SNA (fSNA) and corridor SNA (cSNA) to reflect that their different ecological functions and values warrant different approaches to managing impacts on the values of the SNA in certain circumstances.

Assessment of the effectiveness and efficiency of the proposed provisions in achieving the objectives		**Benefits:**	**Costs:**
Amended policies 20.2.1(a) and 20.2.1(b) **New Appendix 9C covering all SNAs in Hamilton District**	The proposed policies, schedule and planning maps: • Identify the values and characteristics that define SNAs, make these areas ecologically significant, and include these in a new SNA schedule. • Amend the new schedule of SNAs in Appendix 9C to identify the type of SNA (fSNA and cSNA) and the attributes that make these areas ecologically significant in accordance with the Waikato RPS. • Extent the spatial area of SNAs on planning maps to cover areas of significant indigenous vegetation and significant habitats of indigenous fauna in accordance with section 6(c) of the RMA and the Waikato RPS.	• Identifying the spatial areas of SNA on planning as well as the ecological values and attributes for which each SNA was assessed as significant has a number of benefits. It makes it clearer for plan users whether an area was scheduled as either an area of significant indigenous vegetation and/or a significant habitat of indigenous fauna and allows for more targeted assessment of any adverse effects on the values of the SNA that make it significant. It will also help improve public awareness and appreciation of SNAs (Objective 20.2.2). • Mapping SNAs in district plans is recognised as the most effective method to protect SNA by providing certainty to all parties on the location and extent of SNAs. It is consistent with best practice and the anticipated requirements in proposed NPS-IB. While the proposed NPS-IB does not have legal effect, it is highly relevant to the review of SNA provisions and is expected to come into effect in late 2022 during the Plan Change 9 submission and hearing process. It is therefore considered effective and efficient to align the proposed provisions with the proposed NPSIB where relevant. • The proposed changes to the SNA overlay in the District Plan will significantly increase the area of land in Hamilton City mapped and scheduled as a SNA. In the Operative District Plan, there is 166ha of mapped SNA, which is predominantly forest remnants with high quality indigenous vegetation and is approximately 1.5% of the total city area. The SNA mapping in the Operative District Plan does not extend to significant habitat of indigenous fauna, including the long-tailed bat' which has been recognised as a significant gap[14] in terms of meeting obligations under section 6(c) of the RMA and the Waikato RPS. • The proposed changes to the SNA planning maps and schedule detailed in the 4Sight report will increase the extent of SNA coverage in the District to 695.47ha, which includes 137ha of the Waikato River. This is an increase in SNA coverage of 529.47ha or 392.47ha of new	• Costs associated with mapping additional areas of SNA and specifying the values for which they are scheduled, including the costs of expert ecologists to identify the land, list the values and ground truth particular sites. • Costs associated with this plan change to incorporate the new SNA overlay and schedule in the District Plan through the Schedule 1 process. However, these costs are not considered to be unjustifiably high given that the protection of SNAs is a matter of national importance under section 6(c) of the RMA and the maintenance of indigenous biodiversity is a core function of local authorities under the RMA. • Costs to private landowners that have identified SNA on their land in terms of development opportunities – these are discussed in more detail in response to the specific rules being introduced for SNAs below.

[13] 4Sight (2022) '*Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems'*, prepared for Hamilton City Council.

[14] For example, in *Weaston Lea v Hamilton City Council* [2020] NZEnvC 189, paragraph 40-42, the Environment Court commented on the absence of critical bat habitat in the operative SNA maps and schedule as follows " *This is an unfortunate oversight. It is a matter requiring urgent redress In fairness, we understand this to be the case with the necessary policy development work being undertaken by the Council. At the same time, the oversight cannot be ignored. There is a diminishing population of an endangered species of native New Zealand fauna, deemed to be so rare as to be classified "Nationally Critical" pursuant to the New Zealand Threat Classification System".*

		terrestrial vegetation and habitat. Importantly, this increased SNA coverage will captures all the Waikato River Gully and Corridor network, which is a significant habitat for Threatened and At-Risk indigenous species, including the long-tailed bat. This will address a key gap in the Operative District Plan as outlined above. There are also expected to be significant ecological benefits from identifying and mapping this additional land as SNA, particularly as the Waikato River Gully and Corridor network comes under increasing pressure from more intensive residential development.	
New policies 20.2.1(c) to 20.2.1(l)	The proposed policies: • List the specific adverse effects on SNA values that need to be avoided to protect SNAs • Introduce the effects management hierarchy for infrastructure and public walkways and cycleways in SNAs • Provide direction on when biodiversity offsetting and compensation will not be appropriate • Will require the specific ecological values and functions of SNAs to be assessed and managed having regard to the Waikato RPS significance criteria and the classification of SNA - fSNA and cSNA • Seek to enable to infrastructure and public walkways and cycleways to locate in SNAs subject to certain tests (operational or functional need, demonstrated public benefits etc.) • Recognise the need for essential pruning, maintenance and tree removal in SNAs for certain activities where adverse effects are minor • Promote activities that increase the area of SNA and indigenous vegetation cover • Recognise the role of mana whenua as kaitiaki and landowners as stewards of SNAs and indigenous biodiversity • Enable activities that improve public connection to, and appreciation of, indigenous biodiversity • Enable activities that seek to implement the vision, goals and outcomes in the Nature in the City Strategy.	• The revised provisions provide a more effective effects management framework for SNAs. This includes clear direction on the adverse effects that need to be avoided to ensure the protection of SNAs, focusing on key ecological values and functions (e.g. connectivity, buffering). This will ensure the significant ecological values of SNAs are protected without the need for an absolute "avoid all adverse effects" approach. • The provisions enable the effects management hierarchy to be applied to infrastructure and public walkways and cycleways and for offsetting and compensation to be used in certain circumstances to address unavoidable adverse effects. This will ensure positive ecological outcomes and a 'no net loss' when more significant public works are proposed in SNA. • The provisions support and enable restoration activities and activities that restore the ecological function and increase the extent and quality of SNAs. This will lead to ecological benefits by improving the quality and extent of SNAs (particularly cSNA) over time by being more enabling of Council, community and individual restoration projects. • Economic and social benefits include recognition that infrastructure often has a functional or operational need to locate in SNAs (particularly three waters infrastructure within the Waikato River Corridor and Gully network)[15] and the policies to enable these projects in certain circumstances to provide essential services and support the economic and social wellbeing of people and communities. There is also a social benefit from the policies which seek to enable activities that improve public connection to, and appreciation of, indigenous biodiversity, such as public walkways and cycleways that link areas of SNA or provide public access to the Waikato River. • The policies also provide a cultural benefit as they recognise the role of mana whenua as kaitiaki which helps to set an expectation at the policy level that mana whenua will be involved in resource consent applications that may impact on the values of SNA.	• There are potential environmental costs associated with the proposed set of policies. The Operative District Plan policies are based on a very stringent 'avoid all adverse effects' approach that applies to most activities in SNA and do not provide any recognition of infrastructure, restoration/maintenance projects, public walkways and cycleways or customary activities through either the polices or the subsequent rule framework. The proposed policies do anticipate these activities which is reflected in the implementing rules which provide targeted permitted pathways (subject to compliance with standards) and consenting pathways for these activities to be undertaken and located in SNAs in certain circumstances. • Providing for certain activities in SNAs inevitably creates risks of adverse effects where these involve vegetation removal, earthworks and/or the new structures or infrastructure. However, it is considered that these potential environmental costs are effectively mitigated through: o The proposed effects management policies which are based on best practice, anticipated national direction through the proposed NPSIB (recognising this does not yet have legal weight but is expected to come into effect in late 2022), and are targeted to the key ecological effects that need to be avoided to protect SNAs. o The permitted thresholds for activities that have a pathway in SNAs (discussed in more detail below) and the need to follow the 'effects management hierarchy' for larger public projects (infrastructure and public walkways and cycleways) that require resource consent to ensure positive ecological outcomes. o Limiting the range of activities that can occur in SNA to public works, restoration activities, and other essential activities that have minor adverse effects on SNAs.
Rules for vegetation pruning, maintenance planting, and removal in a SNA (excluding	The proposed provisions provide permitted activity rules and standards for general activities that have minimal adverse effects on the values of SNA or have social, economic, environmental or cultural benefits that should be provided for. This includes the pruning, maintenance, planting or removal of indigenous or exotic vegetation or trees associated with:	• The proposed vegetation pruning, maintenance and removal rules (and rules managing planting of new species) collectively have environmental benefits. These benefits are tiered: o Vegetation and trees in a fSNA have the greatest level of protection (only pruning, maintenance or removal for maintaining or upgrading existing tracks or fencing, customary use, or works to manage unacceptable health and safety risks	• There are economic costs associated with these provisions, namely that: o Most vegetation clearance in a fSNA will require a resource consent process (although this is same as status quo). o Removal of vegetation or trees in a cSNA that has a diameter greater than 150mm, measured at 1.4m in height, will require the input of a suitably qualified person to determine if it is being used as indigenous fauna habitat. This will add cost to proposals

[15] Memo from Hamilton City Council – City Waters, 9 June 2022, *'Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas'*, File Reference D-4235849.

pruning, maintenance, planting and removal associated with infrastructure or public walkways and cycleways) – 20.3(a) to 20.3(f)	• Disease, age or unacceptable health and safety risks • Existing track and fencing maintenance or upgrades • Customary use • Management or removal of pest species • Short-term planting of exotic species (willow) for land stabilisation • Planting indigenous vegetation for restoration purposes • Restoration projects. The proposed provisions provide restricted discretionary rules for pruning, maintenance or removal of indigenous or exotic vegetation: • In a fSNA where it is not provided for by 20.3(a) or 20.3(b) • In a cSNA where it is not provided for by 20.3(a) or 20.3(b) and it does not comply with Standard 20.5.4 The proposed provisions provide a non-complying rule planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.5 is not complied with.	are permitted, all other vegetation alteration requires a resource consent). ○ There more permitted pathways for activities in cSNA, including a permitted pathway for restoration projects. • This is a pragmatic approach where the protection of vegetation is tailored to reflect the value of that vegetation and its importance as both an ecological corridor/buffer and as indigenous species habitat. • There are also environmental benefits from supporting restoration and enhancement activities, such as removal and management of pest species and planting of eco-sourced indigenous vegetation, and strong non-complying rules preventing planting of pest species and exotics in SNA unless it is for a specified land stability purpose as per Standard 20.5.5. • There are environmental benefits from the use of soft engineering solutions for erosion protection within SNA gullies. Providing for the short-term planting of sterilised willow species is an effective way to stabilise stream banks without the use of hard engineering solutions. The species used are sterile to ensure they do not propagate and spread, and the trunk of the willow is removed once the root ball has established[16]. • The protection of cSNA in recognition of its value as long-tailed bat habitat (as well as habitat for other indigenous fauna) will have significant environmental benefits. Standard 20.5.6 (applying to restoration projects) imposes a maximum clearance cap of 50m² per site per calendar year, requires replanting with eco-sourced vegetation within 12 months and requires a suitably qualified person to check if larger trees in a cSNA are being used as indigenous fauna habitat before felling. This standard is expected to ensure indigenous fauna habitats are protected during restoration projects. • There will be cultural benefits from providing for the pruning, maintenance or removal of indigenous vegetation for customary activities as a permitted activity, regardless of whether it is in a fSNA or cSNA.	that require vegetation removal in a cSNA. ○ Land impacted by the new cSNA areas will face additional restrictions and costs if future development proposals involve vegetation alteration in these areas. ○ There are environmental costs associated with these provisions as inevitably some vegetation and trees will be removed and there will be some impact on indigenous fauna habitats. However, these costs are expected to be limited as: • The removal of diseased or aged trees means there is increased potential for new, healthier species to emerge • The volume of vegetation or tree removal associated with both existing track and fence maintenance or upgrades or customary use is expected to be very small, with few impacts on the values of the SNA • Any willow trees planted will be removed within 10 years and will not be allowed to spread beyond the original planted tree • The requirement to replant with eco-sourced vegetation within 12 months of clearance for a restoration project will help mitigate vegetation loss.
Rules for earthworks in a SNA (excluding earthworks associated with infrastructure or public walkways and cycleways) - 20.3(g) and 20.3(h)	The proposed provisions provide permitted rules for earthworks associated with: • Existing track and fencing maintenance or upgrades • Earthworks for permitted vegetation removal	• The earthworks rules provide the opportunity for Council staff to consider the ecological impacts of land disturbance on the values of SNA. This will provide ecological benefits, particularly in cSNA areas where the operative provisions only allow consideration of the land instability impacts of earthworks in gullies, not impacts on the indigenous biodiversity values. • There will be economic and social benefits from the changes to earthworks rules that apply in fSNA. Under the status quo, any earthworks in a SNA are non-complying. However, the permitted activity pathways for existing track and fencing upgrades, particularly existing walking tracks used for restoration projects, will ensure that public good, small-scale works can be undertaken without a non-complying consent process. • The permitted status for earthworks associated with permitted	• Potential environmental costs in fSNA as the rule framework moves away from the absolute non-complying activity status for all earthworks towards a framework with a few limited permitted activity pathways. However, the actual impact on the ecological values of fSNA is expected to be very limited as the permitted earthworks activity circumstances are very narrow and there are few existing public or private tracks in fSNA. • The costs for earthworks in cSNA are expected to be the same as the operative plan, as there are already controls on earthworks in these areas through the Waikato Riverbank and Gully Hazard Area overlay (GHO) in Chapter 20, but no specific earthworks rules relating to SNA. Having two narrow permitted activity pathways for earthworks in cSNA will not negate the need to obtain resource consent in the GHO if there is a land stability issue.

[16] Memo from Hamilton City Council - City Waters, 9 June 2022 '*Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas*', File Reference D-4235849

		vegetation removal makes it clear that if vegetation removal is provided for as a permitted activity under another activity in the table, there should be no additional consent requirement for any land disturbance in a SNA associated with its removal. This is a pragmatic and efficient approach to ensure activities do not need to obtain an earthworks consent for an otherwise permitted activity.	
Rules for buildings and structures, infrastructure and public walkways and cycleways in SNA (including pruning, maintenance and removal of vegetation and trees and earthworks associated with infrastructure and public walkways and cycleway–) - 20.3(i) to 20.3(n)	The proposed provisions provide permitted rules and standards in a SNA for: • Alterations to, or the replacement of, any existing building or structure that does not exceed the existing envelope or footprint • Structures associated with erosion protection and sediment control that are required under a regional plan rule or regional consent from Waikato Regional Council • The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks, provided it is not covered by 20.3(a) or 20.3(b) and Standard 20.5.7. is complied with The proposed provisions provide restricted discretionary rules in a SNA for: • Construction of new public walkways and cycleways through a SNA, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks. The proposed provisions provide discretionary rules in a SNA for: • Alterations to, or the replacement of, any existing building or structure that is proposed to exceed the existing envelope or footprint in a SNA • Construction of, or access to, new infrastructure in a cSNA, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks The proposed provisions provide non-complying rules in a SNA for: • Construction of, or access to, new infrastructure in a fSNA, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	• These rules have benefits for infrastructure, walkways and cycleways that already exist or are proposed in a SNA. The operative SNA provisions do not recognise the economic, social and cultural benefits of having access to efficient and well-functioning infrastructure, walkways and cycleways that are able to be regularly maintained and upgraded/renewed (within limits) without the additional time and cost associated with a resource consent process. The operative provisions also do not explicitly recognise that infrastructure, walkways and cycleways can be appropriate in some areas of SNA (particularly cSNA). The proposed provisions provide appropriate permitted and consenting pathways for infrastructure, walkways and cycleways (including associated pruning, maintenance and removal of vegetation and associated earthworks) which will have wider environmental, economic and social benefits for people and communities. • Providing a permitted land use pathway for operation, maintenance, renewal and upgrading of existing infrastructure and public walkways and cycleways in SNA recognises the benefits of keeping this infrastructure running as efficiently and effectively as possible, while still minimising the impact of the works on the ecological values of the SNA to ensure SNAs are protected. • Standard 20.5.7 sets limits on the scale of works that can occur in association with an infrastructure or public walkway or cycleway project as a permitted activity. This standard sets thresholds that balance the need for day to day operation, maintenance, renewal and upgrading activities to occur without a resource consent, but also ensure that larger, more significant projects are assessed through a resource consent project to ensure methodologies are prioritising the values of the SNA and all efforts are being made to minimise the impact of the works on the values for which the SNA was scheduled. • There are economic and social benefits from providing a clear pathway for the operation, maintenance, renewal and upgrading of infrastructure and public walkways and cycleways to allow these to be managed on a day-to-day basis as a permitted activity. Most existing three waters infrastructure is located in cSNA (as opposed to fSNA) but there is a need to ensure vegetation and tree removal necessary for operation, maintenance, renewal and upgrades of infrastructure (subject to controls on scale) can occur as a permitted activity, regardless of which type of SNA the infrastructure is located in. Ensuring infrastructure continues to operate efficiently and effectively has wider benefits for the economic and social wellbeing of communities. • Applications for new infrastructure in SNA are discretionary in a cSNA	• There will be environmental costs associated with the vegetation alteration and earthworks rules designed to provide permitted activity pathways for infrastructure and public walkways and cycleways in SNA. However, these environmental costs are likely to be much less than the status quo with respect to cSNA, which currently allows infrastructure and public walkways and cycleways to be operated, maintained, upgraded and renewed, and new infrastructure or access constructed, in Hamilton's gullies without consideration of the ecological impacts of proposals. • There may greater environmental costs in fSNA as the operative SNA provisions do not include any land use, vegetation alteration or earthworks rules recognising that infrastructure or public walkways and cycleways may be appropriate in SNAs. However, these impacts are expected to be limited as: o Most of the infrastructure located in SNA are stormwater stream channels (essentially streams that receive stormwater from the Hamilton City urban catchment). Most hard engineering assets located in SNA are stormwater related (e.g. outlets/inlets and manholes) although there are some wastewater and water supply assets[17]. Overall, only a small proportion of infrastructure assets are located in SNA compared to the total amount of assets managed by the Council, so the impact on SNA will be limited to the scale of existing infrastructure. o All new infrastructure projects will be required to go through a robust consent process in both cSNA and fSNA to ensure that the environmental impacts are managed through the effects management hierarchy. o The permitted scale of renewals/upgrades of infrastructure is deliberately small (can increase the footprint of existing infrastructure by a maximum of 5% or 30m², whichever is the greater). o The vegetation clearance and earthworks standards in 20.5.5 (both total area and distance from asset caps) are designed to protect the ecological values of SNA by restricting the amount of disturbance in a SNA to either a small area or a short distance from the asset. Work examples provided by the Hamilton City Waters team demonstrate that most small-scale projects require at least 100m² of vegetation clearance (often indigenous) and earthworks to undertake asset maintenance, upgrade and renewal projects and a permitted cap smaller than 100m² would be unworkable in terms of the number of resource

[17] Memo from Hamilton City Council - City Waters, 9 June 2022 '*Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas'*, File Reference D-4235849.

		and non-complying in a fSNA. This is to send a clear message that SNA are not generally a good location for infrastructure assets due to the potential for ongoing disturbance to the SNA over the life of the asset. However, the discretionary activity status for cSNA recognises that the gully network is often the only location where three waters infrastructure can establish and that adverse effects on SNA values can often be managed appropriate through the resource consent process. The non-complying activity status for new infrastructure in a fSNA is appropriate as in most cases there are better locations for new infrastructure than in the most ecologically significant areas of vegetation in the Hamilton City district. • There are social and cultural benefits of allowing the public to access SNA areas, including the Waikato River, using public walkways and cycleways. Providing for operation, maintenance, renewal and upgrades of existing public walkways and cycleways as a permitted activity ensures these benefits are maintained and do not diminish over time as accessways get overgrown or deteriorate. • There will also be social and cultural benefits from the restricted discretionary pathway for constructing new public walkways and cycleways through both types of SNA. This provides the opportunity (through the consent process) to support projects that enhance the connection of people with SNA and allow them to better appreciate the values of indigenous biodiversity. • There are environmental benefits of providing for the installation of sediment control structures to manage the adverse environmental effects of sediment run off as a permitted activity. This permitted pathway ensures that key sediment control projects can go ahead without the need for a secondary resource consent process that likely duplicate matters already considered by the Waikato Regional Council. • There are economic benefits of not requiring a resource consent to replace or upgrade a building or structure where there is no increase in footprint – this is a pragmatic response to an activity that is unlikely to have an adverse impact on the ecological values for which the SNA was scheduled.	consents that would be required for small scale projects[18]. The permitted thresholds proposed for vegetation clearance and earthworks are a balance between the need to undertake the works as efficiently as possible but also limit the scale of adverse effects associated with infrastructure projects. ○ In terms of economic costs, new/existing infrastructure assets may face increased consenting and design costs when undertaking works in cSNA areas (costs are likely to be the same as the status quo in fSNA or potentially less with respect to operation, maintenance, renewal or upgrade projects). ○ The costs for earthworks in cSNA are expected to be very similar to the operative plan, as there are already controls on earthworks in these areas through the Waikato Riverbank and Gully Hazard Area overlay (GHO) in Chapter 20. The key difference is that Council staff processing resource consents for earthworks in areas of the GHO that overlap with cSNA will be able to consider the impact of the earthworks on the ecological values for which the cSNA was scheduled, not just the land instability impacts.
Rules for other activities in a SNA not otherwise provided for - 20.3(o) to 20.3(r)	The proposed provisions provide 'catch-all' activity rules for vegetation pruning, maintenance, planting or removal, earthworks or buildings and structures not otherwise provided for in the table. The activity status of all of these catch-all rules is non-complying in all SNA, except for earthworks in a cSNA, which is discretionary. The proposed provisions provide restricted discretionary activity rules for: • Additions to, or replacement of buildings that exceed the existing footprint in a cSNA • New public walkways and cycleways through SNA.	There are certainty benefits associated with having 'catch-all' rules for district plan users and implementers. Having a stringent activity status (discretionary or non-complying) as a default rule to capture all other activities not otherwise considered in the table ensures that unanticipated activities are considered on their merits through the resource consent process and are assessed against the policy framework to determine if they are appropriate in a SNA. • There are environmental benefits associated with making the storage of hazardous substances a non-complying activity in SNA as these substances are a threat to the values for which SNA are scheduled and have the potential to be damaging to both flora and fauna.	• There may be some economic costs to using stringent 'catch-all' rules in SNA as some potentially beneficial projects that fall outside of the permitted or restricted discretionary pathways may need to obtain a resource consent and undertake a full assessment against the SNA policy framework. However, this is considered to be a reasonable cost when compared with the risk of inappropriate activities occurring in SNA. Projects that have ecological merits or other benefits to SNA should be able to obtain consent as they should be able to demonstrate these benefits when being assessed against the Chapter 20 objectives and policies.

[18] Memo from Hamilton City Council - City Waters, 9 June 2022 '*Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas*', File Reference D-4235849, refer to Attachment 1 for project examples

	There is also a non-complying activity rule for the storage of hazardous substances in a SNA.		
Rules to manage edge effects along SNA boundaries – section 25.2 and 25.6	The proposed provisions introduce additional permitted activity standards into Chapter 25.2 to ensure permitted pruning, maintenance and earthworks activities that impact SNA trees in Chapter 20 also apply in situations where SNA trees overhang the SNA boundary. The proposed provisions provide permitted activity standards for: • Earthworks within a dripline of a tree where the trunk is located in a SNA, provided that the maximum thickness (cross-section) of any root that may be cut is 50mm • Pruning and maintenance of the canopy of a tree overhanging the boundary of a SNA, provided that the amount of foliage to be removed per tree per calendar year is 15% and the maximum thickness (cross-section) of any branch or root that may be cut is 50mm. • Amendments to the lighting and glare policy in section 25.6 of the District Plan (25.6.2.1a) to ensure that the effects of lighting on indigenous fauna are considered and managed when resource consent is required for development adjacent to SNAs.	• Environmental benefits from ensuring that all parts of trees scheduled as SNA are protected, regardless of whether they are wholly contained within a SNA or overhang the SNA boundary. • As rules are consistent with Chapter 20 permitted standards for the same activities, there is internal alignment between plan chapters. • Provides for a pragmatic approach to SNA mapping, which sets the SNA boundary using the trunk of SNA trees, as opposed to the canopy. This ensures that the SNA mapping does not erroneously pick up non-SNA vegetation but also ensures that the full extent of any trees with trunks inside the SNA boundary are protected from the adverse effects of earthworks and tree pruning/maintenance. • Ensures the approach to managing edge effects on SNAs is targeted to the specific trees located in a SNA that need protection. This is more positive from a landowner perspective than having a broader setback preventing earthworks or vegetation alteration within a certain distance of SNAs. • Ensures the effects of lighting on indigenous fauna are considered when resource consent is required for development adjacent to SNAs, while also avoiding the potentially significant compliance costs associated with a blanket lighting standard at the SNA boundary.	• There will be a cost for private landowners who have a need to undertake works within the dripline of a tree scheduled as SNA that overhangs their boundary – a resource consent for the work will be required unless they can comply with the permitted activity standards. However, these costs are partially offset by the benefits of having less or no SNA shown as being mapped on their land. • Lighting effects will not be considered for permitted activities adjacent to SNA which may result in adverse effects on indigenous fauna near the boundary (although this is same as status quo).

Opportunities for economic growth and employment

The establishment of additional areas of SNA may provide opportunities for restoration and replanting projects that may assist in some employment and growth opportunities. The additional area of SNA will have additional restrictions to protect the SNAs on that land which will limit the activities that can take place. However, this is not expected to have any adverse effects on opportunities for economic growth and employment as:

- The majority of the new area of SNA is also Gully Hazard Overlay which is already subject to the restrictions on the development that can take place.
- Viable opportunities for development within the Waikato River Corridor and Gully System are very limited.
- Most SNA coverage is limited to the edge of private properties within limited/no impact on development/employment opportunities unless development is proposed directly underneath the dripline of a SNA tree.

Risk of acting or not acting

There is sufficient information and certainty to act through the proposed provisions as they are based on existing RMA obligations, current best practice, give effect to the Waikato RPS, and are aligned with anticipated policy direction in the proposed NPSIB (recognising this does not yet have legal weight). The risk of not acting is that the Hamilton City District Plan will not fully give effect to section 6(c) of the RMA which relates to significant indigenous vegetation and significant habitats (not mapped in Operative District Plan) these higher order documents. There is also a risk that not acting results in further losses of ecological habitat with cSNA areas (primarily Waikato River Corridor and Gully network), which could be exacerbated when residential areas are placed under more intensification pressure (anticipate under Plan Change 12) and there is increased desire to develop within the gully network.

The risk of acting is that this plan change would occur in advance of the release of the proposed NPS-IB. This means that the proposed provisions may not align with all the requirements in the NPSIB and may potentially need further changes However, this is considered to be a low risk as there is strong alignment and this can be addressed through the Schedule 1 process (as proposed NPSIB is expected to be gazetted in late 2022 during the Plan Change 9 submission and hearing period).

Overall, it is considered that the risks of acting are low and the risks of not acting are significantly greater in terms ongoing loss of indigenous biodiversity and limited protection of significant indigenous habitats.

Effectiveness and Efficiency

The proposed provisions will be effective in achieving the purpose of the RMA, in particular section 6(c) of the RMA, and achieving Objective 20.2.1 to protect, maintain and restore SNAs. The provisions strike a balance between the need to increase the area of SNA protected in Hamilton City and achieve positive ecological outcomes in these areas, and also the need to provide pragmatic permitted and consenting pathways for a limited list of activities that are important to the environmental, economic, social and cultural well-being of people and communities within the new areas of SNA. This is an effective approach to achieve the purpose of the RMA which seeks to ensure indigenous biodiversity is managed and protected in a way that enables people to provide for their economic, social and cultural well-being.

The new policy direction will provide clearer guidance to plan users on the specific adverse effects that need to be avoided to protect the significant ecological values of SNAs, how the effects management hierarchy should be applied to larger public projects to ensure a net ecological gain, and what types of activities can occur in SNAs and in what circumstances. It will also provide stronger support for activities that should be enabled in SNAs, namely restoration and enhancement projects. Overall, the provisions will be effective in achieving Objective 20.2.1 to protect, maintain and restore SNAs within the Hamilton City district.

In terms of efficiency, the proposed provisions are necessarily more complex than the operative provisions, particularly the proposed rule framework. This is to respond to the two types of SNA being protected and the different values for which fSNA and cSNA are identified and scheduled as SNAs. The proposed provisions also recognise that restoration/enhancement activities, infrastructure and public walkways and cycleways are not adequately provided for in the operative provisions in Chapter 20 and seek to provide for these activities through a more targeted, specific set of rules to ensure the desired outcomes are achieved. Although there are additional rules, these are necessary to strike the balance between ecological protection and enabling key activities that have a functional or operational need to occur in a SNA. Overall, this is expected to be a more efficient approach than retaining the status quo or simply increasing the amount of mapped SNA as it will avoid unnecessary consent requirements and provide greater certainty to all parties on the types of activities anticipated or strongly discouraged/avoided in SNAs.
Appropriateness in relation to relevant existing objectives:
The proposed provisions are considered to be appropriate in relation to existing Objective 20.2.1 in Chapter 20 and other relevant plan objectives. The provisions will ensure that the existing and new SNAs are protected, maintained, restored and enhanced, in a way that still allows for activities that provide for the environmental, economic, social and cultural well-being of people and communities.
Summary of reason for decision on the provisions:
The suite of provisions proposed for SNAs in Chapter 20 combined with updated SNA schedule and maps, and amendments in other chapters are assessed as being the most appropriate option as these will: • Better give effect to the direction of the Waikato RPS and section 6(c) of the RMA compared to the operative District Plan provisions • Address a key gap in the operative District Plan by extending the extent of SNA to include significant habitat of indigenous fauna, including the long-tailed bat • Largely future proof Chapter 20 with respect to the proposed NPS-IB based on the knowledge of its requirements and current best practice (recognising that it does not yet have legal effect) • Protect more of the vulnerable SNA areas in Hamilton City, including the Waikato River Corridor and Gully network, both of which will be under increasing development pressure in residential areas • Achieve a pragmatic balance between protection of ecological values and the need to provide appropriate pathways for activities with a functional or locational need to locate in a SNA and which provide public benefits – i.e. infrastructure, public walkways and cycleways • Support activities that will benefit a SNA, namely restoration and enhancement projects • Recognise that public access into SNAs can sometimes be desirable, particularly where it allows for enjoyment, and appreciation of the values, of SNAs and allows people to connect with nature in their local area • Better recognise the role of mana whenua as kaitiaki, and landowners as stewards, of SNAs • Manage edge effects on SNAs in a targeted and proportionate way so that the health of SNA trees is protected, even when parts of the tree overhang the SNA boundary. As such, the provisions are considered to be the most appropriate, effective and efficient way to achieve the purpose of the RMA and relevant plan objectives.

Appendix 8: Built Heritage Methodology Report and Inventories

Appendix 9: Historic Heritage Areas Report

Appendix 10: Archaeological and Cultural Sites Report and Inventories

Appendix 11: Notable Trees and Spreadsheets

Appendix 12: Significant Natural Areas

- **12-1 Significant Natural Areas of Hamilton City District Terrestrial and Wetland Ecosystems - June 2022**
- **12-2 Hamilton City District Plan Significant Natural Area Review – Issues and Options - May 2022**
- **12-3 HCC City Waters – SNA Technical Memo – June 2022**

4.3 Rules – General Residential, Residential Intensification and Large Lot Residential Zones

4.3.1 Activity Status Table – General Residential Zone, Residential Intensification Zone and Large Lot Residential Zone

Activity	General Residential Zone	Residential Intensification Zone	Large Lot Residential Zone
Residential Activities and Structures			
a. Accessory building	P	P	P
b. Apartment building i. On Lot 2 DP492571 (see Figure 4.3.1) ii. Percival and Ryburn Road enclave	D RD -	RD - -	D - NC
c. Ancillary residential unit	P	NC	P
d. Ancillary residential structures	P	P	P
e. Single dwelling: first residential unit per site	P	D	P
f. Single dwelling: second and subsequent residential unit per site	RD*	D	RD*
g. Duplex dwellings i. Percival and Ryburn Road enclave	RD* -	RD* -	RD* NC
h. Integrated Residential Development	RD	NC	NC
i. Managed care facilities i. up to 9 residents ii. up to 10 residents (excluding emergency housing) iii. 11 or more residents (excluding emergency housing)	 P D D	 P P D	 P D D
j. Emergency housing for up to 10 residents	P	P	P
k. Papakainga	RD*	RD*	RD*
l. Residential activities	P	P	P
m. Residential centre	D	D	D
n. Rest home	RD*	RD*	RD*
o. Farming activities	NC	NC	P
p. Rural industry	NC	NC	D
q. Produce stalls	NC	NC	P
r. New building for the purpose of Health Care Services	RD	-	-

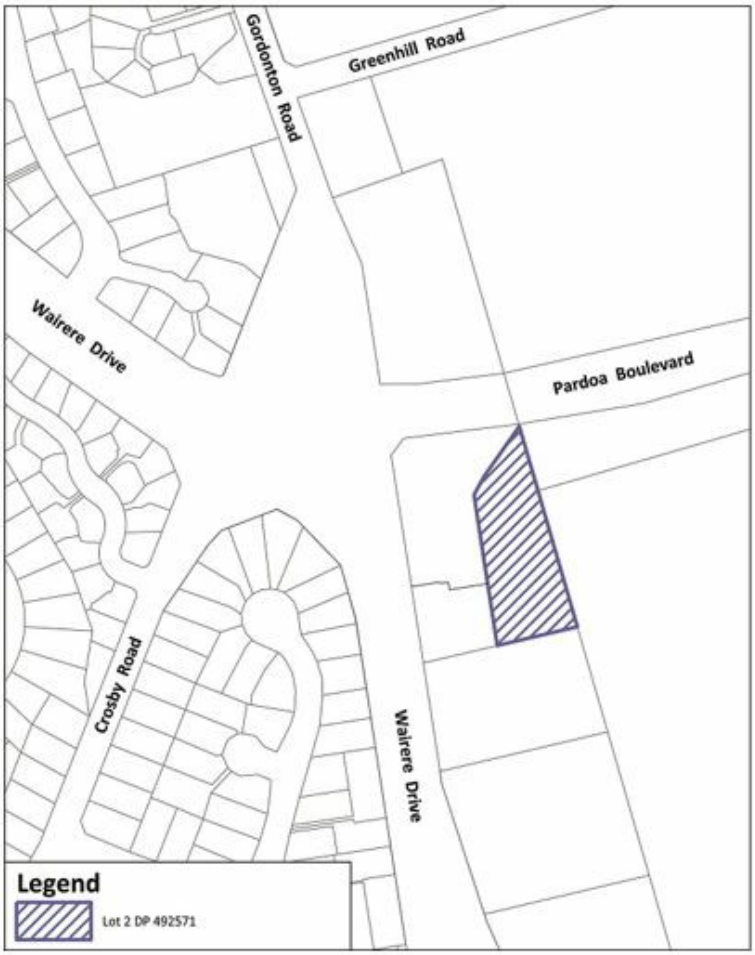
identified in 4.3.1.x			
ra. The use of buildings for any residential activity in the Percival/Ryburn Roads Ruakura Structure Plan Area where the site **is** subject to a restrictive no-complaint covenant in favour of adjoining Industrial Park and Logistics Zoned land (see Note 3 below).	-	-	P
rb. The use of buildings for any residential activity in the Percival/Ryburn Roads Ruakura Structure Plan Area where the site **is not** subject to a restrictive no-complaint covenant in favour of adjoining Industrial Park and Logistics Zoned land (see Note 3 below).	-	-	D
Commercial Activities and Structures			
s. Childcare facility i. up to 5 children ii. six or more children	 P RD	 RD RD	 P RD
t. Conference facility	NC	D	NC
u. Conference facility in Visitor Facilities Area	-	P	-
v. Dairy	RD	NC	D
w. Health care service	D	D	NC
x. Health care services on Lot1 DP S2537, Flat B DP S43060, Flat 1 DP S43568, Flat 2 S67794 (being at 452, 448B, 444A and 444B Ulster Street), Lot 28 DP S4185 and Lot 27 DP S4185 (being at 3 and 5 Urlich Avenue)	P	-	-
y. Home-based business	P	P	P
z. Homestay accommodation	P	P	P
aa. Office, other than as a home-based business	NC	NC	NC
bb. Places of assembly	D	D	NC
cc. Restaurant	NC	D	NC
dd. Restaurant ancillary to visitor accommodation in Visitor Facilities Area	-	P	-
ee. Show homes	P	D*	P
ff. Tertiary education and specialised training facility	RD	D	NC
gg. Visitor accommodation	RD	D	D
hh. Visitor accommodation in Visitor Facilities Area	-	P	-
Community Activities and Structures			
ii. Community centre	RD	D	D
jj. Informal recreation	P	P	P

kk. Marae	D	D	D
ll. Organised recreation	P	P	P
mm. Places of worship	RD	D	D
nn. School	D	D	NC
All Activities and Structures			
oo. Demolition or removal of ~~existing~~ buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P
pp. Maintenance~~,~~ and repair of buildings and structures,and alterations and additions to ~~existing~~ buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P	P	P
qq. Relocated buildings	P	P	P
rr. Emergency service facilities	RD	D	D
ss. Demolition or removal of existing buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		
tt. Maintenance, repair and alterations and additions to existing buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		
uu. Relocated buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		
vv. New buildings on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage		

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*
4. *For the purposes of this rule a "restrictive no-complaint covenant" is defined as a restrictive covenant registered on the Title to the property or a binding agreement to covenant, in favour of the adjoining Industrial Park and Logistics Zoned land by the landowner (and binding any successors in title) not to complain as to effects generated by the lawful establishment and operation of the Industrial Park and Logistics Zoned land (including the inland port).*
5. *For the activity status and provisions applying to the demolition or removal of buildings, maintenance and repair of buildings and structures, and alterations and additions to buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

Figure 4.3.1: Lot 2 DP 492571 (see Rule 4.3.1b.i.)



4.3.2 Rules – Ruakura Structure Plan Area General Residential – Staging

a. Activities listed in 4.3 Rules – Activity Status Table – 4.3.1 General Residential Zone and Residential Intensification Zone which are undertaken in the Ruakura Structure Plan Area shall comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans.

4.4 Rules – General Standards – General Residential, Residential Intensification Zones and Large Lot Residential Zone

a. The following standards apply in the General Residential, Residential Intensification Zones and Large Lot Residential Zone only.

4.4.1 Density

a. The minimum or maximum area of land (net site area) required in respect of each residential unit (or resident in the case of residential centres, rest homes and managed care facilities) shall be:

Activity	Net site area (minimums unless otherwise stated)		
	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
i. Single dwellings (per residential unit)	400m^2 per residential unit 1000m^2 per residential unit for lots adjoining Waikato Expressway (Designation E90 and E90a)	2500m^2 (SH26) Ruakura Structure Plan area 2ha (Percival/ Ryburn Roads) Ruakura Structure Plan area*	350m^2 maximum per residential unit
ii. Duplex dwellings	400m^2 per duplex (200m^2 per unit)	2500m^2 per duplex (1250m^2 per unit)	300m^2 per duplex (150m^2 per unit) 600m^2 maximum per duplex (300m^2 maximum per unit)
iii. Apartment building	-	-	Average net site area of 150m^2 per residential unit
iv. Single dwellings with an ancillary residential unit	600m^2 total for both dwelling and ancillary residential unit	3500m^2 total for both dwelling and ancillary residential unit 2ha for both dwelling and ancillary residential unit (Percival/Ryburn Roads) Ruakura Structure Plan	-

		area.*	
v. Integrated Residential Development	300m^2 per single dwelling unit 400m^2 per duplex (200m^2 per unit) Apartments –150m^2 per residential unit	-	-
vi. Relocated dwellings	400m^2 per residential unit	2500m^2 per residential unit 2ha per residential unit (Percival/Ryburn Roads) Ruakura Structure Plan area.*	-
vii. Residential centres	75m^2 per resident	300m^2 per resident	50m^2 per resident
viii. Rest homes	75m^2 per resident	300m^2 per resident	50m^2 per resident
ix. Managed care facilities	100m^2 per resident	400m^2 per resident	50m^2 per resident

b. Dwellings in the Percival/Ryburn Roads Ruakura Structure Plan area not complying with the density standards in 4.4.1 shall be a non-complying activity.

c. The minimum net site areas marked with a "*" in rule 4.4.1.a above shall not apply to the property at 23 Ryburn Road (lot 8, DP 9210) where one additional dwelling is permitted with a minimum net site area of 5,000m^2.

4.4.2 Site Coverage

	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
a. Site coverage	Maximum 40%	Maximum 20%	Maximum 50% Hamilton East: Maximum 45%

4.4.3 Permeable Surface

	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
a. Front sites, corner sites, through sites only: front setback (required by Rule 4.4.6) to be planted in grass, shrubs or trees	Minimum 50%	Minimum 70%	Minimum 40%

b. Permeability across the entire site (can include area required by Rule 4.4.3.a above)	Minimum 30%	Minimum 70%	Minimum 20%

4.4.4 Building Height

	General Residential Zone	Large Lot Residential Zone	Residential Intensification Zone
a. Height of buildings	Maximum 10m	Maximum 10m	Maximum 12.5m Hamilton East: 10m Opoia Road: 16m

4.4.5 Height in Relation to Boundary

a. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries (see Figure 4.4.5e below).

   Except that:

   i. Where buildings are attached, no height control plane is required between those buildings.

   ii. Where a boundary adjoins a transport corridor, the 45-degree angle applies to that boundary, measured 3m above the boundary (see Figure 4.4.5d below).

   iii. Where there are two or more dwellings on the same site, the plane shall be measured at a line midway between the two dwellings rising at an angle of 45 degrees and with this angle measured from 3m above ground level at the midway line or the indicative subdivision boundary.

   iv. Where the boundary subject to measurement adjoins a legal right of way, access lot or entrance strip, the standard applies from the farthest boundary of that legal right of way, access lot or entrance strip.

   v. The height in relation to boundary control may be reduced where the written consent of owners adjoining the height in relation to boundary infringement is obtained. This does not apply to public boundaries.

b. In the Residential Intensification Zone, the height control plane applies only along a zone boundary adjoining the General Residential Zone or any of the Special Character Zones.

c. The following exemptions apply to Rule 4.4.5.a:

   i. Chimneys, flues and similar projections not exceeding 2m in height and 1m^2 in area may protrude through the height control plane; and

ii. An aerial as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor may protrude through the height control plane; and

iii. A gable end, dormer or roof may project beyond the height control plane where:

a. Any projection is no greater than 1.5m^2 in area and no greater than 1m in height; and

b. Any projection is no greater than 2.5m cumulatively in length measured along the length of the roof (see figure 4.4.5f); and

c. No more than two gable end, dormer or roof projections occur on any sites given elevation.

Figure 4.4.5d: Height control plane for a boundary adjoining a transport corridor or access

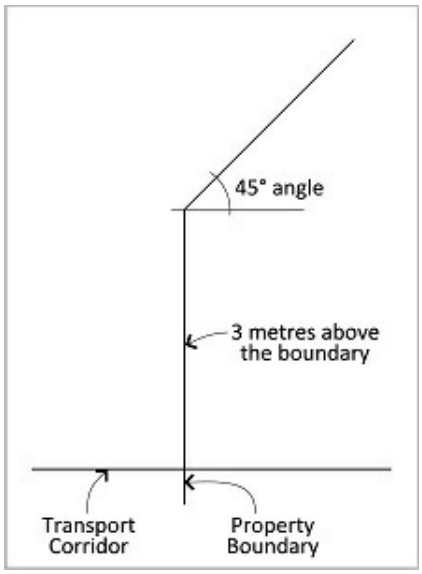


Figure 4.4.5e: Height Control Plane

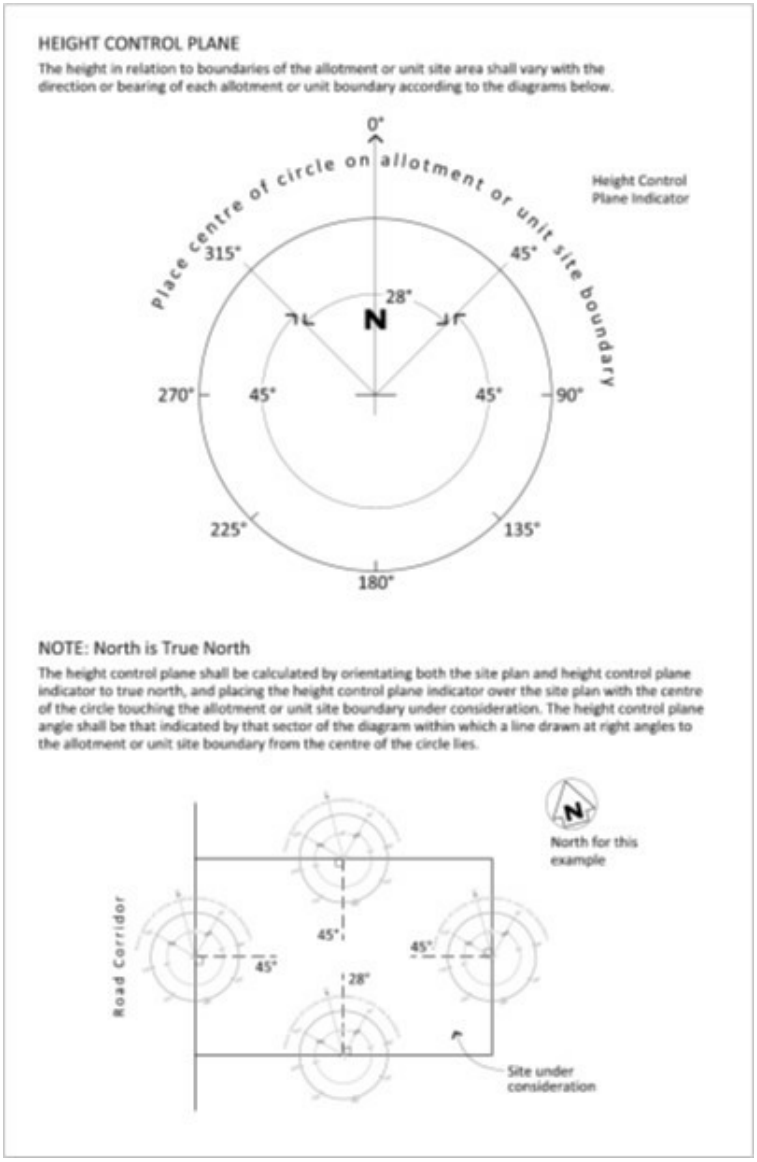
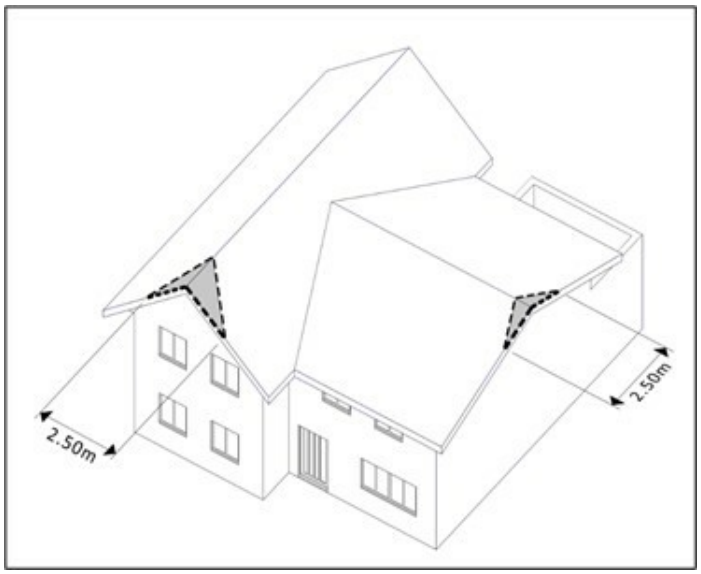


Figure 4.4.5f: Exceptions for gable ends, dormers and roof projections



4.4.6 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m except that where the vehicle entrance for any garage or carport faces toward a transport corridor, it shall be setback a minimum of 5m. 5m Large Lot Residential Zone
b. Transport corridor boundary – arterial transport corridors	5m Except that any garage or carport facing the transport corridor shall be set back a minimum of 8m
c. Waikato Expressway (Designation E90 or E90a)	i. 35m from the designation boundary, or ii. 40m measured from the actual carriageway edge of the Waikato Expressway if: 1. The location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or 2. Construction is underway or completed.
d. Internal vehicle access serving up to three residential units on a site	No part of a building (including eaves) shall extend over or encroach into an

(excluding access to an ancillary residential unit)	internal vehicle access.
e. Internal vehicle access serving more than three residential units on a site	Setback of Residential Units = 1.5m
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)
g. Any other boundary	1.5m or setbacks may be reduced where: i. Buildings on adjoining sites are attached, no setback is required along that part of the boundary covered by such a wall; or ii. The written consent of the owners adjoining the relevant setback or setbacks is obtained: or iii. It is proposed to site a building within the 1.5m setback and: a. The building is less than 10m^2 in area; and b. The building is less than 2m in height; and c. The building will not be connected to electricity supply; and d. There is no discharge of stormwater onto neighbouring land from the building; and e. No more than one building is established on a site in accordance with this rule; except where notional boundaries are shown for an approved subdivision, one accessory building can exist for each notional lot. For Large Lot Residential Zone: iv. 5m setback for SH26 and Percival/Ryburn Roads v. 50m for buildings and outdoor hardstands used for housing and feeding animals, including milking sheds and shearing sheds.

	vi. 250m for residential units set back from the operational area of an existing intensive farm on any other site. vii. 25m from any water body.

Note
1. Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

4.4.7 Interface Between Public and Private

a. These standards only apply to residential units and accessory buildings on front, corner and through sites that have unit site areas that directly front onto a transport corridor.

b. Location of accessory building:

   i. Any accessory building (excluding a carport) that:

      a. Is located forward of the front building line of a dwelling; and

      b. Does not have a vehicle entrance facing nor opening toward a transport corridor
      shall be provided with a window(s) facing the transport corridor which have an area no less than 10% of the façade of the accessory building.

   ii. Where the accessory building is to be located between any residential unit and a transport corridor, it shall not cover more than 50% of the front façade of the residential unit that is visible at ground level from the transport corridor.

      For the purpose of assessment:

      - The measurement of the extent that a residential unit and an accessory building is visible, shall be taken from the elevation plans provided to illustrate the proposed development.

      - This standard shall apply regardless of whether there is any screen fencing or planting of the transport corridor boundary existing or proposed.

      - A vehicle entrance is considered to face toward the transport corridor where vehicles reverse straight onto the transport corridor.

c. At least one habitable room of the residential unit shall have a clear-glazed window facing the transport corridor from which vision toward the transport corridor is not blocked by any accessory building. For corner and through sites this shall be required only on the frontage from which vehicular access is provided.

d. Residential Intensification Zone – Hamilton East only: No wall of any building parallel to or up to an angle of 30 degrees to any external boundary except the

transport corridor frontage shall exceed 15m in length without there being a step in (or out) plan of at least 2m depth and 5m length.

4.4.8 Fences and Walls

a. Fences and/or walls shall have a maximum height of 1.8m, except where sites are located within a Historic Heritage Area then the fences and/or walls standard in Chapter 19 Historic Heritage will take preference.

b. The height of any fence and/or wall shall be measured in terms of natural ground level.

c. Any retaining wall which is higher than 1.5m and load bearing is not subject to this standard and will be considered, for the purpose of assessment, as a building.

d. Any fence and/or wall that is taller than 2.5m is not subject to this standard and will be considered, for the purpose of assessment, as a building.

e. This rule shall not apply to any fence and/or wall which:

   i. Following construction will be located at or below natural ground level of the land that existed prior to construction commencing; or

   ii. Is internal to a proposed development and does not result in any fence or wall which has a height of 1.8m or more in relation to natural ground level of any adjoining external property not in common ownership.

Note

1. *For the purpose of the Building Act 2004 any retaining wall with a fall height greater than 1.0m requires the provision of a fall protection fence or similar of not less than 1.0m high. For the purpose of this rule this fall protection will be considered as an integral part of the retaining wall and the combined height will be assessed as the overall height of both structures.*

4.4.9 Residential Buildings – Separation and Privacy

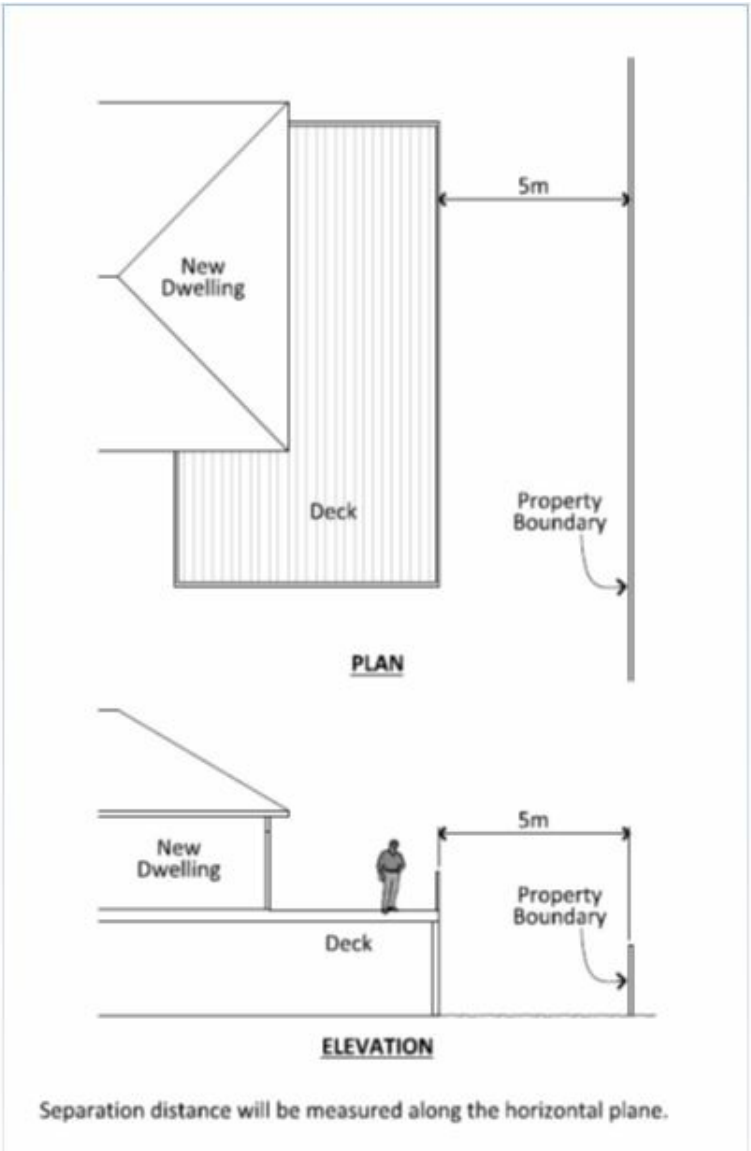
a. Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:

   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance is a minimum of 1.5m.

b. A balcony at upper-floor level shall be set back at least 5m from all boundaries (see Figure 4.4.9c).This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip, less than 6m wide.

Figure 4.4.9c: Upper-floor setbacks for separation and privacy



4.4.10 Outdoor Living Area

a. These standards do not apply to managed care facilities or rest homes.

b. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

   iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

c. Communal open space for 4 or more residential units and apartment buildings shall comply with 4.4.10b.iii as well as being:

   i. For the shared use of all residents on site, and

   ii. Readily accessible from all residential units on site.

d. Outdoor living areas shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit	Shape
i. Including single residential dwellings and duplex dwellings	• Up to 2 bedrooms- 35m^2; plus • 10m^2 for each additional bedroom over 2	Either: • No width contributing to the complying area less than 4.0m; or • Capable of containing a 6m circle with no dimension less than 2.5m
ii. Ancillary residential unit	12m^2	No dimension less than 2.5m
iii. Communal open space for 4 or more residential units for the exclusive use of the residential units	12m^2	Capable of containing a 8m diameter circle No dimension less than 4m
iv. Apartment buildings and duplex dwellings in the Residential Intensification Zone, where communal open space is not provided	12m^2	No dimension less than 2.5m
v. Communal open space for apartment buildings in the Residential Intensification Zone	Up to 7 residential units – 12m^2 per unit 8 or more residential units – 8m^2 per unit	Capable of containing a circle with the following diameter: • 4-7 residential units – 6m • 8 or more residential units – 8m No dimension less than 2.5m

e. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.

f. In the General Residential Zone, any communal open space shall be optional but cannot contribute more than 50% of the above provisions.

g. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.

4.4.11 Service Areas

a. These standards do not apply to managed care facilities or rest homes.

Description	Minimum requirements per Residential ~~Area~~
b. Every site, including first single dwelling but excluding 4.4.11.d – f	i. At least 15m^2, and may be made up of two separate areas incorporating • 10m^2 for clothes drying (e.g. foldable clothes line) • 5m^2 for rubbish / recycling storage ii. Minimum dimension 1.5m
c. Second and subsequent residential units, including duplex dwellings	i. Additional 15m^2, and may be made up of two separate areas incorporating • 10m^2 for clothes drying (e.g. foldable clothes line) • 5m^2 for rubbish/recycling storage ii. Minimum dimension 1.5m iii. Duplex in Residential Intensification Zone Individual or communal • 10m^2 • Minimum dimension 1.5m
d. Service area per ancillary residential unit	i. Additional 10m^2 ii. Minimum dimension 1.5m
e. Apartments	Individual or communal: i. 10m^2 ii. Minimum dimension 1.5m
f. Community centres, visitor accommodation, conference facilities	i. 10m^2 ii. Minimum dimension 1.5m
g. Dairies (may be indoor or outdoor)	i. Minimum 10m^2 ii. Minimum dimension 1.5m iii. Readily accessible to service vehicles iv. Indoor service area separately partitioned v. Outdoor service area; all-weather dust-free surface
h. All service areas	i. Clothes drying areas shall be readily accessible from each residential unit ii. Not visible from a public place unless screened from view by vegetation or fencing in accordance with Section 25.5. iii. Rubbish and recycling areas required for each residential unit shall be located where bins can be moved for roadside collection without

	requirement for them to be moved through the residential unit (excluding garages). iv. Service areas may be located within garages where it is demonstrated that there is sufficient room to accommodate the minimum area without impeding parking.

4.4.12 Residential Unit Size – Residential Zones

a. The minimum floor area required in respect of each residential unit (excluding ancillary residential units) in the Residential Intensification Zone and the General Residential Zone shall be:

Form of residential unit	Floor area
i. Studio unit	Minimum 35m^2
ii. 1 bedroom unit	Minimum 45m^2
iii. 2 bedroom unit	Minimum 55m^2
iv. 3 or more bedroom unit	Minimum 90m^2

b. In any one residential apartment building, containing in excess of 20 residential units, the combined number of one-bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

4.4.13 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant:

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

4.5 Rules – Medium-Density Residential Zone

4.5.1 Comprehensive Development Plan Process

a. The Medium-Density Residential Zone is divided into a number of Comprehensive Development Plan Areas (as shown in Appendix 3). This excludes the Ruakura Structure Plan where Figure 2-16 Ruakura Land Development Plan Areas (Appendix 2) identifies Land Development Plan Areas which are subject to Rules within 3.7.4.2 and the Te Awa Lakes Structure Plan where Figure 2-21 identifies Land Development Plan Areas which are subject to Rules within 3.8.5 and 4.5.6.

b. Development in the Medium-Density Residential Zone should only occur once a resource consent for a Comprehensive Development Plan for the whole subject area has been granted by Council (refer to Volume 2, Appendix 1.2.2.8 for what is required in a Comprehensive Development Plan). However, there are some activities that can occur as Permitted Activities, subject to compliance with relevant standards in Rule 4.6, before the approval of a Comprehensive Development Plan. These are:

    i. Maintenance, repair and minor alterations or additions to existing buildings (except heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage).

    ii. Informal recreation and ancillary buildings.

    iii. Residential activities.

    iv. Temporary activities.

    v. Demolition or removal of existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)

    For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions - to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.

c. A Comprehensive Development Plan must be for a whole Comprehensive Development Plan Area as identified in Volume 2, Appendix 3. Activities within an area can proceed on a staged basis if stages have been defined as part of the consent granted.

d. Unless otherwise stated, a Comprehensive Development Plan for each area identified requires resource consent as a discretionary activity.

e. The activity status of a Comprehensive Development Plan application will be classified as non-complying if one or more activities that form part of the application:

    i. Are identified as a non-complying activity in column two of the Activity Status

Table (refer to Rule 4.5.3), or

ii. Fail to meet one or more of the standards in Rule 4.6 or Rule 4.8.

f. All activities listed in column one of Rule 4.5.3 are non-complying activities in the absence of an approved Comprehensive Development Plan unless the activity is listed as permitted in 4.5.1.b.

g. These rules do not apply to the Rotokauri North Structure Plan area.

4.5.2 Comprehensive Development Plan Process Once Consent Has Been Granted

a. All development in an area subject to a Comprehensive Development Plan that has been granted consent is authorised. Changes to the conditions of a Comprehensive Development Plan consent will be considered as a discretionary activity under section 127 of the Act, except where the proposed changes involve different scale, intensity or character or extend the scope of the original application, in which case a new Comprehensive Development Plan consent is required (refer to 4.5.2b).

b. For a Comprehensive Development Plan that has been granted consent, any changes in use or changes that involve materially different effects or extend the scope of the original application, will require a new Comprehensive Development Plan consent and will be assessed as the same activity status in the original application for a Comprehensive Development Plan. There are some changes that can occur as permitted activities without the need for a new Comprehensive Development Plan consent, subject to compliance with relevant standards in Rule 4.6.

c. The activity status of changes in use requiring a new Comprehensive Development Plan consent will be classified as non-complying if one or more activities that form part of the application:
   i. Are identified as a non-complying activity in column two (refer to Rule 4.5.3), or
   ii. Fail to meet one or more of the standards in Rule 4.6 or Rule 4.8.

d. See Chapter 3.7.4.2 for Land Development Consent process in Ruakura. The activity status for Land Development Consents is identified in Rule 4.5.4.

e. These rules do not apply to the Rotokauri North Structure Plan area.

4.5.3 Activity Status Table – Medium-Density Residential Zone (excluding Rotokauri North, Ruakura and Te Awa Lakes)

Activities	**Activity Status for a Comprehensive Development Plan and changes in use once consent has been granted** ***Note: See Rule 4.5.2.a. for once consent granted***
Residential Activities and Structures	

a. Accessory buildings	D
b. Apartment buildings	D
c. Ancillary residential unit	D
d. Ancillary residential structures	D P for changes in use
e. Single dwelling	D
f. Duplex dwellings	D
g. Maintenance~~,~~ and repair of buildings and structures, minor alterations and additions to existing buildings (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage).	P
h. Managed care facilities	D
i. Papakainga	D
j. Residential activities	P
k. Residential centre	D
l. Rest home	D
Commercial Activities and Structures	
m. Childcare facility i. up to 5 children ii. six or more children	 D D P for changes in use
n. Dairy	D
o. Tertiary education and specialised training facility	NC
p. Health care services	NC
q. Home-based business	D P for changes in use
r. Homestay accommodation	D P for changes in use
s. Offices	NC
t. Places of assembly	NC
u. Show home	D
v. Visitor accommodation	D
Community Activities and Structures	
w. Community centre	D
x. General recreation	NC

y. Informal recreation and ancillary buildings	P
z. Marae	D
aa. Places of worship	D
bb. School	NC
All Activities and Structures	
cc. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
dd. Relocated buildings	D
ee. Emergency service facilities	D
ff. Temporary activities	P

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

4.5.4 Activity Status Table – Rotokauri North Medium-Density Residential Zone, Ruakura Medium-Density Residential Zone and Te Awa Lakes Medium-Density Residential Zone

Activities	Activity Status	
	Ruakura and Te Awa	Rotokauri North
Land Development Activities (refer Rule 3.7.4.2 for the Ruakura Medium-Density Residential Zone and Rule 4.5.6 for the Te Awa Lakes Medium-Density Residential Zone)	RD*	NA
Land Development Activities in Land Development Plan Areas Q and R in the Te Awa Medium-Density Residential Zone.	D	NA
Residential Activities and Structures		
a. Single dwelling	P	P
b. Duplex dwellings and apartments	RD*	See ff. and hh. below
c. Maintenance~~,~~ and repair of buildings and structures, minor alterations and additions to	P	P

existing buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 1)		
d. Managed care facilities	D	D
e. Papakainga	RD*	RD*
f. Residential activities	P	P
g. Residential centre	D	D
h. Rest home	D	D
Commercial Activities and Structures		
i. Childcare facility for up to five children	C	C
j. Childcare facility for six or more children	D	D
k. Dairy	C	D
l. Tertiary education and specialised training facility	D	D
m. Health care services	D	D
n. Home-based business	P	P
o. Homestay accommodation	P	P
p. Places of assembly	D	D
q. Show homes	P	P
r. Visitor accommodation	D	D
s. One Integrated Retail Development in accordance with the general location identified on Figure 2.14 Ruakura Structure Plan – Land Use (Appendix 2)	RD*	NA
t. One Service Station (fronting Pardoa Boulevard)	D	NA
u. Community centre	C	C
v. General recreation	D	D
w. Informal recreation and ancillary buildings	P	P
x. Marae	D	D
y. Places of worship	D	D
z. School	D	D
aa. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 1)	P	P

bb. Relocated buildings	C	C
cc. Emergency service facilities	D	D
dd. Temporary activities	P	P
Additional Residential activities (applicable to Rotokauri North only)		
ee. An ancillary residential unit (to a single dwelling)		P
ff. One duplex dwelling per lot that complies with Rule 4.7.12a.		P
gg. One duplex dwelling per lot that complies with Rule 4.7.12.a i. and ii. but not Rule 4.14		RD*
hh. Apartments		RD*
ii. Accessory building		P
jj. Any other dwellings(s) not provided above and/or any activity listed in ee., ff., gg. or hh. which does not comply with the relevant standard in 4.7		D

Note:
1. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage .

4.5.5 Rule – Ruakura Structure Plan Area – Staging

a. Notwithstanding Rule 4.5.1 and 4.5.2, activities listed in 4.5.4 Rules – Activity Status Table – Medium-Density Residential Zone which are undertaken in the Ruakura Structure Plan Area shall comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans.

4.5.6 Land Development Plan Rules in Te Awa Lakes Medium-Density Residential Zone

a. A resource consent for a restricted discretionary activity is required for the following activities in the Te Awa Lakes Medium-Density Residential Zone:

   i. Preparation of land for development purposes including earthworks and vegetation removal

   ii. Construction of roads, pedestrian paths and cycle routes

   iii. Installation of Three Waters infrastructure

   iv. Works related to the establishment of open space areas and the main linear lake.

b. Land Development Plan applications for activities listed in a) above shall be

obtained for the entire development (which may be staged) of not less than one of the Land Development Plan Areas in Figure 2-21, together with any adjacent Land Development Plan Areas or parts of Land Development Plan Areas, in conjunction with land use, subdivision and development under any other rule of the Te Awa Lakes Medium-Density Residential Zone.

c. A Land Development Plan application shall provide the information required by Rule 1.2.2.21.

d. Land Development Plan applications will be assessed in accordance with the functions of the Hamilton City Council prescribed in Section 31 of the Resource Management Act. Consents may also be required from Waikato Regional Council under the Waikato Regional Plan e.g. for stormwater discharge.

e. Applications for any restricted discretionary activity identified with an asterisk(*) in the relevant zone chapter shall be considered without notification or the need to obtain approval from affected persons.

f. Land Development Plan applications shall demonstrate the minimum freeboard heights specified in Rule 22.5.6.c. shall be complied with, based on a level of 16.13m RL for the 1% annual exceedance probability event.

g. Activities listed in 4.5.4 Rules – Activity Status Table – Medium-Density Residential zone which are undertaken in the Te Awa Lakes Structure Plan Area shall comply with rules 3.8.5.1, 3.8.5.2, 3.8.5.3, 3.8.5.4, 3.8.5.5 and 3.8.6 in Chapter 3, Structure Plans.

4.9 Rules – Specific Standards – Large Lot Residential Zone

4.9.1 Effluent Disposal

a. Areas for the on-site disposal or storage of sewage (septic tanks) or farm effluent shall not be located within a:

   i. High Flood Hazard Area.

   ii. Medium Flood Hazard Area.

   iii. Low Flood Hazard Area.

   iv. Temple View Flood Hazard Area.

   v. Culvert Block Flood Hazard Area.

   vi. Waikato Riverbank and Gully Hazard Area.

   vii. Significant Natural Area (refer to Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas).

   viii. Protected Root ~~protection~~ zone of a ~~significant~~notable tree (refer to Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees).

   ix. Site in Schedule 8B: Group 1 Archaeological and Cultural Sites (refer to Volume 2, Appendix 8, Schedule 8B).

b. Facilities for the storage and disposal of sewage (septic tanks) or farm effluent shall be sited at least 25m from any natural or artificial water course or any lake.

c. Facilities for the storage and disposal of farm effluent shall be sited at least:

   i. 100m from any residential unit on another site.

   ii. 15m from any site boundary.

   iii. 150m from any Residential Zone or Special Character Zone boundary.

4.9.2 Produce Stalls

a. One produce stall shall be allowed per site.

b. Produce stalls shall not exceed 16m^2 gross floor area.

c. Produce sold from a stall shall be grown or made either:

i. On the property on which it is offered for sale.

ii. On land owned or leased by the vendor of the produce.

iii. On land less than 3km from the property on which it is offered for sale.

d. Produce stalls shall not be established on any site having vehicular access to a major arterial transport corridor or the strategic network.

e. Produce stalls shall be located to enable off-road hard stand areas for any car parking provided.

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

5 Special Character Zones

5.1 Purpose

a. There are areas of Hamilton City that are recognised as having a distinctive and special character. Character is influenced by the natural and built environment, architectural styles, the layout of streets and residential lots (and their size), land use, the trees, fences, landscaped areas and open space and the heritage and cultural values. Both public and private spaces contribute to defining the character of an area. The unique character or values of these areas can be compromised by site redevelopment, infill development, demolition of character homes, additions and alterations of existing buildings and the design and location of structures such as fences, if these have little regard to the area's dominant character.

b. The intention of the Special Character Zones is to protect, maintain and enhance the respective 'special' characteristics of those areas. Five special zones are provided in this District Plan:

   i. Special Residential Zone.

   ii. Special Heritage Zone.

   iii. Special Natural Zone.

   iv. Temple View Zone.

   v. Peacocke Character Zone.

   vi. Rototuna North East Character Zone.

a. Design and layout of residential sites and buildings are critically important. All residential development must address potential adverse environmental effects and ensure a good quality urban environment is achieved through urban design.

b. Good standards of amenity create a pleasant and attractive living environment, and in doing so contribute to wider neighbourhood amenity. Residential amenity means the many qualities and attributes that allow people to enjoy living where they do – such as visual attributes, sunlight, good access, low noise levels and safety.

c. Special Character Zones other than the Temple View Zone are intended to be primarily for residential purposes and any other activities need to maintain residential character and amenity. In particular, the character and amenity of established residential areas need to be, where possible, enhanced by both public and private development.

d. In addition to residential activities, some small-scale non-residential activities, such as home-based business and home stays, are appropriate in residential areas. A limited

range of non-residential activities that support communities, such as schools and health centres, can potentially establish within the zones. A suburban centre is also provided for within the Peacocke Character Zone to serve the local community. However, non-residential activities are subject to several considerations, particularly their compatibility with the existing and anticipated residential character and amenity of the residential area.

e. Special Character Zone, Temple View Zone is intended to provide for the repurposing of the identified area that places a strong focus on the area's character and historic heritage while enabling a mix of residential and non-residential activities that do not compromise the characteristics of the area.

5.1.1 Special Residential Zone

a. The Special Residential Zone comprises:

   i. Claudelands West

   ii. Hamilton East

   iii. The Dwelling Control Area

5.1.1.1 Claudelands West

a. Claudelands West comprises that part of the Special Residential Zone:

   i. South of Boundary Road

   ii. West of Heaphy Terrace

   iii. North of Te Aroha Street

   iv. East of the Waikato River

b. Claudelands West derives its character largely from period housing providing links with the City's early settlement, including bungalows, Arts and Crafts houses and villas. The area also contains the 'sausage style' apartment blocks that dominated infilling in the 1960s – 70s and detached second infill development units; commercial activities that support the area are located on the fringe of the area. Overall the area is characterised by its predominately low-density development. Areas of mature vegetation (including street trees) and front yard gardens are also a significant element.

c. The character of Claudelands West can be maintained in several ways. The low-density housing pattern is an important element, as is ensuring that any new buildings are compatible with houses constructed before 1939. This means height, scale and bulk similar to the existing built form. The front yard and the streetscape are important and can be maintained by buildings set back from the road and low front fences. This ensures that the building line is preserved and there are opportunities for front-yard gardens and tree planting.

5.1.1.2 Hamilton East

a. Hamilton East comprises that part of the Special Residential Zone:

   i. South of Te Aroha Street

   ii. West of Dey Street

   iii. North of Cobham Drive

   iv. East of the Waikato River

b. Hamilton East is the City's oldest suburb. The original framework of streets laid out on a grid pattern in the 1860s provided the basis for early subdivision into uniform 1-acre lots. The area continued to develop over successive generations and now contains a variety of building styles. The wider neighbourhood has retained the original, regular configuration of allotments.

c. Sites typically have generous front and side yard setbacks resulting in relatively low building coverage. The variety of building styles, predominantly single-storeyed, avoids a uniform or regimented appearance but the unifying feature is large setbacks from a heavily vegetated streetscape and from each other. There are similarities with siting, scale, height, building design and orientation, and vegetation. Garages and accessory buildings are generally located to the rear of a site, maintaining a strong relationship between the dwelling and the street.

d. There is significant planting within private properties and major reserves such as Steele Park and Galloway Park. One of the defining features of Hamilton East is the extensive mature trees and planted berms.

e. It is not intended that the elements that contribute to the character and amenity values of the neighbourhood be 'frozen in time' and that new development mimic existing building styles. What is intended is that development as a whole is sympathetic to, and respects, the neighbourhood's special qualities.

f. While some dwellings are identified and protected for their heritage values, those pre-dating 1940 contribute to the local character without necessarily being of heritage value individually.

5.1.1.3 The Dwelling Control Area

a. The Dwelling Control Area is defined in the Planning Maps (also refer to Volume 2, Appendix 4, Figure 4-1).

b. The Dwelling Control Area is an area where specific 'character homes', generally pre-1940 dwellings, make a significant contribution to the character and amenity values of the area.

c. These pre-1940 dwellings are concentrated in the blocks that surround the Hamilton East part of the Residential Intensification Zone (refer to Volume 2, Appendix 4, Figure 4-1) and the streets immediately south of Te Aroha Street. Demolition and removal of these dwellings needs to be controlled as they make a significant contribution to the character of these streets and the wider neighbourhood and help to retain a sense of history.

d. The 'Soldiers' Cottages' situated on Cook Street are Californian bungalow-style

properties constructed between 1922 and 1935 (Art Deco). This enclave of five properties is unusual, even within Hamilton East, although their value is due to local interest rather than historic heritage value. The building style is similar to other examples in Hamilton East but the section sizes and setbacks are smaller which results in a more intimate relationship between buildings and the street. Although some have been substantially modified over the years, they still retain a strong element of visual and architectural unity.

5.1.2 Special Heritage Zone

a. The Special Heritage Zone has been identified for heritage values derived from a combination of a number of built elements (rather than individual items) and the spatial pattern between them.

b. The Special Heritage Zone comprises:

   i. Frankton Railway Village

   ii. Hayes Paddock

   iii. Hamilton East Villas

5.1.2.1 Frankton Railway Village

a. Frankton Railway Village, as shown in Volume 2, Appendix 4, Figure 4-4, comprises that part of the Special Heritage Zone:

   i. South of Lincoln Street

   ii. North of Massey Street

   iii. East of Rifle Range Road

b. It is one of the last and largest remaining railway settlements in the country and is considered nationally significant. It represents a historical reminder of one of the busiest railway junctions in New Zealand. The area has been identified as worthy of protection for the following heritage characteristics:

   i. It provides a relatively unmodified example of a planned railway settlement, representing design elements of the ‘garden suburb’ movement, fashionable at that time (with the hall and central open space for workers).

   ii. It contains a number of different design variations on the railway house, which is a basic villa design, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing.

   iii. It comprises predominately separate, single-storey residential dwellings.

   iv. It has consistent building setback from the street frontage with houses orientated to the street.

5.1.2.2 Hayes Paddock

a. Hayes Paddock, as shown in Volume 2, Appendix 4, Figure 4-2, comprises that part of the Special Heritage Zone:

   i. West of MacFarlane Street

   ii. East of the Waikato River

b. Hayes Paddock is a surviving example of a former state housing area, designed and built by the first Labour Government from the late 1930s following the design principles of the 'garden suburb' movement. The layout of the neighbourhood and design of individual houses reflected the economic circumstances and social ideals of the time in terms of the provision of high-quality worker housing. The area has been identified as being worthy of protection for the following heritage characteristics:

   i. It provides a relatively intact example of a planned state housing neighbourhood, providing high-quality worker housing constructed before 1945 and following contemporary design elements of the 'garden suburb' movement.

   ii. Dwellings exhibit a wide variety of design detailing but retain a high degree of visual unity through common use of a limited palette of materials and colours.

   iii. Dwellings are typically, but not exclusively, single-storey with solid hipped and tiled roofing.

   iv. The relatively narrow curving street pattern with berms and street trees discourages through traffic and reinforces a distinct residential character.

   v. Services, including electricity supply and telephone lines are underground.

   vi. Walkways provide connectivity between streets and the recreational reserve areas.

   vii. The location of the existing cafe and access to the riverside reserve at Jellicoe Drive and Plunkett Terrace reflects the historical focal point of the area, being the location of the original shop units.

   viii. The area still displays the original characteristic setback and separation between dwellings.

   ix. The design concept that the street scene, comprising the road, berms, gardens and dwellings, should be viewed as a whole is still clearly evident.

   x. Section sizes are typically about 600m^2 creating a distinctly low-density residential character.

5.1.2.3 Hamilton East Villas

a. Hamilton East villas are located in that part of the Special Heritage Zone:

   i. South of Albert Street

   ii. West of Nixon Street

   iii. North of Naylor Street

iv. East of Grey Street

And are shown in Volume 2, Appendix 4, Figure 4-3.

c. The area has a high concentration of villa-style houses and has historical significance as it reflects the popularity of the villa throughout Hamilton East in the late Victorian and Edwardian periods. The dates of the villas in the area are between 1891 and 1916. The area has been identified as worthy of protection for the following heritage characteristics:

i. Consistency with the villa style, including a main gable facing the street, with ornate decoration in and/or supporting the gable, under eaves and on verandas.

ii. Main entrance facing the street with front bay or gable.

iii. Buildings are predominately single storey.

iv. Consistent building setback from the street frontage with houses orientated to the street.

v. Buildings are constructed with a timber frame, weatherboards and joinery with predominately corrugated iron roofs.

vi. Most buildings have double-hung sash windows.

vii. Most buildings have bays or double bays.

viii. Most villas have verandas.

5.1.3 Special Natural Zone

a. The Special Natural Zone identifies those areas of the City where a combination of natural, cultural and recreational values are of such significance to warrant the imposition of specific controls on development to protect, maintain and, where possible, enhance the special natural values of the area.

b. The Special Natural Zone comprises:

i. Lake Waiwhakareke Landscape Character Area

ii. Rotokauri Ridgeline Area

5.1.3.1 Lake Waiwhakareke Landscape Character Area

a. The Lake Waiwhakareke Landscape Character Area comprises that part of the Special Natural Zone:

i. South of Rotokauri Road

ii. North of Baverstock Road

iii. East of Brymer Road

b. It derives its character from a combination of elements – its topography, the Lake Waiwhakareke Natural Heritage Park and the natural, cultural and recreational values of the area. The significance of these character elements warrants the imposition of specific controls on residential development in order to create, maintain and enhance the character of this area. The zone aims to create a residential area that is distinctive and responds to Lake Waiwhakareke Landscape Character Area.

5.1.3.2 Rotokauri Ridgeline Character Area

a. The Ridgeline Character Area comprises that part of the Special Natural Zone:

   i. North of Rotokauri Road

   ii. East of Lee Road and Exelby Road

b. It identifies a locally significant landscape feature in the western hills of Rotokauri. The area warrants special landscape management and planning provisions to retain the legibility of the ridgelines and achieve a form and density of development that enables a sense of the underlying landform to be retained. The Ridgeline Character Area comprises a primary ridgeline that runs from north to south and follows the alignment of Exelby Road; and ridgelines (or spurs) aligned in a generally east-west direction.

c. The Ridgeline Character Area is made up of a number of key visual and physical characteristics, the pattern of which create a backdrop to the western edge of the City.

5.1.4 Temple View Zone

a. The Zone identifies those areas of Temple View which, through a combination of built and landscaped features deriving significant influence from the facilities built by The Church of Jesus Christ of Latter-day Saints, has produced a distinctive character. The zone comprises two broad areas consisting of 5 precincts:

   i. Temple View Heritage Area

   ii. Temple View Character Area

5.1.4.1 Temple View Heritage Area

a. The Heritage Area is defined on Planning Map 60B. It consists of one precinct ('Heritage Area') only, identified in Volume 2, Appendix 4, Figure 4-5 as Precinct 5.

b. The heritage values of this area are derived from the combination of the built and landscaped environment immediately surrounding the Temple of the Church of Jesus Christ of Latter-day Saints. The Temple itself was the first in the Southern Hemisphere and is the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand.

c. The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Other buildings within the Heritage Area include the Visitor Centre, which has a strong visual relationship with the north elevation of the Temple, and other elements such as dormitory accommodation on the eastern side, the central parking area and the

Temple President's house, which is visually connected by the walled car parking area to the south of the Temple. Landscaping and tree planting emphasises the dramatic and dominant position of the Temple in the local landscape and also includes trees that mark periods of occupation before development of the site by the Church.

d. The Heritage Area is contiguous with the Character Areas, in which buildings were built with the same locally manufactured concrete blocks by the same missionary programme and retains a strong visual relationship with this area, particularly through the continuous curtilage walling adjacent the road frontage. Some of the features within the Heritage Area are separately identified and protected through specific rules, recognising the group value of these features within their wider site context.

e. The Heritage Area provisions anticipate a range of activities that are compatible with and will enhance the purpose and nature of the Heritage Area.

5.1.4.2 Temple View Character Area

a. The Temple View Character Area is defined in the Planning Maps (see Maps 51B and 60B), and is divided into four precincts (1-4) identified in Volume 2, Appendix 4, Figure 4-5.

b. As a result of site planning, development and subsequent management by the Church of Jesus Christ of Latter-day Saints, the area contains elements of the built and landscaped environment which have combined to produce a distinctive character.

c. The provisions in the Character Area have been designed to enable a range of different activities within each precinct. The intention of the specific mix is to enhance and complement the adjacent Heritage Area while retaining the distinctive features of the Temple View Character Area. The four precincts have either a residential and commercial, or a residential and community focus.

d. The Character Area straddles Tuhikaramea Road and includes a number of Heritage Items and Significant Trees that are individually protected through District Plan provisions, but the Character Area values extend beyond these individual items. The character of the area originates from the widespread use of certain key elements such as colour, materials, landscape treatment, consistency of building form and design, and internal roading.

e. Through features such as siting, design, and proportions there is considerable cohesiveness between different areas of activity. This cohesiveness is carried through into the treatment of buildings, boundary walls, landscaping and roadways within the adjoining Heritage Area.

f. The built form within the former teacher housing corridor on either side of Tuhikaramea Road creates a distinctive gateway approach to the Temple. The corridor displays a unique spatial pattern which is articulated through uniformity in the height, bulk, architecture, materials and vernacular style of its buildings and other structures. The spacing between buildings, set back from the road and open campus-style setting, all contribute to the character of the area. New development, which is compatible in scale, materials, form and design, and provides a similar spatial treatment, will enhance and maintain this special character.

g. The distinctive values of the heritage buildings listed in the District Plan should be reflected in new development.

5.1.5 Peacocke Character Zone

a. The Peacocke Character Zone identifies the unique natural area within the Peacocke area that has strong landscape features. These include the Managakotukutuku Gully network, the Waikato River, and the strong natural topography found in the south of the area. The development of the Peacocke area needs to respond positively to these landscape features. The aim is to create an interesting and distinctive urban form based on these natural areas. The Peacocke Character Zone comprises:

   i. Terrace Area

   ii. Gully Area

   iii. Hill Area

b. The elements that make up the three areas have been identified in the Peacocke Structure Plan in Chapter 3. Along with setting out the components of the Structure Plan it provides a number of objectives that guide the development of the Peacocke area.

5.1.6 Rototuna North East Character Zone

a. The Rototuna North East Character Zone identifies the natural rolling topography of the area north of the Waikato Expressway (Designation E90). The area visually links back into the City creating a backdrop to Rototuna and the City. It is also a distinctive edge of the City rising to the ridgeline that forms the City boundary with Waikato District Council as well as accommodating both Kay and Horsham Downs Roads. The development of this area needs to respond positively to the natural land form for the area and the Waikato Expressway. The aim is to create an interesting and distinctive urban form based on the strong natural form of the area while being fully incorporated into the overall context of the Rototuna area.

5.2 Objectives and Policies: Special Character Zones

All Special Character Zones

Objective	Policies
5.2.1 The Special Character Zones retain and enhance their identified values.	**5.2.1a** Cumulative adverse effects on the character of the area are avoided wherever practicable.
	5.2.1b Development is consistent with the reasons for the site being included within a Special Character Zone.
	5.2.1c The size and scale of buildings and structures is compatible with the amenity of the locality.
	5.2.1d Buildings are designed so they do not physically dominate or adversely affect the residential character of the neighbourhood.
	5.2.1e Significant vegetation and trees should be preserved.
	5.2.1f

	New urban development in the Peacocke Structure Plan area should demonstrate consistency with the urban design guide for the development and create residential and commercial areas of high amenity which respond positively to the area's natural environment.
	5.2.1g Urban development in the Rototuna North East Character Zone maintains the natural pattern of the area's landforms as a key feature of residential development along with ensuring that development retains upper hill slope as legible features of the area's skyline.

Explanation

All the areas which have been identified as Special Character Zones have particular features which make them unique within the City. It is important that these unique features are identified and any new development does not harm these characteristics.

For the Peacocke Character Zone new development will result in a change in character from rural to urban. The resulting urban development will need to achieve the vision for the Peacocke area which is to create a high quality urban environment that is based on urban design best practice, social well-being and environmental responsibility.

The landscape feature of the north eastern area of Rototuna is locally significant in the context of the remaining growth cell areas of the Rototuna Structure Plan, resulting in the need for special landscape management and planning provisions to retain the character while achieving a form and density of the development that enables a sense of the underlying landform to be retained.

Objective	Policies
5.2.2 Residential development produces good on-site amenity.	**5.2.2a** Residential design achieves quality on-site amenity by providing: i. Private, useable outdoor living areas. ii. Access to sunlight and daylight throughout the year. iii. Adequate storage space and service areas to accommodate typical residential living requirements. iv. Insulation to avoid or mitigate adverse noise effects. v. Any parking and manoeuvring areas on-site to meet the needs and convenience of residents. vi. Energy-efficient and sustainable design characteristics and technologies where compatible with the scale and form of residential development.
	5.2.2b Residential sites adjacent to public space should achieve visual and physical connectivity to these areas.
	5.2.2c Building design and location should protect the privacy of adjoining sites.
	5.2.2d Buildings should be designed to conform to natural topography.

Explanation

Good design of housing is critically important to on-site and off-site amenity. The policies identify the features important for each residential unit, regardless of what form the dwelling may take. Important design features include access to sunlight, outdoor living space, storage space, visual connectivity to public spaces such as the street, and privacy.

Incorporation of these features will ensure functional and high-quality living environments for the occupants.

Special Residential Zone

Objective	Policies
5.2.3 Recognise, protect and, where possible, enhance the values of the identified Special	**5.2.3a** Development is consistent with the generally low intensity and low-density residential character of the area through:

Residential Zone.	i. Providing front and side yard setbacks. ii. Providing a low level of site coverage. iii. Being consistent with the existing dwelling densities.
	5.2.3b Development should retain a strong visual relationship to the streetscape through: i. Ensuring any front yard fencing enables visibility with the streetscape. ii. Orienting buildings to overlook the street. iii. Ensuring the design of buildings avoids creating blank facades facing public spaces.
	5.2.3c Mature trees and other vegetation should be retained, particularly in the front yard.
	5.2.3d The local context, scale and character are retained.
	5.2.3e Existing valued character elements shall be protected and enhanced by: i. Retaining pre-1940 dwellings within the dwelling control area. ii. Retaining pre-1939 dwellings within the Claudelands West area. iii. Ensuring alterations or additions to the streetscape façade of pre-1940 dwellings in the dwelling control area do not adversely affect the special character of the area.
	5.2.3f New buildings and structures are compatible with the form, height and bulk of houses constructed before 1939 in Claudelands West.
	5.2.3g Non-residential activities should not establish in any Special Residential Zone unless potential adverse effects are less than minor.
	5.2.3h Buildings are located only within the front yard setback where other sitings are proven to be impracticable. Buildings located within the front yard setback shall provide mitigation by provision of planting and screening and minimising the prominence of the building in relation to the main dwelling when viewed from the transport corridor.
Explanation	
These policies identify the important elements that lend the Special Residential Zone its uniqueness.	

Special Heritage Zone

Objective	Policies
5.2.4 Recognise, protect and, where, possible enhance the heritage values of the identified Special Heritage Zone.	**5.2.4a** Development should: i. Maintain the predominately low-intensity and density characteristics of the area. ii. Be compatible with the site layout, site size and dimensions, building form, height, design, materials, scale and other heritage values of the area. iii. Ensure that original buildings and structures are retained on the site.

	iv. Provide landscaping in keeping with local residential amenity. v. void any significant adverse effects on the heritage values of the Special Heritage Zone. vi. Encourage the protection and ongoing maintenance of the Special Heritage Zone. vii. Avoid any significant adverse effects on the streetscape appearance of the area. viii. Avoid removal of any significant vegetation in the Special Heritage Zone. ix. Reflect the characteristic separation of original dwellings including their open aspect to the streetscape. x. Ensure that any car parking, servicing, lighting and sign requirements do not adversely affect the heritage character of the area or the relationship of a building with the streetscape. xi. Ensure that the front and side elevations (including roofs) of new buildings and structures are consistent with the design, fenestration, materials and finishes of neighbouring original dwellings.
	5.2.4b Within the Frankton Railway Village, buildings should be single storey with a low-pitched gable roof.
	5.2.4c The demolition or removal of a building is allowed only where it has been demonstrated to be the only practicable option.
	5.2.4d Non-residential activities should not establish in any Special Heritage Zone unless potential adverse effects are less than minor.
Explanation	
These policies identify the important elements that lend the Special Heritage Zone its uniqueness. A specific policy is identified for the Frankton Railway Village.	

Special Natural Zone

Objective	Policies
5.2.5 Create a distinctive residential environment that recognises, protects and enhances water quality, ecological, natural, cultural, landscape and recreational values.	**5.2.5a** Subdivision and development should: i. Protect and enhance ecological connections to Lake Waiwhakareke as part of improving its ecological functioning and resilience. ii. Maximise visual and physical connections with Lake Waiwhakareke and the Waiwhakareke Natural Heritage Park, including long-distance views of the park from public spaces on the ridgelines iii. Encourage planting schemes that complement the Natural Heritage Park in the Lake Waiwhakareke Landscape Character Area. iv. Encourage safety and surveillance of public spaces, including the street, through: • Ensuring the form and design of fencing sharing a boundary with public spaces does not obstruct visibility. • Orienting buildings to overlook public spaces. i. Ensure that development contributes to the retention and enhancement of the ridgelines and upper hill slopes as legible features of the Rotokauri skyline.

	ii. Maximise the public amenity value of existing ridgeline roads to provide viewing opportunities of the City and surrounding rural landscape. iii. Be consistent with the Rotokauri Structure Plan. iv. Be consistent with the Lake Waiwhakareke Landscape Character Area Design Guide. v. Ensure that development avoids any adverse effects on the water quality or ecological values of Lake Waiwhakareke.
	5.2.5b Non-residential activities should not establish in any Special Natural Zone unless potential adverse effects are less than minor.
Explanation	
The Lake Waiwhakareke Landscape Character Area and Rotokauri Ridgeline Area are unique in that they are greenfield areas with special natural landscape characteristics. It is important the new development in these areas recognises the natural values and enhances them. These areas are also in close proximity to Lake Waiwhakareke a Significant Natural Area and development in the surrounding area needs to ensure that adverse effects on water quality and ecological values of the Lake are avoided.	

Temple View Zone

Objective	Policies
5.2.6 To ensure that development within the Temple View Heritage Area maintains and enhances the special heritage characteristics of the area.	**5.2.6a** The continued use of the Heritage Area as a focus for the Church of Jesus Christ of Latter-day Saints is provided for.
	5.2.6b Development within the Heritage Area is sensitive in terms of scale, form and design with the existing heritage characteristics of the area.
	5.2.6c Fragmentation through subdivision is prevented.
	5.2.6d Development should ensure that the siting and design of new buildings and structures are sensitive to the setting and significance of the Temple as a spiritual and physical landmark.
	5.2.6e The maintenance and repair of buildings, curtilage wall, landscapes, roads, tracks and car parking areas should have regard to the distinctive character of the precinct and the pre-eminence of the Temple building.
	5.2.6f Additions and alterations to buildings and curtilage wall should be consistent with the character of the precinct and the pre-eminence of the Temple building.
	5.2.6g Demolition should not adversely impact on the landscape significance of the Temple.
	5.2.6h Works that would adversely affect the strong relationship between the Temple, Visitor Centre and Temple President's house are avoided.
	5.2.6i Re-contouring or modification of the landscape recognises the high visibility and prominence of the Temple and provides for the management of effects on archaeological deposits or features.
	5.2.6j The landscape characteristics and qualities of the Heritage Area are retained, including open and structured spaces, in particular the formal front entry staircases, lawns, walls and planting boxes.
Explanation	

The policies aim to enable the ongoing use of the Temple View Heritage Area by the Church or other organisations for a wide range of activities, subject to controls that ensure that the overall coherence and integrity of the area, the pre-eminence of the Temple itself and the key characteristic elements of the area are properly recognised and provided for. As a building in active use for religious purposes, it is recognised that proposals may be made for the erection of religious symbolism and effigies in the future, in addition to works needed to ensure compliance with building design standards and the functionality and appearance of the Temple.

Objective	Policies
5.2.7 To ensure development within the Temple View Character Area maintains and enhances its special character.	**5.2.7a** Development maintains the character, appearance and relationship to Tuhikaramea Road and the Temple View Village.
	5.2.7b The design of new buildings and structures in terms of their height, materials, scale and form is in keeping with the scale and character of the area.
	5.2.7c New buildings and structures within the former teacher housing corridor are located to retain the existing set back from Tuhikaramea Road established by the First House.
	5.2.7d New buildings and structures are located to retain generally consistent spatial character along the Tuhikaramea road corridor.
	5.2.7e New structures, such as fences and walls, within the setback of the former teacher housing corridor fronting Tuhikaramea Road are consistent with the original colour and materials used throughout the Character Area.
	5.2.7f The existing low brick walls in the front yard of houses fronting Tuhikaramea Road are retained or rebuilt as required.
	5.2.7g Additions, alterations and renovations of buildings within the former teacher housing corridor are implemented in a sensitive and sympathetic manner that retains the form and style of existing buildings and the appearance of the streetscape.
	5.2.7h Works that may affect the treatment of open spaces and boundaries are managed.
	5.2.7i The heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage are used and developed in a manner that maintains their distinctive heritage values.

Explanation

A significant characteristic of the corridor along Tuhikaramea Road is based on the subservient and simple architectural style of the early missionary houses, that were used as teacher housing. These buildings were set within an open, campus-style landscape. The corridor forms an important gateway to the New Zealand Temple of the Church of Jesus Christ of Latter-day Saints and the adjoining former Church College Campus.

The style of the houses along Tuhikaramea Road and separation distances between them was similar, giving consistency in form. The uniformity in scale and space was reinforced by the extensive use of the standardised cream-coloured brickwork throughout Temple View and the low cement brick wall, which enclosed the front yards of the houses on both sides of Tuhikaramea Road. In providing for future use and development of the former Church College campus and the teacher housing corridor, it is important to recognise the significant contribution that these characteristics made to the diversity and appeal of the City's built environment. Although the school has closed, the Church College campus and former teacher houses provide an opportunity to open a new chapter in the development of the local community and its environment.

Peacocke Character Zone

Objective	Policies
5.2.8 To ensure urban development within the Peacocke Character Zone delivers high levels	**5.2.8a** Ensure through master planning that urban development is not compromised through inappropriate land use activities.

of residential amenity, respects and restores the area's natural environment, and is sustainably integrated with the city as a whole.	**5.2.8b** Ensure the appropriate nature, scale and intensity of urban development is undertaken in an efficient and coordinated manner in order that integrated and efficient development occurs within and between the neighbourhoods and the City as a whole.
	5.2.8c Ensure that development is consistent with the Peacocke Structure Plan and any master plan prepared for the area.
	5.2.8d Ensure that development of non-residential activities are located in areas identified in the Peacocke Structure Plan or any approved master plan that provides for such activities.

Explanation

The character to be established is a high quality urban environment that is based on the urban design principles outlined in the Peacocke Structure Plan and which recognises a number of specific natural character elements. A master plan approach has been developed to achieve this by ensuring that infrastructure provisions and staging are integrated with development while enabling flexibility and innovation in design.

Urban development within the Peacocke Character Zone is limited until the necessary bulk trunk infrastructure and transport networks have been established to join Peacocke to the City's existing infrastructure network. It is limited by the capacity of existing infrastructure.

Rototuna North East Character Zone

Objective	Policies
5.2.9 To recognise the local significance of the Rototuna ridgeline as a landscape feature and ensure that the form and pattern of residential development in the northeastern area (Rototuna North East Character Zone) of the Rototuna Structure Plan helps retain this underlying landform and is not incompatible with the future operation of the Waikato Expressway or the City's infrastructure.	**5.2.9a** Maintain the public amenity value of existing ridgeline roads and the identified viewing points shown on the structure plan within the open space area as viewing opportunities of the City and surrounding rural landscape.
	5.2.9b Ensure development does not constrain the development, construction or operation of the future Waikato Expressway (Designation E90).
	5.2.9c Ensure development does not constrain the operation of the City's infrastructure.
	5.2.9d Provide a maximum development yield and minimum average lot size to ensure the character of the natural topography of the area is maintained and the sustainable use of the City's land resource is promoted while mitigating against the effects from the development of this area of land on the City's infrastructure.
	5.2.9e Promote a connection across the Waikato Expressway designation (Designation E90), such as an underpass, to facilitate walking and cycle network connectivity between the Rototuna North East Character Zone and the remaining Rototuna Structure Plan area.

Explanation

As a landscape feature, the north eastern area of Rototuna is locally significant in the context of the Rototuna growth cell. The mixed nature of the landscape, bounded by Horsham Downs Road (as the boundary edge between Hamilton City and Waikato District Councils) to the north and the Waikato Expressway designation to the south helps to physically and visually define the area's character. In particular, the Horsham Downs Road ridgeline is a strong feature that differentiates the urban edge of the Rototuna Growth Cell from the adjoining rural landscape of Waikato District.

This area warrants special landscape management and planning provisions to retain the character of the elevated landscape to achieve a form and density of development that enables a sense of the underlying landform to be retained. The Rototuna North East Character Zone comprises a primary ridgeline that runs from west to east direction. The area also contains a number of inner areas that have lower lying topography.

The zone is made up of a number of key visual and physical characteristics. These are as follows:

- *Distinctive pattern of ridges that constitute a coherent and discrete topographic feature of the north eastern part of the*

Rototuna Growth Cell;

- *The differentiation between the elevated hill area from the surrounding lower flat land;*
- *The role of the primary ridgeline in defining the boundary between the growth cell and the adjoining rural parts of the Waikato District to the north;*
- *The role of the ridgelines and hills in defining a series of basins and associated flats on the lower lying ground and flat plateaus on the elevated areas;*
- *The visual and physical connection with the rest of the Rototuna Growth Cell, specifically the Rototuna Town Centre Zone and with the City beyond the Waikato Expressway Designation, notwithstanding that the designation to an extent visually separates the Rototuna North East Character Zone from the rest of the Rototuna Growth Cell.*

The opportunity exists to promote development that responds positively to the underlying landscape facilitating greater legibility and the creation of a distinctive urban character.

5.3 Rules – Activity Status Table

5.3.1 Activity Status – Special Residential, Special Heritage, Special Natural Zones and Rototuna North East Character Zone

Activity	Special Residential Zone	Special Heritage Zone	Special Natural Zone	Rototuna North East Character Zone
Residential Activities and Structures				
a. Accessory buildings	P	P	P	P
b. Alterations and additions ~~,~~ (excluding as provided for by ~~c.~~ (c), ~~d.~~ (d) and ~~e.~~ (e) and ~~heritage buildings~~sites located within a scheduled HHA in Volume 2, Appendix 8, ~~{Link~~Schedule 8D: Historic Heritage Areas, ~~10178,Schedule~~heritage buildings and structures, in Volume 2, Appendix 8, Schedule 8A: Built Heritage~~}~~) (see note 4)	P	P	P	P
c. Alterations and additions forward of the front building line to a pre-1940 dwelling on a front, corner or through site within the Hamilton East Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-1)	RD	-	-	-
d. Alterations and additions forward of the front building line to a pre-1939 dwelling on a front, corner or through site within the Claudelands West Area Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-7)	RD			-
e. Alterations and additions forward of the rear building line on a front, corner or through site to: i. Frankton – original railway houses (refer to Volume 2, Appendix 4, Figure 4-4) ii. Hayes Paddock – original state houses (refer to Volume 2, Appendix 4, Figure 4-2) iii. Hamilton East Villa Precinct – villas (refer to Volume 2, Appendix 4, Figure 4-3)	-	D	-	-
f. Apartments	NC	NC	D	D
g. Ancillary residential unit	P	RD*	RD*	P
h. Ancillary residential structures	P	P	P	P
i. Single dwelling: First residential unit per site	P	D	P	P
j. Single dwelling: Second and subsequent residential unit per site	RD*	D	RD*	RD*
k. Duplex dwellings – excluding Hayes Paddock	NC	NC	RD*	RD*
l. Duplex dwellings – Hayes Paddock only (refer to Volume 2, Appendix 4, Figure 4-2)	-	(D)	-	-
m. Managed care facilities i. For up to 9 residents ii. For up to 10 residents (excluding emergency housing) iii. For 11 or more residents (including emergency housing)	 P D D	 P D D	 P D D	 P D D

n. Emergency housing for up to 10 residents	P	P	P	P
o. Papakainga	NC	NC	D	RD
p. Residential activities	P	P	P	P
q. Residential centre	D	NC	D	D
r. Rest home	D	NC	D	RD*
Commercial Activities and Structures				
s. Childcare facility i. For up to five children ii. For six or more children	 P RD	 P D	 P RD	 P RD
t. Dairy	D	NC	RD	D
u. Tertiary education and specialised training facility	D	NC	RD	NC
v. Health care service	D	NC	D	NC
w. Home-based business	P	P	P	P
x. Homestay accommodation	P	P	P	P
y. Office, other than as a home-based business	NC	NC	D	NC
z. Places of assembly	D	NC	D	NC
aa. Show homes	P	D	P	P
bb. Visitor accommodation	D	NC	D	D
Community Activities and Structures				
cc. Community centre	D	NC	RD	D
dd. Marae	NC	NC	D	D
ee. Places of worship	D	NC	D	D
ff. School	D	NC	D	NC
All Activities and Structures				
gg. Demolition or removal of ~~existing~~ buildings (excluding as provided for by ~~gg.~~(hh) to ~~hh. and heritage buildings~~(jj) and sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	P	P	P
hh. Demolition or removal of existing dwellings on a front, corner or through site: i. Frankton – original railway houses (refer to Volume 2, Appendix 4, Figure 4-4) ii. Hayes Paddock – original state houses and commercial building on Lot 129 DPS 930 (refer to Volume 2, Appendix 4, Figure 4-2) iii. Hamilton East Villa Precinct – villas (refer to Volume 2, Appendix 4, Figure 4-3)	-	NC	-	-
ii. Demolition or removal of a pre-1940 dwelling on a front, corner or through site within the Hamilton East Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-1)	D	-	-	-
jj. Demolition or removal of a pre-1939 dwelling on a front, corner or through site within the Claudelands West Dwelling Control Area (refer to Volume 2, Appendix 4, Figure 4-7)	NC	-	-	-
~~kk.~~ Relocated buildings (excluding as provided for sites located within a scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	D	P	P
ll. Informal recreation	-	-	-	P

mm. Organised recreation	-	-	-	P
nn. New building on sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas	See Chapter 19 – Historic Heritage			

Note

1. *Consultation with Heritage New Zealand*
   A notified resource consent application will be served on Heritage New Zealand by Council for any application which affects any historic area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (formerly the Historic Places Act 1993). The Frankton Railway Village is registered as a historic area.
   For a non-notified resource consent application, any development relating to a historic area registered under the Heritage New Zealand Pouhere Taonga Act 2014 (formerly the Historic Places Trust Act 1993), consultation with Heritage New Zealand is recommended before an application is submitted to Council and Council may then require that written approval be obtained from Heritage New Zealand.
   For a fuller understanding of the notification requirements of the Act, reference should be made to the Act itself, in particular section 95.
2. *Hamilton East Villas*
   The provisions of the Special Heritage Zone apply to the villa properties marked in Volume 2, Appendix 8, Schedule 8A: Built Heritage. For those unmarked properties located within this area and for non-villas (in respect of dwellings) situated on the same site as a villa, the provisions of the Special Residential Zone shall apply.
3. *For any activity not identified above, see Section 1.1.8.1.*
4. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage .*

5.3.2 Activity Status – Peacocke Character Zone

5.3.2.1 Master Plan – Process within the Peacocke Character Zone

a. Urban development in the Peacocke Character Zone will be subject to the preparation and approval of a Master Plan. (Refer to Volume 2, Appendix 1.2.2.3 for what is required in a Master Plan.)

b. The Peacocke Character Zone has been divided into a number of neighbourhood areas (Volume 2, Appendix 2, Figure 2-3), each of which is required to have a Master Plan prepared prior to urban development occurring.

c. The Master Plan must be prepared for the whole neighbourhood according to Volume 2, Appendix 1.2.2.3. The development of the master planned neighbourhood can proceed on a staged basis if staging has been defined as part of the consent granted for the Master Plan.

d. Land use consents required under 5.4.13 may be incorporated into the consent process for a Master Plan as Discretionary Activities.

5.3.2.2 Master Plan – Status of Activities

a. The activity status of activities in the Peacocke Character Zone is contained within the Activity Status Table (refer to Rule 5.3.2.3):

i. Column A identifies the activity status of activities in the absence of a Master Plan.

ii. Column B identifies the activity status for activities that are part of a Master Plan application process and approval.

iii. Column C identifies the activity status for activities that are inconsistent with the approved Master Plan.

b. The activity status for the preparation of or amendment to a Master Plan application within the Peacocke Character Zone will be deemed non-complying if an activity that forms part of the application:

i. Is identified as a non-complying activity in the related Column B of the Activity Status Table (refer to Rule 5.3.2.3).

c. Once a consent for a Master Plan has been granted and implemented, any activity within that neighbourhood is permitted, provided it:

i. Is in general accordance with an approved Master Plan for the neighbourhood; or

ii. Any activity that is listed in Column C as a permitted activity is permitted, subject to compliance with relevant standards in Rule 5.4.

d. Unless otherwise stated, a Master Plan for each area identified in the Peacock Character Zone requires resource consent as a discretionary activity.

e. All activities identified in Column A of Rule 5.3.2.3 are non-complying activities in the absence of an approved Master Plan unless the activity is identified as a permitted activity.

f. Activities identified as part of an approved Master Plan within the Peacocke Character Zone shall not be required to prepare an Integrated Transport Assessment as stated under Rule 25.14.4.3.

g. Activities identified as part of an approved Master Plan within the Peacocke Character Zone shall not be required to prepare an Integrated Catchment Management Plan as stated under Rule 25.13.4.1.

h. Activities identified in Chapter 25 City Wide that have been addressed as part of an approved Master Plan are not required to obtain a separate resource consent.

i. Retail activities identified as part of an approved master plan within the Peacocke Character Zone are required to comply with the standards set out in Chapter 6: Business 5 and 6 Zones.

5.3.2.3 Activity Status Table – Peacocke Character Zone

Activity	Peacocke Character Zone		
	A	B	C
	In the absence of a Master Plan	Forming part of the Master Plan process and approval	Inconsistent with an approved Master Plan
Residential Activities and Structures			

a. Accessory buildings	P	P	RD
b. Apartments	NC	D	D
c. Ancillary residential unit	P	D	D
d. Ancillary residential structures	P	P	P
e. Single dwelling: first residential unit per site	P	P	D
f. Single dwelling: second and subsequent residential units per site	NC	D	D
g. Duplex dwellings	NC	D	D
h. Managed care facilities i. For up to nine residents ii. For up to 10 residents (excluding emergency housing) iii. For 11 or more (including emergency housing)	 NC NC NC	 P D D	 P D D
i. Emergency housing for up to 10 residents	NC	P	P
j. Papakainga	NC	D	D
k. Residential activities	P	P	P
l. Residential centre	NC	D	D
m. Rest home	NC	D	D
Commercial Activities and Structures			
n. Childcare facility i. For up to 5 children ii. For 6 or more children	 NC NC	 P D	 P D
o. Dairy	NC	D	D
p. Tertiary education and specialised training facility	NC	D	NC
q. Health care service	NC	D	D
r. Home-based business	P	P	P
s. Homestay accommodation	P	P	P
t. Office, other than as a home-based business	NC	D	D
u. Places of assembly	NC	D	NC
v. Retail activity, other than as a home-based business	NC	D	D
w. Show homes	NC	D	D
x. Visitor accommodation	NC	D	D
Community Activities and Structures			
y. Community centre	NC	D	D
z. Activities ancillary to any permitted activity, including health care services, library, offices, retail, workshops, depots, storage	NC	D	NC
aa. General Recreation	NC	D	NC
bb. Informal recreation and ancillary buildings	P	P	P
cc. Marae	NC	D	NC
dd. Places of worship	NC	D	D
ee. School	NC	D	NC
All Activities and Structures			
ff. Alterations and additions to any building except: i. Heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage	P	P	P

gg. Demolition or removal of ~~existing~~ buildings (excluding as provided for by hh, and heritage buildings scheduled in Schedule 8A, Appendix 8: Historic Heritage)	P	P	P
hh. Demolition or removal of an accessory building	P	P	P
ii. Interior alterations	P	P	P
jj. Maintenance and repair to existing buildings and structures	P	P	P
~~kk~~. Production stalls	P	NC	NC
ll. Relocated buildings	P	P	P
mm. Rural Production	P	NC	NC
nn. Rural industry	D	NC	NC
oo. Intensive farming	NC	NC	NC
pp. Walkways and cycleways	RD*	D	D

Note

1. For any activity not identified above, see Section 1.1.8.1.
2. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.

5.3.3 Activity Status Table – Temple View Zone

5.3.3.1 Development within the Temple View Zone

a. The types of activities in the five precincts within the Temple View Zone (see Volume 2, Appendix 4, Figure 4-5) establish the anticipated mix of activities and how the five precincts interact and are connected.

b. Any development shall maintain and enhance the heritage values of the area whilst being consistent with and maintaining the overall character of the zone.

c. Any development of Precinct 3 in the Temple View Zone shall be designed to mitigate adverse effects on the flood and groundwater levels on the surrounding agricultural land within the Waipa District adjoining the northern and eastern boundaries of Precinct 3.

5.3.3.2 Activity Status Table – Temple View Zone

Activity	Temple View Zone				
	Character Area				Heritage Area
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5
Residential Activities and Structures					
a. Accessory buildings	RD	RD	RD	RD	D
b. Apartments	RD	RD	RD	RD	NC
c. Ancillary residential unit	RD	RD	RD	RD	NC
d. Ancillary residential structures	RD	RD	RD	RD	NC

e. Single dwelling: first residential unit per site	RD	RD	RD	RD	NC
f. Single dwelling: second and subsequent residential units per site	RD	RD	RD	RD	NC
g. Duplex dwellings	RD	RD	RD	RD	NC
h. Managed care facilities i. For up to nine residents ii. For up to 10 residents (excluding emergency housing) iii. For 11 or more (including emergency housing)	 RD RD RD	 D D D	 D D D	 D D D	 NC NC NC
i. Emergency housing for up to 10 residents	RD	D	D	D	NC
j. Papakainga	NC	NC	NC	NC	NC
k. Residential activities (except Heritage Area)	RD	RD	RD	RD	-
l. Residential activities in the Heritage Area (Map 60B)	-	-	-	-	NC
m. Residential centre	NC	NC	NC	NC	NC
n. Rest home	RD	RD	RD	NC	NC
Commercial Activities and Structures					
o. Childcare facility i. For up to 5 children ii. For 6 or more children	 RD RD	 RD RD	 RD D	 NC NC	 NC NC
p. Dairy	RD	NC	NC	NC	NC
q. Tertiary education and specialised training facility	RD	NC	NC	NC	NC
r. Health care service	RD	RD	RD	NC	NC
s. Home-based business	P	P	P	P	P
t. Homestay accommodation	P	P	P	P	P
u. Office, other than as a home-based business	RD	D	D	NC	NC
v. Places of assembly	RD	RD	D	D	D
w. Retail activity, other than as a home-based business	RD	NC	NC	NC	NC
x. Show homes	D	D	D	NC	NC
y. Visitor accommodation (except in the Heritage Area)	D	D	D	RD	-
z. Visitor accommodation within the Heritage Area	-	-	-	-	NC
Community Activities and Structures					
aa. Community centre	RD	D	D	D	NC
ab. Activities ancillary to any permitted activity, including health care services, library, offices, retail, workshops, depots, storage	RD	RD	RD	RD	NC
ac. Marae	RD	RD	RD	RD	NC
ad. Places of worship	RD	RD	RD	NC	D
ae. School	RD	RD	RD	NC	NC
All Activities and Structures					
af. Alterations and additions to any building except: i. Visitor Centre ii. Buildings within the former teacher housing character corridor fronting Tuhikaramea Road iii. Formal Temple entrance area elements	P	P	P	P	P

	including steps, planting boxes, retaining walls between the Visitor Centre, Temple Landing and Temple (refer to Volume 2, Appendix 4, Figure 4-6) iv. Heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage v. For sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas (see note 2)					
ag.	Alterations and additions to the Visitor Centre	-	-	-	-	D
ah.	Alterations and additions to the exterior of buildings within the former teacher housing character corridor	-	RD	-	-	-
ai.	Alterations and additions to the formal Temple entrance area elements including steps, planting boxes, retaining walls between the Visitor Centre, Temple Landing and Temple (refer to Volume 2, Appendix 4, Figure 4-6)	-	-	-	-	D
aj.	Construction of additional private transport corridors or carpark areas	RD	RD	RD	RD	RD
ak.	Construction of new buildings	RD	RD	RD	RD	RD
al.	Contouring and modification of the landform	RD	RD	RD	RD	RD
am.	Demolition or removal of ~~existing~~ buildings (excluding as provided for by ao., ap.) and for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas, and heritage buildings and structures scheduled in Schedule 8A, Appendix 8: Historic Heritage)	RD	RD	RD	RD	RD
an.	Demolition or removal of any building except: i. Accessory buildings ii. Visitor Centre iii. Temple president's house	RD	RD	RD	RD	RD
ao.	Demolition or removal of an accessory building	P	P	P	P	P
ap.	Demolition or removal of the Visitor Centre or Temple president's house	-	-	-	-	D
aq.	Erecting, constructing, planting or extending a sign visible from a public place	RD	RD	RD	RD	NC
ar.	Erection of any boundary structure along Tuhikaramea Road	RD	RD	-	RD	RD
as.	External illumination of buildings and grounds	P	P	P	P	P
at.	Individual vehicular crossings to the housing from Tuhikaramea Road	NC	NC	-	NC	-
au.	Interior alterations	P	P	P	P	P
av.	Maintenance and repair to existing buildings and structures	P	P	P	P	P
aw.	Maintenance and repair to any private road or carpark area	P	P	P	P	P
ax.	Minor work on any: i. Building ii. Curtilage wall iii. Temple entrance elements	P	P	P	P	P
ay.	Relocated buildings	RD	RD	RD	RD	NC
az.	Tree planting and removal except for: i. Tree planting in Temple view shafts area	P	P	P	P	P

ii. Tree removal in the Temple entrance area (Refer to Volume 2, Appendix 4, Figure 4-6) iii. Removal of a ~~significant~~notable tree in Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees						
ba. Tree planting in Temple View shafts area (Refer to Volume 2, Appendix 4, Figure 4-6)	-	-	-	-	RD	
bb. Tree removal in the Temple entrance area (except for a ~~significant~~notable tree in Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees)	-	-	-	-	RD	

Note

1. For any activity not identified above, see Section 1.1.8.1.
2. For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage, and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.

5.4 Rules – General Standards

The general standards set out below for the Peacocke Character Zone will be used as a guide to assess any Master Plan and as standards after the Master Plan has been approved.

5.4.1 Density

a. The minimum area of land (net site area) required in respect of each residential unit (or resident in the case of managed care facilities and rest homes) shall be:

Table 5.4.1a: Density – Special Residential, Special Heritage, Rototuna North East Character Zone, Special Natural and Temple View Zones

Activity	Special Residential Zone	Special Heritage Zone	Rototuna North East Character Zone	Special Natural Zone		Temple View Zone	
				Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area	Character Area	Heritage Area
For Peacocke Character Area see Table 5.4.1b.							
a. Single dwellings - front, corner and through site (including relocated dwellings) (per unit)	600m^2	600m^2	500m^2	350m^2	600m^2	600m^2	-
b. Single dwellings – rear site (including relocated dwellings) (Except within the Claudelands West Area) (per unit) Detached dwellings – rear site (including relocated dwellings) within the Claudelands West Area	400m^2 600m^2	600m^2	500m^2	350m^2	600m^2	600m^2	-

(per unit)							
c. Duplex dwellings (per residential unit)	-	-	-	200m^2 (400m^2 per Duplex)	-	200m^2 (400m^2 per Duplex)	-
d. Single dwellings with an ancillary residential unit (*total area for both dwelling and ancillary residential unit)	*700m^2	*700m^2	*700m^2	*435m^2	*800m^2	*700m^2	-
e. Managed care facilities (minimum per resident)	100m^2	100m^2	100m^2	100m^2	100m^2	100m^2	-
f. Rest homes (minimum per resident)	75m^2	75m^2	75m^2	75m^2	75m^2	75m^2	-

Table 5.4.1b: Density – Peacocke Character Area

Activity	Peacocke Character Area			
	Terrace Area	Hill Area (Slope less than 5 Degrees)	Hill Area (Slope greater than 5 Degrees)	Gully Area
For Special Residential Zone, Special Heritage Zone, Special Natural Zones and Temple View Zone see Table 5.4.1a.				
a. Single dwellings – front, corner and through site (including relocated dwellings) (per unit)	400m^2	400m^2	800m^2	800m^2
b. Single dwellings – rear site (including relocated dwellings) (per unit)	400m^2	400m^2	800m^2	800m^2
c. Duplex dwellings (per residential unit)	200m^2 (400m^2 per Duplex)	200m^2 (400m^2 per Duplex)	-	-
d. Single dwellings with an ancillary residential unit (*total area for both dwelling and ancillary residential unit)	*435m^2 (net site area)	*600m^2 per unit	*800m^2 per unit	*800m^2 per unit
e. Managed care facilities (minimum per resident)	100m^2	100m^2	100m^2	100m^2
f. Rest homes (minimum per resident)	75m^2	75m^2	75m^2<	75m^2

5.4.2 Site Coverage

	Special Residential Zone	Special Heritage Zone	Rototuna North East Character Zone	Special Natural Zone		Temple View Zone	Peacocke Character Area				
				Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area		In the absence of an approved Master Plan	Terrace Area	Hill Area (Slope less than 5 degrees)	Hill Area (Slope greater than 5 degrees)	Gully Area
a. Front Sites (maximum % unless otherwise stated)	35	35	Net site area less than 750m^2 – 40% Net site area greater	40	25	40	Net site area is greater than 5000m^2 – 8% up to a maximum of 1200m^2 GFA	40 Apartment and Duplex units –- 50%	40	35	35

			than 750m^2 – 20%				Net site area is 5000m^2 or less – 25% up to a maximum of 500m^2 GFA				
b. Rear Sites (maximum % unless otherwise stated)	40	35	Net site area less than 750m^2 – 40% Net site area greater than 750m^2 – 20%	40	25	40	Net site area is greater than 5000m^2 - 8% up to a maximum of 1200m^2 GFA Net Site area is 5000 m^2 or less – 25% up to a maximum of 500m^2 GFA	40 Apartments and Duplex units – 50%	35	35	35

5.4.3 Permeable Surface and Planting

	Special Residential Zone	Special Heritage Zone	Rototuna North East Character Zone	Special Natural Zone		Temple view Zone		Peacocke Character Zone			
				Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area	Character Area	Heritage Area	Terrace Area	Hill Area (Slope less than 5 Degrees)	Hill Area (Slope Greater than 5 Degrees)	Gully Area
a. Permeability across the entire site (including area required by Rule 5.4.3.b below) (minimum % unless otherwise stated)	40	40	50	20	40	35	40	20	35	40	40
b. Front sites, corner sites, through sites only: Permeability of the front setback excluding vehicle and access provisions required by Rule 5.4.6 be planted in grass, shrubs or trees (see Figure 5.4.3a)	100	100	100	100	100	100	100	100	100	100	100

c. The planted area required in Figure 5.4.3a shall:

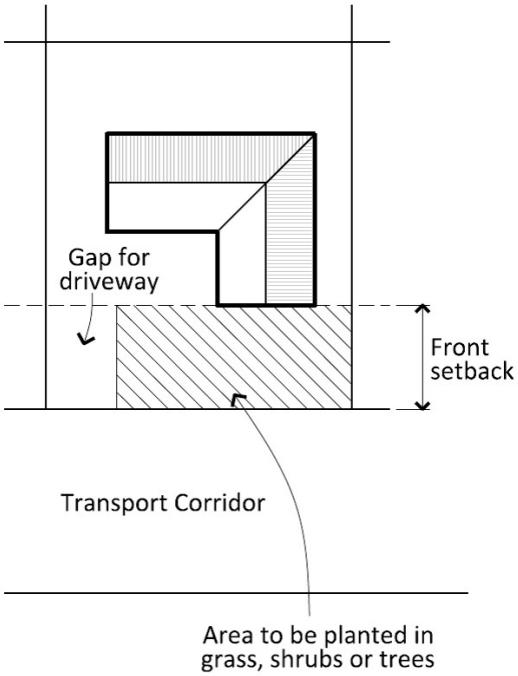
i. Be planted in the first planting season following completion of the building.

ii. Be of a permeable nature with planting consisting of a combination of groundcover, shrubs and trees.

iii. Provide vegetative coverage of the specified area within two years from the time of planting.

iv. Ensure visibility between the dwelling and any adjoining areas of public space.

Figure 5.4.3a: Planting requirement forward of the front building line



5.4.4 Building Height

Table 5.4.4a: Building height – Special Residential, Special Heritage and Special Natural Zones

	Special Residential Zone	Special Heritage Zone			Special Natural Zone	
		Frankton Railway Village	Hayes Paddock	Hamilton East Villa	Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area
For the Temple View Zone and Peacocke Character Zone see Table 5.4.4b and for Rototuna North East Character Zone see Table 5.4.4.c						
a. Front, corner and through site (maximum height unless otherwise stated)	7m	5m	6m	7m	10m	8m
b. Rear site (maximum height unless otherwise stated)	8m	5m	6m	7m	10m	8m
c. Storeys	-	Maximum One	-	-	Maximum Two Where a site boundary (excluding accessways) adjoins the Natural Heritage Park or is separated only by a road reserve	-

Table 5.4.4b: Building height – Temple View and Peacocke Character Zones

	Temple View Zone					Peacocke Character Zone				
	Character Area				Heritage Area	In the absence of an approved Master Plan	Terrace Area	Hill Area (Slope less than 5 degrees)	Hill Area (Slope greater than 5 degrees)	Gully Area
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5					
For Special Residential Zone, Special Heritage Zones and Special Natural Zones see Table 5.4.4a.										
a. Front, corner and through site (maximum height unless otherwise stated)	12m	12m except buildings within the former teacher housing character corridor along the eastern frontage of Tuhikaramea Road and the western side of Tuhikaramea Road between Fosters Road and Wade Land Reserve: Maximum height 6m, and buildings with road frontage to the western side of Tuhikaramea Road north of Fosters Road: maximum height 10m	12m	12m	No part of any new or extended building or structure shall be higher than the floor level of the Temple	10m	12m	10m	10m	10m
b. Rear site (maximum height unless otherwise stated)	15m	12m	12m	12m	As above	10m	12.5m	10m	10m	10m
c. Storeys	-	Single storey within the former teacher housing character corridor along the eastern frontage with Tuhikaramea Road and the western	-	-	-	-	-	-	-	-

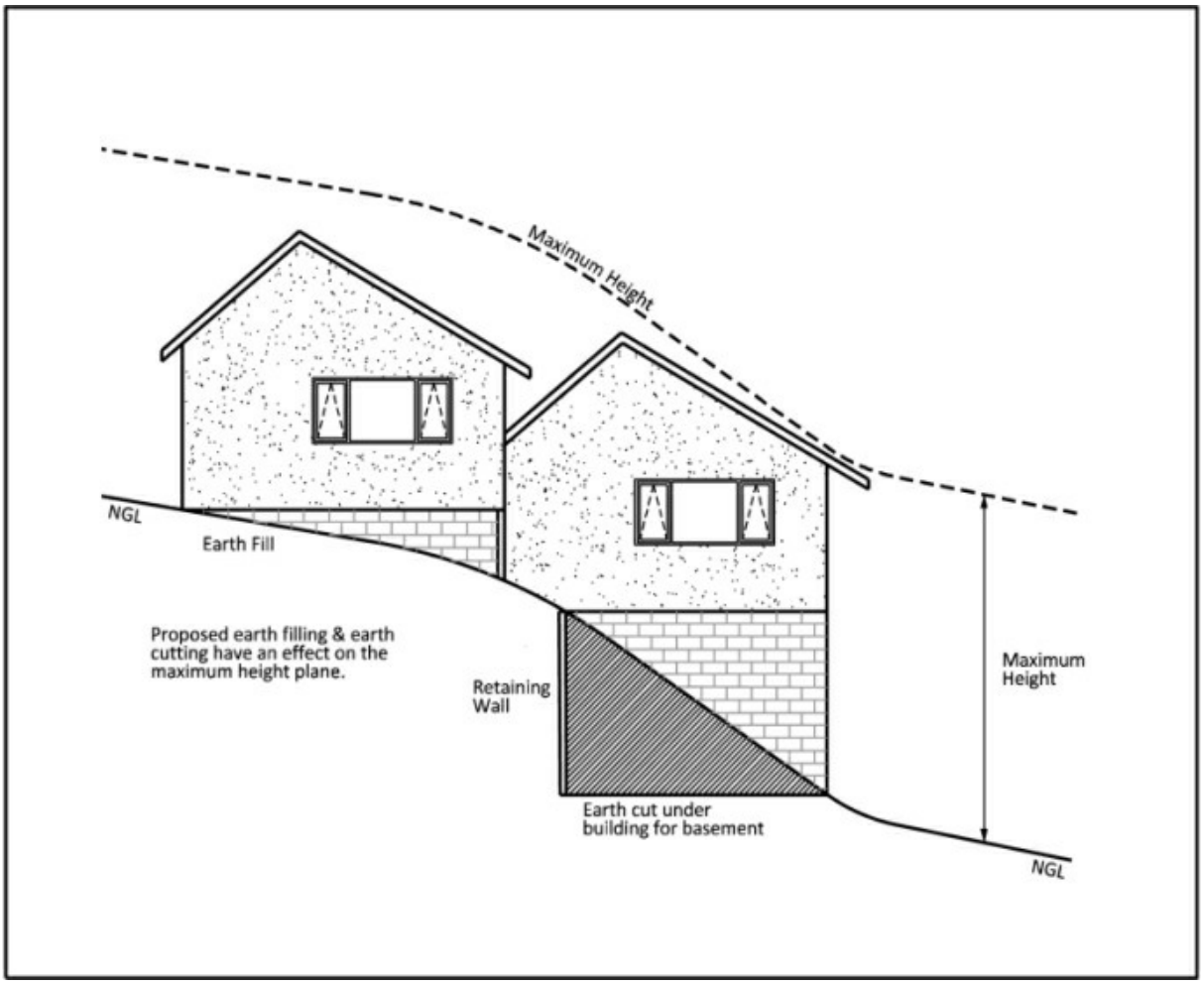
		frontage between Fosters Road and Wade Lane Reserve.								

Table 5.4.4c: Building Height – Rototuna North East Character Zone

Height in relation to any building in the Rototuna North East Character Zone only means the vertical distance between the natural ground level immediately below that part of the highest part of the building immediately above the point. Being, the highest part of the building means the highest part of the main structure of the building, including parapets, but without taking into account projections measuring not exceeding 2m in height and $1m^2$ in area or an aerial permitted within Chapter 25.7 Network Utilities and Electricity Transmission Corridors (see Figure 5.4.4a).

	Rototuna North East Character Zone
a. Front, corner, rear and through site using the Rolling Height Method (Figure 5.4.4a)	Sites less than $750m^2$: Maximum 10m Site greater than $750m^2$: Maximum 8m

Figure 5.4.4a: Rolling Height Method – Rototuna North East Character Zone



5.4.5 Height in Relation to Boundary

a. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries.

   Except that:

   i. Where buildings are attached, no height control plane is required between those buildings.

   ii. Where there are two or more dwellings on the same site, the plane shall be measured at a line midway between the two dwellings rising at an angle of 45 degrees and with this angle measured from 3m above ground level at the midway line.

   iii. Where a boundary adjoins a transport corridor or access, the 45 degree angle applies to that boundary, measured 3m above the boundary.

iv. Where the buildings are part of an approved Master Plan within the Peacocke Character Zone.

5.4.6 Building Setbacks

Table 5.4.6a: Building setbacks – Special Residential, Special Heritage, Rototuna North East Character Zone and Special Natural Zones

	Special Residential Zone	Special Heritage Zone	Special Natural Zone	
			Lake Waiwhakareke Landscape Character Area	Ridgeline Character Area
For Temple View Zone and Peacocke Character Zone see Table 5.4.6b. For Rototuna North East Character Zone see Table 5.4.6c.				
a. From a boundary with - any collector or local transport corridor (minimum setback unless otherwise stated)	All buildings shall be set back from the boundary the greater of: i. 5m, or ii. The average of the front setback of buildings on adjoining sites (except rear sites), provided that: • Where an adjoining site is vacant the setback shall be taken as being 5m • For corner sites the setback of the adjoining site shall be taken as the average		3m	5m
b. From a boundary with – any arterial transport corridor (minimum setback unless otherwise stated)	As per a.		5m	5m
c. Where a garage or carport faces a transport corridor it shall be set back a minimum of 8m.				
d. Front, corner and through site - side and rear boundaries (minimum setback)	One side boundary 3m Other side boundary and rear boundary 1.5m	1.5m	1.5m	3m
e. Rear site - all boundaries (minimum setback)	1.5m	1.5m	1.5m	3m
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)			

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Table 5.4.6b: Building setbacks – Temple View and Peacocke Character Zones

	Temple View Zone					Peacocke Character Zone	
	Character Area				Heritage Area	In the absence of an approved Master Plan	Terrace, Hill and Gully Character Areas
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5		
For the Special Residential Zone, Special Heritage Zone and Special Natural Zones see Table 5.4.6a.							
a. From a boundary with any collector or local transport	3m	3m	3m	5m	5m	5m	3m

corridor (minimum setback unless otherwise stated)							
b. From a boundary with any arterial transport corridor (minimum setback unless otherwise stated)	5m	Minimum setback within the former teacher housing corridor along the frontage with the eastern side of Tuhikaramea Road = 13m Minimum 5m in all other situations	-	5m	No Building to be located closer to Tuhikaramea Road than the existing setback distance to the Temple Minimum 5m in all other situations	5m	5m
c. Where a garage or carport faces a transport corridor it shall be set back a minimum of 8m							
d. Front, corner and through site – side and rear boundaries (minimum setback)	1.5m	1.5m	1.5m	3m	3m	-	1.5m
e. Rear site – all boundaries (minimum setback)	1.5m	1.5m	1.5m	3m	3m	-	1.5m
f. Any other boundary (for buildings and outdoor hardstands used for housing and feeding of animals, including milking sheds and shearing sheds) (minimum setback)	-	-	-	-	-	50m	-
g. Residential unit setback from an existing intensive farm (minimum setback)	-	-	-	-	-	500m	-
h. Any other boundary not otherwise identified above (minimum setback)	-	-	-	-	-	5m	-
i. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)						

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

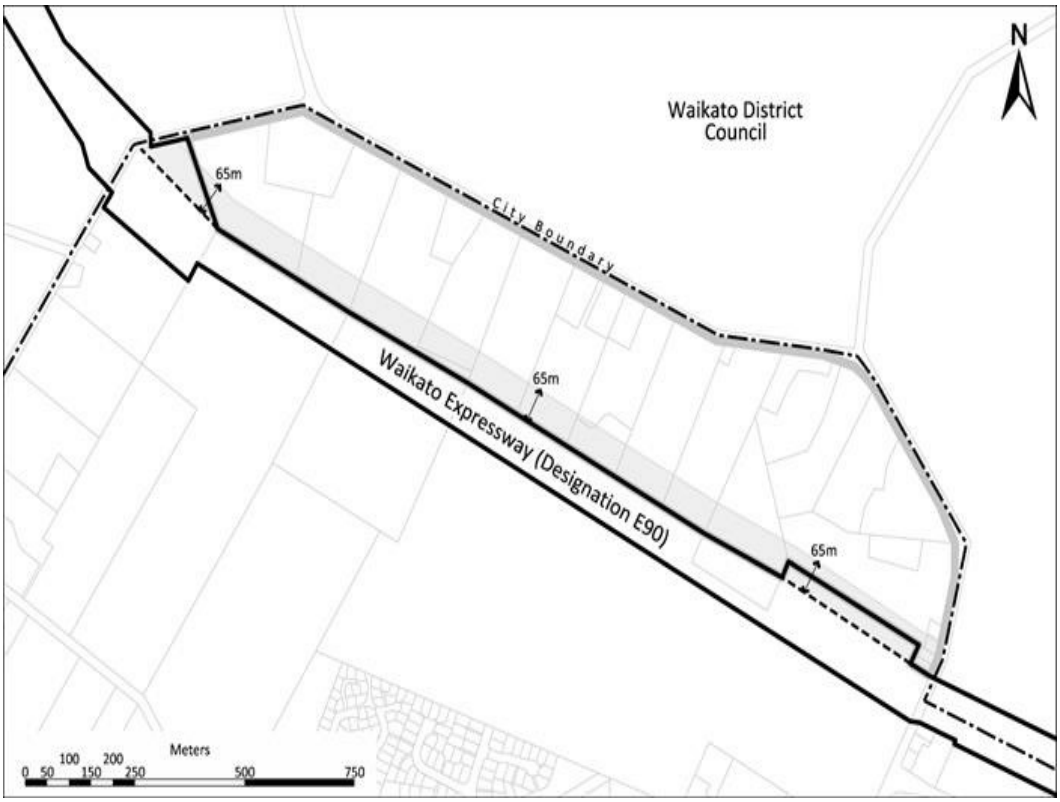
Table 5.4.6c: Building setbacks – Rototuna North East Character Zone

	Rototuna North East Character Zone
a. From a boundary with any collector or local transport corridor (minimum unless otherwise stated)	All buildings shall be setback from the boundary the greater of: i. 5m, or ii. The average of the front setback of buildings on adjoining sites (except rear sites), provided that: • Where an adjoining site is vacant the setback shall be taken as being 5m • For corner sites the setback of the adjoining site shall be taken as the average
b. From a boundary with any arterial transport corridor (minimum unless otherwise stated)	Refer to 5.4.6c f and g.
c. Where a garage or carport faces a transport corridor it shall be set back a minimum of 8m.	
d. Front, corner and through site – side and rear boundaries (minimum)	1.2m
e. Rear site – all boundaries (minimum)	1.5m
f. All habitable buildings shall be set back a minimum of 65m from the Waikato Expressway (Designation E90) as shown on Figure 5.4.6a except that if the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or confirmed through an Outline Plan of Works approval under s176A of the RMA; or construction is underway or completed the setback shall be a 55dB$L_{Aeq(24hr)}$ contour line from the Waikato Expressway carriageway boundary determined at the time of subdivision.	
g. All non-habitable buildings within the 65m setback as shown Figure 5.4.6a shall be set back a minimum of 5m from the Waikato Expressway (Designation E90) except that if the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or construction is underway or completed the set back shall be 10m from the actual carriageway edged of the Expressway.	
h. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Figure 5.4.6a: Waikato Expressway Setback for properties within the Rototuna North East Character Zone adjoining the northern boundary of the Waikato Expressway (Designation E90)



5.4.7 Interface Between Public and Private

a. These standards only apply to front, corner and through sites only.

b. Location of accessory buildings within the front setback

   i. All detached accessory buildings shall be located no further forward of the front building line of the dwelling than 0.5m, (see Figure 5.4.7g);

   ii. Accessory buildings that are an integral part of the design and construction of the dwelling shall, if the garage door is to face the street be located no further forward of the front building line of the dwelling than 0.5m, (see Figure 5.4.7h);

   iii. Accessory buildings that are an integral part of the design and construction of the dwelling, if the garage door is 90 degrees to the street it shall be forward of the front line of the dwelling (but not encroaching into the front setback), by no more than 8m.

c. At least one habitable room shall have a clear glazed window facing the transport corridor. For corner sites, this shall be required only on the transport corridor frontage from which vehicular access is provided.

Figure 5.4.7g: Setback for accessory buildings – an example of an accessory building that is an integral part of design

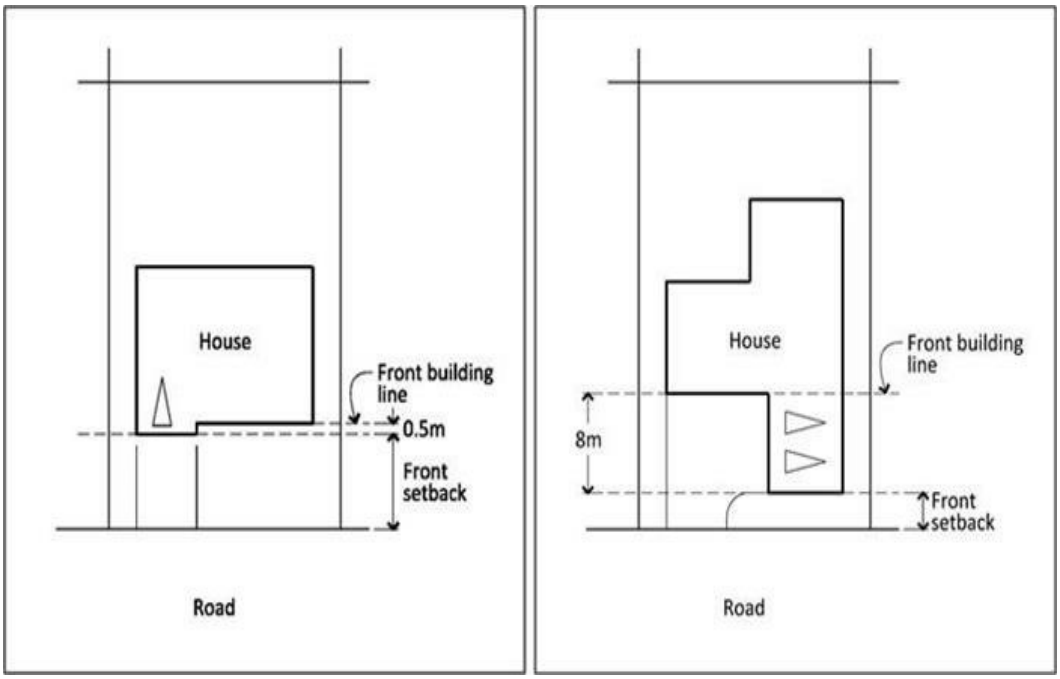
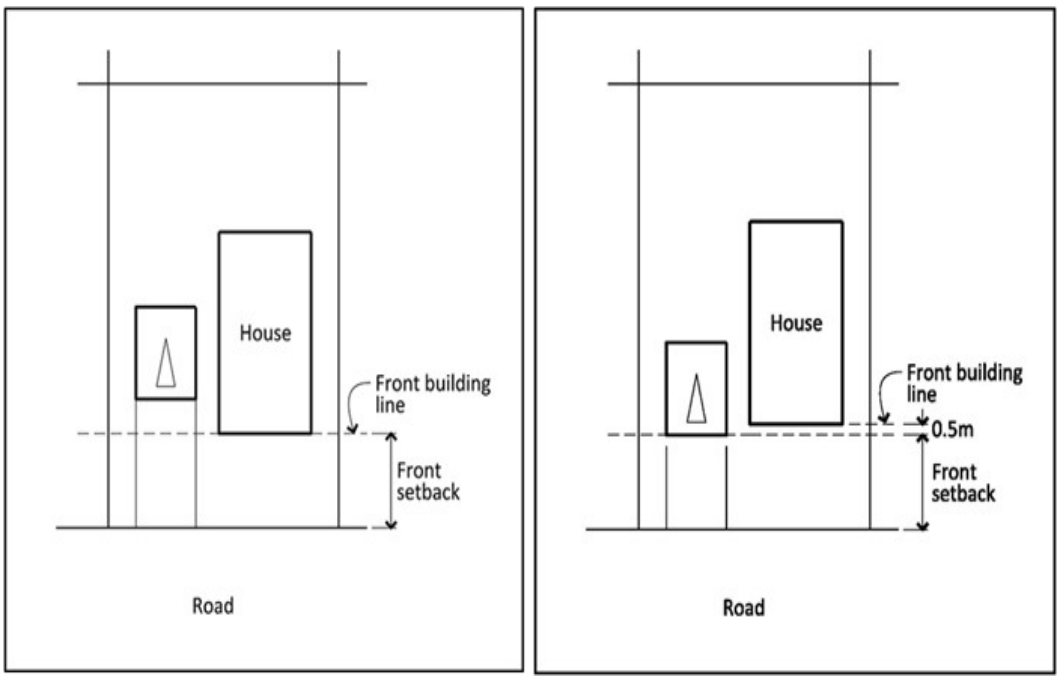


Figure 5.4.7h: Setback for accessory buildings – example of a detached accessory building



5.4.8 Fences and Walls

a. Fences and walls shall have a maximum height of 1.8m, except as provided below. For sites are located within a Historic Heritage Area then the fences and/or walls standard in Chapter 19 Historic Heritage will take preference.

b. Fences and walls within the Special Residential Zone and Special Heritage Zone shall have a maximum height of 1.2m for front and side boundary fences or walls located forward of the front building line of the dwelling.

5.4.9 Residential Buildings – Separation and Privacy

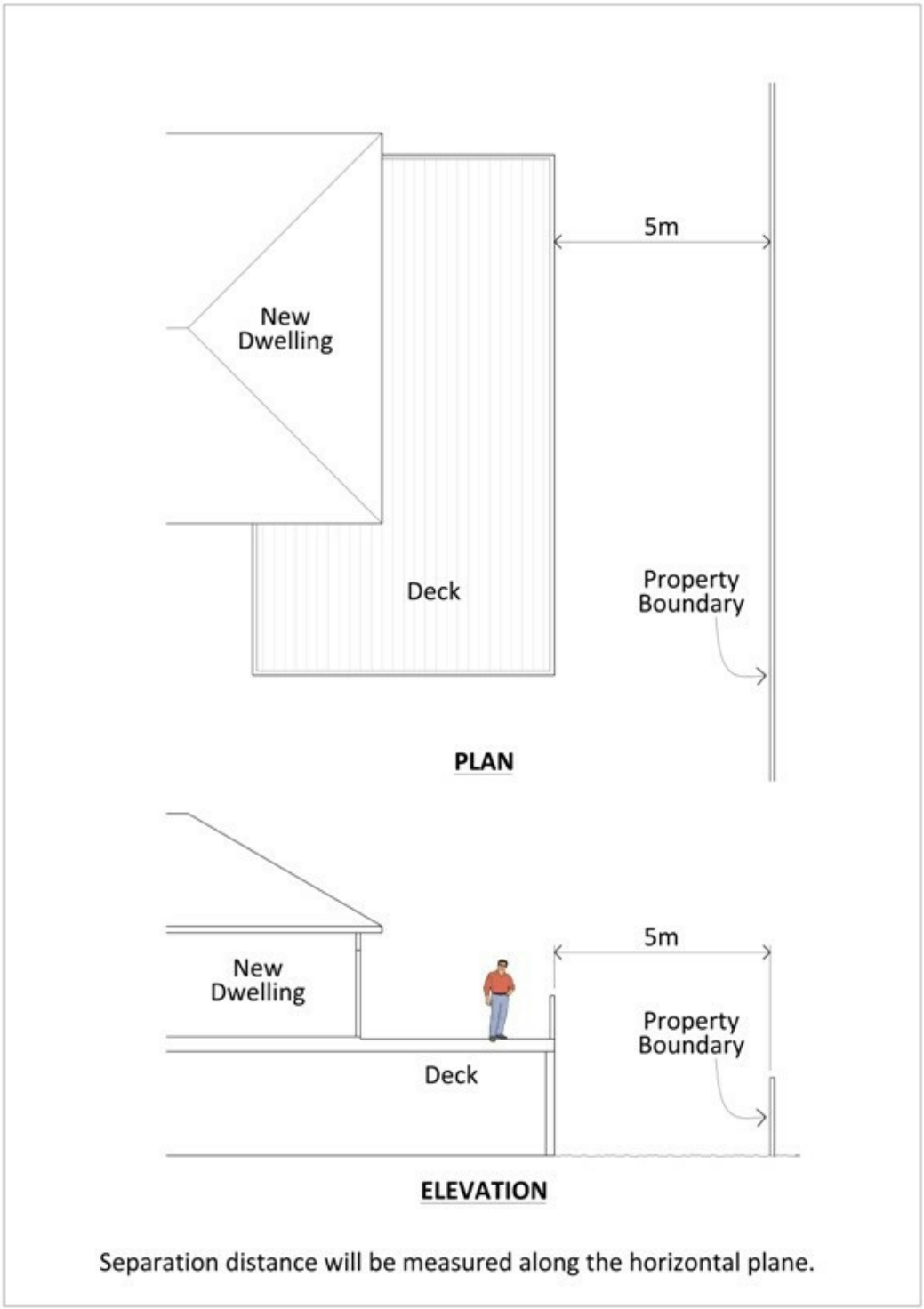
a. Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:

   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance is a minimum of 1.5m.

b. A balcony at upper-floor level shall be set back at least 5m from boundaries (see Figure 5.4.9a). This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

Figure 5.4.9a: Upper-floor setbacks for separation and privacy



c. Temple View Character Area. Within the teacher housing corridor there shall be a minimum 7m separation distance between single dwellings.

5.4.10 Buildings and Activities within the Temple View Zone's Character and Heritage Areas

Description	Requirements	
	Character Area	Heritage Area
a. Curtilage wall along Tuhikaramea Road	Shall be reinstated to reflect the height, colour, design quality and spatial relationship with the built form of the former teacher housing	Shall be reinstated to reflect the height, colour and design quality of the curtilage wall
b. Colour: Applies to new buildings or alterations of existing buildings	Shall be in general accordance with the colour scheme throughout the Character Area's and adjoining Heritage Area	Shall be in general accordance with the colour scheme identified throughout the Character Area's and adjoining Heritage Area
c. Repairs and maintenance to buildings or structures	Shall be in accordance with the broader architectural characteristics such as colour, form, materials and finishes	Shall be in accordance the broader architectural characteristics such as colour, form, materials and finishes
d. Maintenance, repair and replacement of former teacher accommodation along Tuhikaramea Road	Shall reflect the general spatial characteristics, scale and modulation of the existing teacher accommodation as viewed from Tuhikaramea Road, with particular regard to the offset from the front boundary, architectural response to Tuhikaramea Road and curtilage treatment. Buildings shall include the broader architectural characteristics such as colour, form, materials and finishes and deliver on the principles of good urban design	
e. New building and development	Buildings shall generally reflect the broader architectural characteristics including but not limited to colour, style, materials and finishes to maintain a coherent character to the overall site and deliver on the principles of good urban design	Shall maintain the overall open spatial characteristics of the area, as viewed from Tuhikaramea Road with particular regard to the immediate surrounding landscape and the primacy of the Temple within the area. Buildings shall include the broader architectural characteristics such as colour, form, materials and finishes to maintain a coherent character to the overall site and deliver on the principles of good urban design
f. Repairs, maintenance and replacement of private roads and car parking areas	Shall be maintained or developed to reflect the sealed surface and kerbed edge consistent with the roads and parking areas while allowing for alternative treatment consistent with the overall character of the area where warranted for good urban design or functional requirements	Shall be maintained or developed to reflect the sealed surface and kerbed edge consistent with the roads and parking areas while allowing for alternative treatment consistent with the overall character of the area where warranted for good urban design or functional requirements

5.4.11 Outdoor Living Area

a. These standards do not apply to managed care facilities or rest homes.

b. Each residential unit shall be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Located on a side of the residential unit which faces north, east or west (refer Figure 5.4.11.e below). For the purpose of this standard, a side that faces north, east or west means the area to the:

- West of the westernmost and/or easternmost corners of the dwelling, and/or
- West of the west facing façade aligned at no more than 15 degrees to the north-south axis; and/or
- East of the east facing façade aligned at no more than 15 degrees to the north-south axis.

c. Outdoor living areas for residential units shall have areas and dimensions as follows:

Residential units	Outdoor living area per residential unit	Shape
i. Including single dwellings and duplex dwellings	60m^2	• Capable of containing a 6m diameter circle • No dimension less than 2.5m
ii. Ancillary residential units	12m^2	• No dimension less than 2.5m

d. The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.

Figure 5.4.11e: Outdoor living area – north, east or west

OUT DOOR LIVING AREA

The location of the outdoor living area for a dwelling will vary based on the dwelling's orientation.

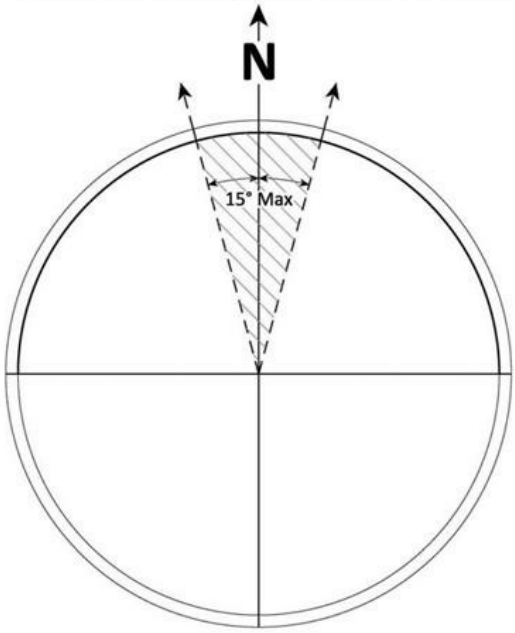
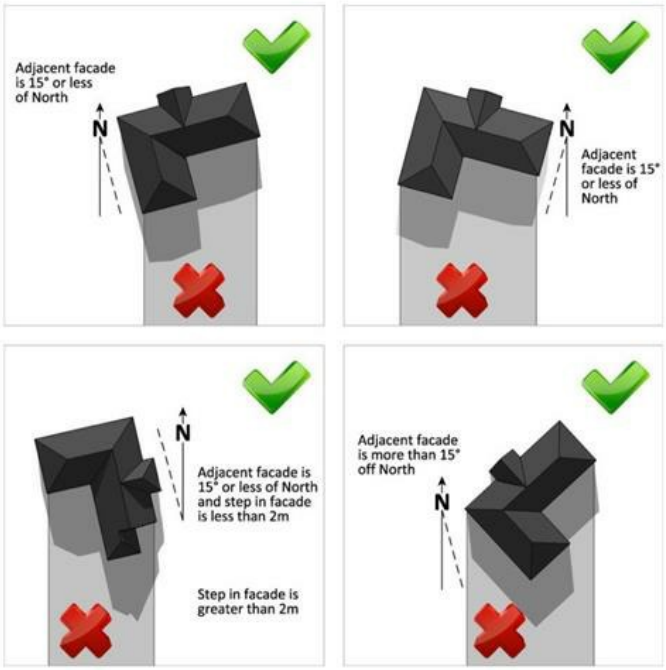


Diagram A: Outdoor Living Area indicator

Note: North is True North

To determine if a dwelling's façade is aligned no more that 15° to the north-south axis, the north point of the Outdoor Living Area Indicator (Diagram A) should to be aligned with the north point shown on the site plan. If façade is within the 15° off set, then that façade should be included as part of the area used to locate outdoor living areas (See diagrams below). If a façade has an in step or out step of more than 2m the façade south of that point should be excluded.



5.4.12 Service Areas

a. These standards do not apply to managed care facilities or rest homes.

Description	Minimum requirements
b. Every site, including first residential unit, but excluding 5.4.12.d to f	i. At least 20m^2 ii. Minimum dimension 3m
c. Service area for second and subsequent residential units, including duplex dwellings	i. Additional 20m^2 for second and each subsequent unit ii. Minimum dimension 3m
d. Service area per ancillary residential unit	i. Additional 10m^2 ii. Minimum dimension 2.5m
e. Apartments	i. 10m^2 ii. Minimum dimension 2.5m
f. Community centres, visitor accommodation, conference facilities	i. 10m^2 ii. Minimum dimension 2.5m
g. Dairies (may be indoor or outdoor)	i. Minimum 10m^2 ii. Minimum dimension 2.5m iii. Readily accessible to service vehicles iv. Indoor service area separately partitioned v. Outdoor service area shall have an all-weather, dust-free surface
h. All service areas	i. Readily accessible from each residential unit ii. Not visible from a public place

5.4.13 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

5.5 Rules – Specific Standards

5.5.1 Ancillary Residential Unit

a. A maximum of one ancillary residential unit per site.

b. A maximum gross floor area of 60m^2.

c. The outdoor living area shall not be included as part of the outdoor living area provided for the principal residential building on site.

5.5.2 Childcare Facility

a. The activity shall not be part of a multiple residential unit development.

b. The activity shall be located on a front, corner or through site.

c. The maximum gross floor area of all buildings shall be 250m^2.

5.5.3 Community Centres, Tertiary and Specialised Training Facilities, Schools and Places of Worship

a. Gross floor area of all buildings	Maximum 250m^2
b. Hours of operation	0700 to 2200 hours
c. Additional hours for special events (maximum 1 per calendar year)	2200 to 0200 hours
d. No exterior indication of the activity, including the display or storage of materials, shall be visible from outside the site, except for permitted signs	

5.5.4 Dairies

a. Gross floor area of retail	Maximum 100m^2
b. Hours of operation	0700 to 2200 hours
c. Building setback from side or rear boundaries	Minimum 5m

5.5.5 Home-based Businesses

a. For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:

i. Employ no more than 2 people, one of whom must reside on the site on a permanent basis.

ii. Not exceed 30% of the total gross floor area of buildings on the site.

iii. Not generate any trips by a heavy motor vehicle.

iv. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.

v. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.

vi. Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.

vii. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.

viii. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.

ix. Have only one sign with a maximum area of 0.6m^2, a maximum dimension of 1m and having no part higher than 2.0m above the adjacent ground level. The sign must be attached to either a fence, wall or building.

5.5.6 Managed Care Facilities

a. Within one calendar month of its occupancy, the Agency or person(s) responsible for the Managed Care Facility shall provide the residents of the properties adjoining the site and Council's Planning Department a written information pack. The information pack shall include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the Managed Care Facility and shall include the following.

    i. Proposed number of residents.

    ii. The anticipated number of visitors to the site per week and daily visiting hours.

    iii. Anticipated full-time equivalent staff at the facility.

    iv. Regular and emergency contact details to enable prompt and effective contact if necessary.

    v. The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.

b. An outdoor living area shall be provided which is:

    i. For the exclusive use of the residents.

    ii. Readily accessible for all residents.

    iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

    iv. Comprises no more than 35% impermeable surface area.

    v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.

c. The outdoor living area shall be provided communally which shall comprise:

    i. At least 15m² per resident.

    ii. A minimum dimension of not less than 4m.

    iii. An area capable of containing a 6m diameter circle.

    iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

d. A service area shall be provided that has:

    i. A minimum area of $20m^2$; with a minimum dimension of 3m.

    ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of $16m^2$ with a minimum dimension of 2m.

e. Staff providing supervision for managed care facilities accommodating 8 or more residents shall be present on site at all times that residents are in occupation.

f. No part of any site to be used as a managed care facility shall be located within a 150m radius of an existing managed care facility for which a resource consent was required for its establishment or operation, unless the facilities are separated by the Waikato River, an arterial transport corridor, railway lines, or a gully system identified by the Waikato Riverbank and Gully Hazard Area within the Planning Maps.

g. No part of any site or premises used as a managed care facility shall contain a secure unit.

5.5.7 Relocated Buildings

a. Any relocated building intended for use as a dwelling (excluding previously used accessory buildings) must have been previously designed, built and used as a dwelling.

b. A building inspection report shall accompany the application for a building consent. That report is to identify all reinstatement works that are to be completed to the exterior of the building.

c. All reinstatement work required by the building inspection report and the building consent to reinstate the exterior of any relocated dwelling shall be completed within six months of the building being delivered to the site. Reinstatement work is to include connections to all infrastructure services and closing in and ventilation of the foundations.

d. The proposed owner of the relocated building must certify that the reinstatement work will be completed within the six month period.

5.5.8 Show Homes

a. These shall be:

   i. Staffed by a maximum number of two staff at any time.

   ii. Located on a front or corner site.

   iii. Have a maximum activity duration of two years from the time of first occupation.

5.5.9 Rest Homes

a. Maximum occupancy shall be 10 residents (including live-in staff), excluding rest homes within the Temple View Comprehensive Development Plan Area 2 in Volume 2, Appendix 4, Figure 4-5.

b. The maximum density for rest homes shall be:

   i. One person per 75m^2 of net site area in the Special Residential and Special Natural zone; or

ii. One person per 50m^2 of net site area in the Special Heritage zone, Peacocke Character Zone and Temple View Zone.

c. An outdoor living area shall be provided that:

i. Is for the exclusive use of the residents.

ii. Is readily accessible for all residents.

iii. Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.

d. The outdoor living area shall be provided communally which shall comprise:

i. At least 12m^2 per resident.

ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m-diameter circle.

iv. At least 60% provided at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

e. A service area shall be provided with areas and dimensions as follows:

i. Minimum area of 20m^2.

ii. Minimum dimension of 3m.

iii. Provided that where a fully equipped laundry (both washing and drying machines) is provided in the rest home, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.

5.5.10 Visitor Accommodation

a. Maximum occupancy for visitor accommodation shall be 12 guests.

b. Visitor accommodation shall not provide for the sale of liquor through an ancillary facility such as a bar or a restaurant.

5.5.11 Retail activities within the Peacocke Character Zone and Temple View Zone

a. Retail activities within the Peacocke Character Zone need to be in general accordance with the Peacocke Structure Plan.

b. Retail activities within the Peacocke Character Zone that form part of an approved Master Plan or part of a land use consent for Precinct 1 within the Temple View Zone, Character Area shall be required to comply with the associated rules in Chapter 6: Business Zones 1 to 6 as follows:

   i. Business Zone 5 when located in the defined Suburban Centre

   ii. Business Zone 6 when located in the defined Community Focal Point

   once a Master Plan or land use consent has been implemented.

5.5.12 Development Yield in the Rototuna North East Character Zone

a. The maximum development yield, spread over the entire area shall be 1100 residential units.

5.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Any building or structure (including alterations and additions) identified as a Restricted Discretionary Activity in the Special Character Zone; except where specifically listed below*.	• E – Heritage Values and Special Character
ii. Any activity identified as a Restricted Discretionary Activity in the Special Character Zone; except where specifically listed below*.	• E – Heritage Values and Special Character
iii. Alterations and additions forward of the front building line to a pre-1940 dwelling within the Hamilton East Dwelling Control area or to a pre-1939 dwelling within the Claudelands Dwelling Control area on a front, corner or through site	• E – Heritage Values and Special Character
iv. Ancillary residential unit*	• B – Design and Layout • E – Heritage Values and Special Character
v. Single dwelling: Second and subsequent residential unit per site*	• B – Design and Layout • E – Heritage Values and Special Character
vi. Duplex dwellings – excluding Hayes Paddock*	• B – Design and Layout • E – Heritage Values and Special Character
vii. Childcare facility for 6 or more children, except in Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
viii. Community centre	• B – Design and Layout • E – Heritage Values and Special Character

ix. Dairy	• B – Design and Layout • E – Heritage Values and Special Character
x. Tertiary education and specialised training facility	• B – Design and Layout • E – Heritage Values and Special Character
xi. Rest home*	• B – Design and Layout • E – Heritage Values and Special Character
xii. Walkways and cycleways*	• E – Heritage Values and Special Character • G – Transportation
xiii. Single dwelling: First residential unit per site*	• B – Design and Layout • E – Heritage Values and Special Character
xiv. Childcare facility within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xv. Apartments within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xvi. Erection of any boundary structure along Tuhikaramea Road, within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xvii. Construction of a new building within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xviii. School within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xix. Marae within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xx. Place of Worship within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxi. Visitor accommodation within Precinct 4 of the Character Area within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxii. Retail activity, other than as a homebased business in Precinct 1 of the Character Area within Temple View	• B – Design and Layout • E – Heritage Values and Special Character • H1 – Function, vitality and amenity of centres
xxiii. Healthcare services within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxiv. Place of Assembly within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxv. Office, other than as a home-based business, in Precinct 1 of the Character Area within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character • H1 – Function, vitality and amenity of centres
xxvi. Emergency housing for up to 10 residents within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character
xxvii. Managed care facilities within the Temple View Zone	• B – Design and Layout • E – Heritage Values and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

5.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules

- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

6 Business 1 to 7 Zones

6.1 Purpose

a. Business resources commonly group around a series of centres in Hamilton and include activities such as retailing, offices, business and financial services, manufacturing, warehousing and associated parking, storage and display areas. These areas and the infrastructure that serves them are significant public and private resources and influence the urban form and function of all parts of the City.

b. The grouping of business activities into centres provides an environment that will draw in other business and facilities. This agglomeration results in productivity gains arising from economies of scale and efficiencies of inter-connectedness.

c. The focus of the business centres' hierarchy is to manage existing centres to ensure they retain and enhance their function, vitality, viability and amenity as focal points for a diverse range of activities needed by the community. Ongoing public investment is a significant element in any centres-based strategy.

d. A centre is a cohesive or integrated set (cluster) of diverse land-use (business) activities, characterised by high pedestrian levels in a high-amenity public environment and supported by efficient and accessible passenger transport, infrastructure and services.

e. A business centres' hierarchy has been developed that comprises six tiers. The overall aim being to re-establish the primacy of the Hamilton Central City and define its relationship with the sub-regional centres and suburban centres, in particular, with each centre comprising one or more of the following Business Zones.

    i. The Central City Zone (refer to Chapter 7: Central City Zone)

    ii. Sub-regional centres being at The Base and Chartwell that generally comprise some or all the following business zones:

        - Business 3 (sub-regional centre) Zone at The Base, the primary sub-regional centre

        - Business 3 (sub-regional centre) and Business 5 (suburban centre) Zone at Chartwell, the secondary sub-regional centre

    iii. Suburban centres distributed around the City's residential neighbourhoods that comprise:

        - Business 5 (suburban centre) Zone

        - Business 1 (commercial fringe) Zone

iv. Neighbourhood centres serving local residential areas that comprise the Business 6 (neighbourhood centre) Zone

v. Localised commercial activity supporting major visitor facilities that comprise the Business 2 (events facilities) Zone

vi. Commercial fringe areas where specific activities have conglomerated to create a particular enclave or precinct or related uses comprise the Business 1 (Commercial Fringe) and Business 7 (Frankton Commercial Fringe) Zones.

f. The approach taken in this plan is necessary to ensure that investment in infrastructure and services is programmed and used most efficiently. The approach will also support the primacy of the Central City and manage the range and scale of commercial development outside this area to ensure its function, vitality, viability and amenity is enhanced.

g. Zoning and rule provisions provide for a range of activities, scales and formats appropriate to managing the effects of development of business centres, the principally retail role of the sub-regional centres, the community, mixed use and pedestrian focus of the suburban centres, the neighbourhood function of local facilities, the supporting role of commercial fringe areas and the peak visitor demands associated with visitor facilities.

h. The rule provisions reflect seven distinctive business environments, which operate either individually or in combination with each other. In each Business Zone the distribution of office and retail development, outside the Central City Zone, is controlled to ensure that adverse effects on the Central City are avoided. Rules are more permissive in relation to community activities while residential activity above ground floor as part of appropriate mixed use is encouraged in the suburban centre, neighbourhood centre and commercial fringe zones. The intention is to encourage the establishment of retail and office activities back to the Central City. The retention, re-development and return of office activities to the Central City is critically important to maintaining a sizeable day-time population to support retail and other activities.

i. The approach also aims to consolidate people-focused activities within cohesive and integrated business centres, supported by larger-format vehicle based activities in the fringes of these centres. This is reflected in the sub-regional centres zoning and in particular at Te Rapa North, where a grouping of large format activities has established within and on the edge of The Base retail centre.

j. It is envisaged that future large format retail growth will be accommodated within existing centres and significant large format retail development beyond the identified out of centre zones is not envisaged for the Plan period. Large format retail zoning provides for out-of-centre development of large format retail activities only in circumstances where their scale/floor area may not be appropriate in centres within the business hierarchy and it can be demonstrated that the primacy, function, vitality, viability and amenity of the Central City, the function, vitality, viability and amenity of the sub-regional centres and the function of lower order centres within the business hierarchy are not undermined.

The Commercial fringe zoning also provides for those out of centre areas which have developed with a common character such as health care and hospitals, or building, automotive, and other wholesale retail and trade activities. Such common

function-based precincts are unique and have been developed over time, outside of the city centre and suburban centre localities.

k. The Commercial Fringe zone provides for a mix of uses and commercial activities in locations that are adjacent to nearby centres. It is anticipated business activities will complement and support the centres they are adjacent to without undermining the primacy, function, vitality and amenity of the Central City, sub-regional centres or suburban centres.

l. In some limited locations commercial development has occurred outside defined centres on large sites; Home Straight Park is one such example. It can be described as an integrated business park with a unique set of characteristics. These include being reliant on passing motor vehicle custom, shared access and common parking on site, common landscaping themes, and shared services supporting mixed use developments that include offices, small and large format retailing and commercial services.

m. Hamilton East is also recognised as having a unique character, being an important residential and employment area situated close to the Central City, readily accessible from a walkable residential catchment, yet well served by public transport. A greater commercial role for Hamilton East is envisaged as an 'overflow' or fringe commercial area to the Central City and as a stand alone suburban centre. There are opportunities for sites on the fringe of the suburban centre to be developed to accommodate a range of residential and commercial activities.

n. A defined area within Frankton has developed over time to establish a unique character largely functioning as a wholesale retail and trade commercial area, serving building, automotive and other industries. This area is characterised by smaller sites, showrooms, trade supply and limited general retail and office activity.

o. The adoption of the business centres hierarchy is consistent with the commercial development framework promoted in the Regional Policy Statement. This recognises the Hamilton Central City as the primary commercial, civic and social centre in the region ahead of the sub-regional centres of The Base and Chartwell. See Figures 6.1a and 6.1b.

Figure 6.1a: Chartwell Sub-regional Centre

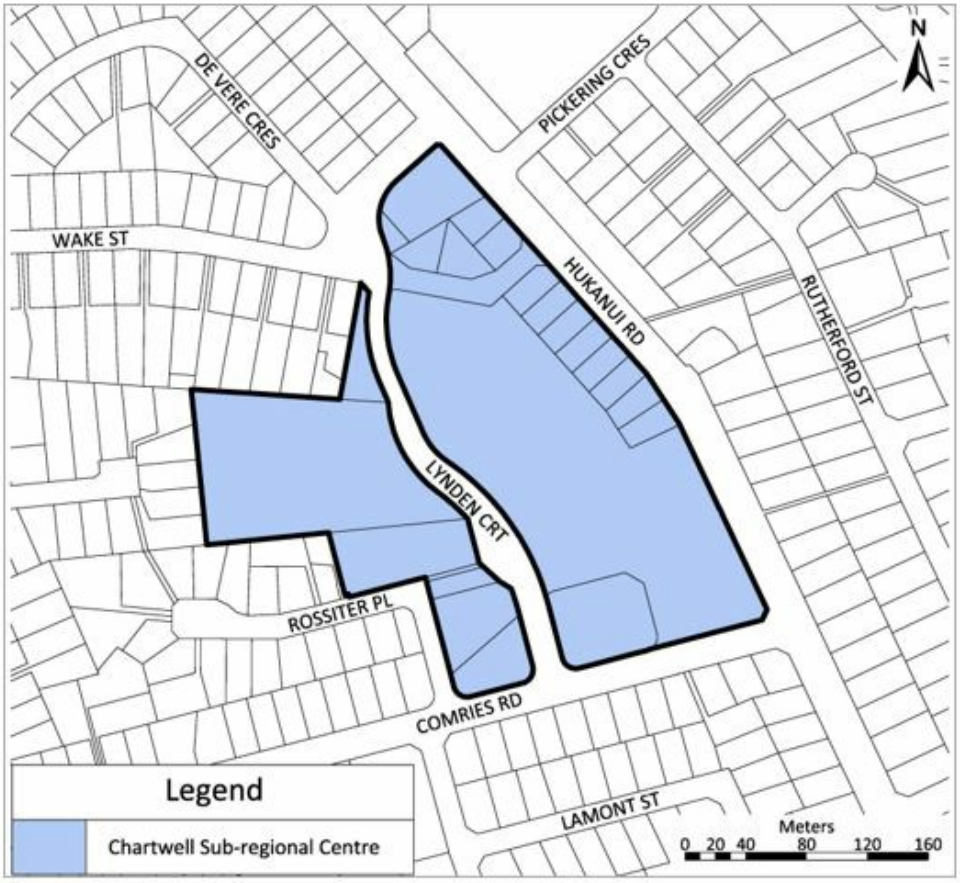
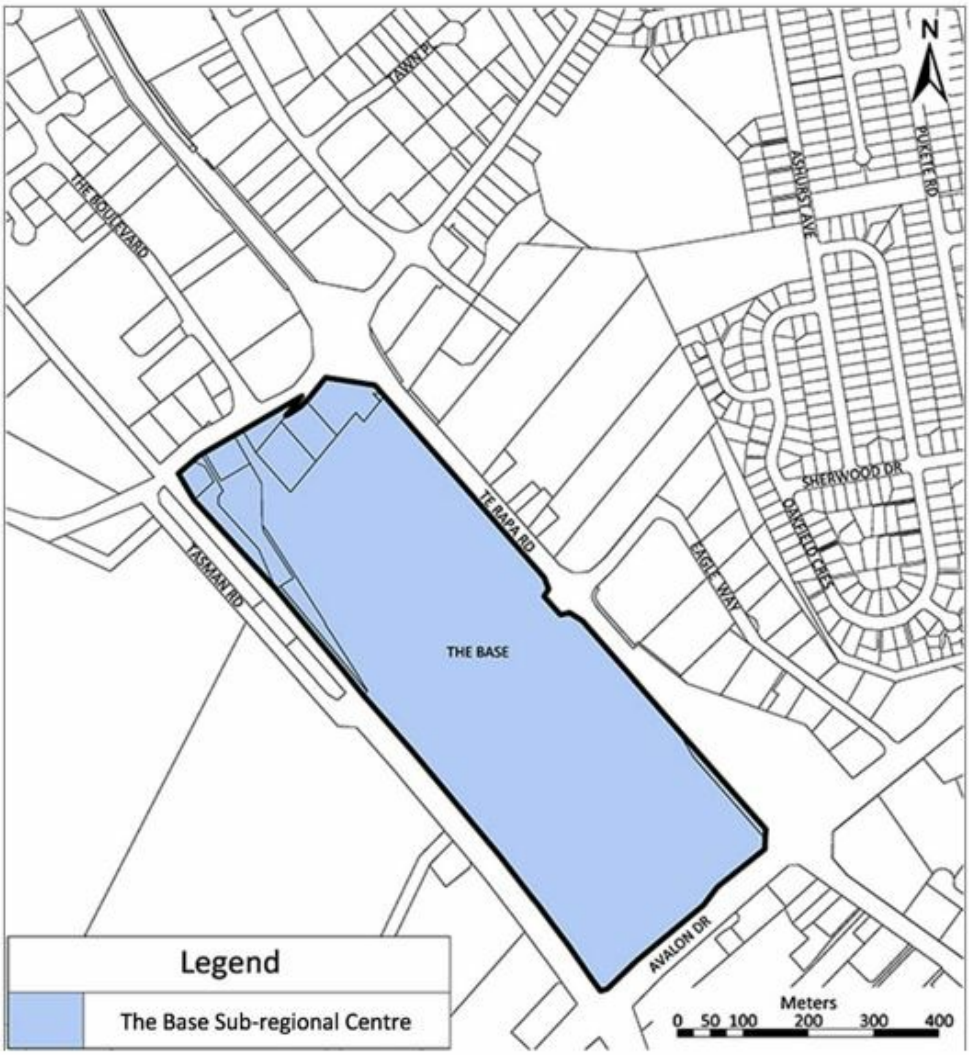


Figure 6.1b: The Base Sub-regional Centre



6.2 Objectives and Policies: Business 1 to 7 Zones

Sub-regional Centres

Objective	Policies
6.2.1 The Base and Chartwell function as sub-regional centres for business activities providing a scale and diversity of retail floorspace, entertainment facilities and limited offices while not undermining the primacy, vitality, viability, function and amenity of the Central City.	**6.2.1a** The further development of sub-regional centres, the range and trading format of activities and traffic management shall contribute to the development of a cohesive and integrated centre, commensurate with their role in serving an extensive catchment, whilst avoiding adverse effects on the functionality, vitality, viability and amenity of the Central City.
	6.2.1b Development provides for a diverse range of

	activities but remains predominantly retail and of a scale that will sustain the centres and complement but not undermine the primary role of the Central City.
	6.2.1c The anticipated high levels of travel demand is proactively managed to optimise opportunities for passenger transport, walking and cycling.
	6.2.1d Development maintains and enhances the amenity values of the centre as a destination for sub-regional visitors.
	6.2.1e The scale and nature of activities within sub-regional centres do not generate significant adverse effects on neighbouring amenity values.
	6.2.1f Residential development is discouraged from establishing in sub-regional centres.

Explanation

The Regional Policy Statement acknowledges the primacy of the Central City while noting the role of two sub-regional centres in meeting the needs of large sections of the community living within and beyond the City boundary.

The sub-regional centres provide for an integrated pattern of diverse activities which principally include retail activities in a mix of mall and small scale speciality stores, offices, large format retail, limited offices, community services, entertainment facilities and some visitor accommodation with easy access to the strategic transport network.

The previous planning framework has enabled an unplanned dispersal of retail and office development which has contributed to the underperformance of some elements of the Central City with consequential effects on its function, amenity and vitality. Therefore, when considering development outside the Central City, it is important to consider the potential for that to result in adverse effects on the role of the Central City. Individual or cumulative establishment of commercial development that may jeopardise the function, vitality and amenity of the Central City should be avoided or managed.

The Base sub-regional centre is significantly larger than the Chartwell sub-regional centre, and with existing consents has greater potential to accommodate additional business activities. Accordingly there is a distinction in rules that apply between the two sub-regional areas.

Assessment criteria related to the establishment of offices, retail activities and community facilities apply to further development of the two sub-regional centres. Any further development at the two sub-regional centres needs to be carefully managed to safeguard the transport network and ensure consistency with neighbouring activities.

Suburban Centres

Objective	Policies
6.2.2 A distribution of suburban centres that provide a mixed use environment with health-care services, goods, services and employment at a scale appropriate to suburban catchments, while not undermining the primacy, function, vitality, amenity or viability of the Central City.	**6.2.2a** Suburban centres are to be retained, expanded, and provided at a scale and nature appropriate to the needs of the surrounding residential areas, taking into account the need for any expansion to avoid adverse affects on the functionality, vitality, viability and amenity values of the Central City.
	6.2.2b Suburban centres provide an opportunity to reduce the need for travel, by providing for mixed uses, a diverse range of activities, services and trading formats. Residential activities above ground floor level shall be supported where quality on-site amenity is achieved.
	6.2.2c Suburban centres act as focal points for local community development through the control of size, scale, built form and diversity of activity.
	6.2.2d Expansion of existing suburban centres is integrated with existing activities and transport networks.
	6.2.2e A comprehensive, urban design-led approach is used to determine the form of suburban centres intended to serve new growth areas.
	6.2.2f Recognise Hamilton East as a fringe employment node to the Central City, but ensure potential adverse effects on adjoining areas (including the Central City) and the safety and efficiency of the transport network are avoided.
	6.2.2g Recognise that the expansion of healthcare services and facilities maintain viable and accessible medical services and hospital facilities to the regional and city-wide community.
Explanation	
Suburban centres anchor the City's main residential areas and provide a range of activities and services that can reduce reliance on car travel for meeting day-to-day requirements. These centres provide multi-purpose destinations for customers. These centres are generally well served by passenger transport. *Suburban centres vary in size and character between 10,000-20,000m² gross floor area and generally serve between 10,000-30,000 people. Supermarkets commonly*	

anchor these centres and between 20-30 outlets, comprising a variety of smaller specialist retailers, provide retail, limited office, community and other services to the suburban population on an integrated basis. Often another large format retailer is located in the centre. Service stations may also be a feature.

Opportunities exist for limited expansion and intensification to ensure the centres continue to meet the needs of growing populations and provide a focal point for communities. Residential activity above ground floor level in suburban centres enhances mixed use outcomes.

Recognition has been made for the hospital facilities at Hamilton East.

Carefully planned suburban centres will help to anchor and support residential and community development.

Neighbourhood Centres

Objective	Policies
6.2.3 A distribution of locally based centres that provide services and health-care services capable of meeting the day-to-day needs of their immediate neighbourhoods.	**6.2.3a** Activities within neighbourhood centres principally serve their immediate neighbourhood.
	6.2.3b The scale and nature of activities within neighbourhood centres shall not generate significant adverse amenity effects on surrounding residential areas and transport networks.
	6.2.3c Residential activities above ground floor commercial uses are encouraged as part of mixed use development where quality on-site amenity is achieved.
	6.2.3d In the Te Awa Lakes Business 6 zone ensure that reverse sensitivity effects are avoided or minimised by setting back residential activities from Hutchinson Rd.
Explanation	
Neighbourhood centres provide a limited range of everyday goods and services and essentially serve a walk-in population. Being situated within residential areas it is essential that the range and scale of activities is compatible with neighbouring residential activity and local amenity values. Very limited opportunities exist for expansion of these centres. *Neighbourhood centres are small in land area and shop sizes are between 100-300m² with the overall floorspace for a centre between 500-5,000m². The anchor store is likely to be a superette.*	

Major Event Facilities

Objective	Policies

6.2.4 Significant City events destinations are supported by complementary commercial activities.	**6.2.4a** A limited range of commercial activities can establish outside recognised business centres where they shall directly relate to major events facilities within the City.
	6.2.4b The range and scale of activity and built form do not undermine the role of any business centre and are consistent with the amenity values of neighbouring areas.
Explanation	
The provision of support activities in the immediate locality of significant events destinations can enhance the attraction of such facilities and meet community needs without adversely affecting the role of business centres. Such activities will assist in meeting the demands of occasional peak visitor numbers but will require careful management to ensure they will not undermine the amenity values of neighbouring areas. Securing additional commercial development in a limited number of locations aims to bring benefits to, and strengthen the attraction and viability of these stand alone facilities.	

Out-of-Centre Development – Large Format Retail Zone

Objective	Policies
6.2.5 Significant large format retail development beyond the out of centre zones identified is not envisaged for the Plan period. These limited zones provide for out-of-centre development comprising a range of moderate to low intensity commercial uses (offices and/or large format retail activities and community services) only in circumstances where the primacy, function, vitality, viability and amenity of the Central City, the function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres in the business hierarchy are not undermined.	**6.2.5a** Large format trading activities may be permitted to locate outside zoned business centres where it can be demonstrated that: i. Appropriately zoned land is not available within the Central City, or sub-regional centres or suburban centres; and ii. There is consistency with the assessment criteria to avoid potential adverse effects on the primacy, function, vitality, viability and amenity of the sub-regional centres and the function of the lower order centres; and iii. The proposal does not add to the continued loss of developable industrial land to retail uses.
	6.2.5b Development ensures potential adverse effects on adjacent residential areas are avoided, remedied or mitigated and the safety and efficiency of the transport network is maintained.
Explanation	
It is envisaged that future large format retail growth will be accommodated within existing centres for the life of the Plan, however, it is acknowledged that not all	

business activities are able to locate within the defined zoned boundaries of the centres that comprise the business hierarchy and that there are often physical, historical and commercial relationships and trading patterns that need to be recognised. The Plan provides for these circumstances provided there are no suitable alternatives within the centres and the business hierarchy will not be undermined.

The extent to which the new large format trading activities replicate and challenge the functions as to result in adverse effects that are more than minor on the existing services and facilities and amenity of neighbouring business centres must be carefully considered through the provision of a Centres Assessment Report (refer to 1.2.2.15).

Out-of-Centre Development – Commercial Fringe Zone

Objective	Policies
6.2.6 Provide for a range of business activities that support and complement the Central City, Sub-Regional and Suburban Centres.	**6.2.6a** Business activities may be permitted to locate in the commercial fringe zone where it can be demonstrated that: i. Appropriate land is not available within the Central City, or sub-regional centres or suburban centres; and ii. There is consistency with the assessment criteria to avoid potential adverse effects on the primacy, function, vitality, viability and amenity of the Central City, Sub-Regional Centres and suburban centres iii. The role and function of lower order centres are not undermined.
	6.2.6b Development ensures potential adverse effects on adjacent residential areas are avoided, remedied or mitigated.
	6.2.6c The safety and efficiency of the transport network is not adversely affected.

Explanation

It is acknowledged that not all business activities are able to locate within the defined zoned boundaries of the centres that comprise the business hierarchy and that there are often physical, historical and commercial relationships and trading patterns that need to be recognised. The Plan provides for these circumstances, provided there are no suitable alternatives within the existing centres and the business hierarchy will not be undermined.

The extent to which new business activities replicate and challenge the functions of the business hierarchy as to result in adverse effects that are more than minor on

the existing services, facilities and amenity of neighbouring business centres must be carefully considered through the provision of a Centre Assessment Report (refer to 1.2.2.15).

Objective	Policies
6.2.7 Provide for a range of community facilities, residential and business activities that may not be appropriate for, or are not able to locate in centres in the business hierarchy.	**6.2.7a** Enable a range of activities such as hospitals, research and innovation, health care centres, education and training centres to establish outside recognised business centres that are: i. difficult to accommodate within centres due to their scale and functional requirements; and ii. more appropriately located outside of the Central City, sub-regional and suburban centre zones.
	6.2.7b Residential activity is encouraged in locations adjacent to centres where it can be shown to support established and future business activity whilst providing a high amenity living environment.

Explanation

The Business 1 Zone provides for a range of activities that may not be appropriate for, or are unable to locate in centres. This includes activities ranging from light industrial, research and innovation activities, hospitals, health care services, education and training centres which whilst preferred in centres is recognised that this is not always possible due to scale and functional requirements. These activities are considered non-threatening to the function, primacy, vitality, viability and amenity of existing centres within the business hierarchy and so can reasonably be expected to locate in close proximity to existing centres in a fringe location. Retail and office activity may be allowed to establish where it is supportive of and complementary to the Central City, sub-regional centres and adjacent centres. These activities must be considered through the provision of a Centre Assessment Report (refer to 1.2.2.15) to ensure that they do not replicate and challenge the functions of the business hierarchy as to result in adverse effects that are more than minor on the primacy, function, vitality, viability and amenity of the Central City, sub-regional centres and adjacent centres.

Residential activity is encouraged as part of comprehensive mixed use development where any adverse effects of reverse sensitivity are able to be appropriately managed.

Objective	Policies
6.2.8 Enable sites adjacent to the Hamilton East Suburban Centre to be redeveloped for a range of activities that complement and support the established centre.	**6.2.8a** The built form shall: i. Have regard to the character and scale of the Hamilton East Suburban Centre and surrounding area.

	ii. Respond to the setting, context and opportunities of the site and adjoining areas of open space. iii. Respond to and maintain the amenity of the Waikato River, adjoining open space and surrounding urban area. iv. Provide quality urban design that responds to the form, scale and heritage of the Hamilton East Suburban Centre and the Waikato River.
	6.2.8b Residential activity is encouraged in locations adjacent to the Hamilton East Suburban Centre where it can be shown to support established and future business activity whilst providing a high amenity living environment.
	6.2.8c Mixed use development shall provide a range of uses that complement, and are supportive of, the Hamilton East Suburban Centre which are managed to ensure high levels of amenity for any residential activity and avoid any reverse sensitivity issues.
	6.2.8d Office and retail activity shall provide a range of tenancy sizes that are supportive of, and complementary to, the Hamilton East Suburban Centre and Central City.
Explanation	
The unique characteristics of large Business 1 zoned sites adjacent to the Hamilton East Suburban Centre provide an opportunity for high quality development of a range of uses. Development of this nature has the potential to support the economic, cultural, social and environmental sustainability of the Hamilton East area. *It is envisaged that any high quality development will be well integrated into the Hamilton East Suburban Centre by being of appropriate scale and including activities that reflect the strategic position adjacent to the established Suburban Centre. These activities should only be allowed to establish where any adverse effects on the function, primacy, vitality, viability and amenity of the Central City and established centres within the business hierarchy are proven to be no more than minor.*	

Out-of-Centre Development – Frankton Commercial Fringe Zone

Objective	Policies
6.2.9 Provide for a range of light and service industries, wholesale retail, trade and community activities that may not be	**6.2.9a** Enable a range of light and service industries, and activities such as cafes and restaurants, healthcare centres, education and training centres, yard based retail and trade and wholesale

appropriate for, or are unable to locate in, the Central City, Sub Regional or Suburban Centres identified in the business hierarchy.	retail to establish where these activities are: i. difficult to accommodate within centres due to their scale and functional requirements; ii. more appropriately located outside of the Central City, Sub-Regional and Suburban Centre zones; and iii. consistent with the established character, or trading pattern of the Frankton Commercial Fringe Zone.

Explanation

The Frankton Commercial Fringe Zone provides for a mix of commercial, light and service industrial and healthcare services that may not be appropriate for, or are unable to locate in, the Central City, the Sub Regional or Suburban centres. This includes activities ranging from light industrial, research and innovation activities, trade and wholesale retail, health care services, education and training facilities which whilst preferred in these centres it is recognised that this is not always possible due to scale and functional requirements. These activities are considered non-threatening to the function, primacy, vitality, viability and amenity of the Central City and the existing centres within the business hierarchy and so can reasonably be expected to locate on the fringe of these existing centres.

Objective	Policies
6.2.10 Recognise lawfully established existing office and retail activities that have located in the Frankton Area.	**6.2.10a** The continued operation of existing office and retail activities in Frankton that were lawfully established as permitted activities under previous planning regimes are recognised and provided for.
	6.2.10b Avoid any increase in, or expansion of, additional standalone office activities.
	6.2.10c Avoid any increase in, or expansion of, standalone retail activities/tenancies in the zone unless it is yard-based, trade or wholesale in nature.

Explanation

Previous district plan provisions allowed office and retail activity to establish in the Frankton Area. The zone recognises and provides for the continued operation of these lawfully established businesses, however restricts their expansion or the creation of new standalone office and retail activity to protect the primacy, vitality, viability and amenity of the Central City and the existing centres within the business hierarchy.

6.3 Rules – Activity Status Table

	Character (for information only)						
	Commer	Major	Sub-	Large	Suburba	Neighbo	Frankto

	fringe	Event Facilities	Regional centre	Format Retail	Centre	Centre	Comme Fringe
Business Zone	**1**	**2**	**3**	**4**	**5**	**6**	**7**
Buildings							
a. New buildings	RD*	RD*	RD*	RD*	RD*	RD*	RD*
b. Alterations and additions ~~additions~~to buildings except: Heritage buildings and structures in Volume 2, Appendix 8,Link,10178,Schedule 8A}: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas (see note 3)	P	P	P	P	P	P	P
c. Minor works	P	P	P	P	P	P	P
d. Accessory buildings	RD*	RD*	RD*	RD*	RD*	RD*	RD*
e. Demolition~~,~~ or removal, maintenance ~~or~~and repair of ~~existing buildings~~buildings and structures (except heritage buildings scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P	P	P	P	P
f. Demolition or removal of existing buildings on Lot 129 DPS 930	-	-	-	-	-	NC	-
Industry							
g. Industrial activity i. excluding light or	D	NC	NC	D	NC	NC	D

ii. service industry noxious or offensive activities	NC	NC	NC	NC	NC	NC	NC
h. Light industry	RD	D	D	D	D	NC	P
i. Service industry	P	D	P	P	D	D	P
j. Transport depot	RD	D	NC	D	D	NC	RD
k. Emergency service facility	RD*	D	RD*	RD*	RD*	D	RD*
l. Research and innovation activities	P	NC	NC	NC	NC	NC	RD
Offices							
m. Ancillary office	P	P	P	P	P	P	P
n. Offices (excluding offices on land zoned Business 3 on The Base site shown on Figure 6.1b) i. <250m^2 GFA per site ii. 250m^2 – 500m^2 GFA per site iii. iii. >500m^2 GFA per site whereby site excludes Unit Titles and Cross Leases in i. – iii. above	P RD* D	P D NC	P D NC	D NC NC	P D NC	D NC NC	NC NC NC
o. Offices i. up to 11,350m^2 GFA on land zoned Business 3 on The Base site shown on Figure 6.1b ii. >11,350m^2 GFA on land zoned Business 3 on The Base site shown on Figure 6.1b	- -	- -	P NC	- -	- -	- -	- -
p. Offices on Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233 i. <250m^2 per	P RD*	- -	- -	- -	- -	- -	- -

existing title ii. 250m^2 – 500m^2 per existing title iii. >500m^2 per existing title where an existing title was held as at the date of plan notification (10 December 2012) For clarity, any future titles created will default to the zone wide activity status (Rule 6.3.n).	D	-	-	-	-	-	-
q. Offices on Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571 i. <100m^2 GFA per site above ground floor	-	-	-	-	-	P	-
r. Office activity where lawfully established at 10 December 2012	-	-	-	-	-	-	P
s. The expansion of existing office activity	-	-	-	-	-	-	NC
t. The establishment of any new office activities	-	-	-	-	-	-	NC
Retail/Commercial							
u. Ancillary retail	P	P	P	P	P	P	P
v. Retail i. <150m^2 GFA per tenancy ii. 150m^2– 399m^2 GFA per tenancy Except for Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233 iii. 400m^2– 999m^2 GFA per tenancy Except for Lot 1 DPS 84445 & Lot 2 DPS	D D RD* RD* - NC D	P D - D - - NC	P P - P - - P	D D - RD* - - RD*	P P - D RD* - NC	P D - NC - - NC	NC NC - NC - - NC

26655 Except for Hamilton East	-	-	-	-	RD*	-	-
iv. >1,000m^2 GFA per tenancy Except for Lot 1 DPS 84445 & Lot 2 DPS 26655 Except for Hamilton East	NC	-	-	-	-	-	-
w. Total retail floorspace in categories u., v.i. – iv. and cc. to ee.	-	-	P	-	-	-	-
i. up to 103,700m^2 GFA on land zoned Business 3 on The Base site shown on Fig 6.1b	-	-	RD*	-	-	-	-
						P	
ii. >103,700m^2 GFA on land zoned Business 3 on The Base site shown on Fig 6.1b						D	
iii. Up to 2,500m^2 GFA on land in the Te Awa Lakes Business 6 Zone (inclusive of existing retail floorspace GFA as at 1 November 2017 and including categories gg. and hh.							
iv. 2,500m^2 to 5,000m^2 GFA on land in the Te Awa Lakes Business 6 Zone							
x. Any retail floorspace described in u., v.i. – iv. and cc. to ee. comprised in tenancies less than 400m^2 GFA that exceeds a total of 34,300m^2 GFA on	-	-	RD*	-	-	-	-

land zoned Business 3 on The Base site shown on Fig 6.1b							
y. Retail activity where lawfully established at 10 December 2012	-	-	-	-	-	-	P
z. The expansion of existing retail activity	-	-	-	-	-	-	NC
aa. The establishment of any new retail tenancies	-	-	-	-	-	-	NC
bb. Banks i. <200m^2 GFA ii. >200m^2 GFA	 P NC	 NC NC	 P P	 NC NC	 P P	 P NC	 P NC
cc. Yard-based retail i. <400m^2 GFA ii. >400m^2 GFA	 NC NC	 NC NC	 D D	 P P	 D NC	 D NC	 P P
dd. Supermarket	RD*	NC	RD*	RD*	RD*	NC	RD*
ee. Building Improvement Centres	NC	NC	D	P	D	NC	P
ff. Wholesale retail and trade supplies	NC	NC	NC	P	NC	NC	P
gg. Restaurants, cafes and licensed premises i. <200m^2 GFA ii. >200m^2 GFA	 P P	 P P	 P P	 D NC	 P P	 P D	 P P
hh. Food and beverage outlets i. <200m^2 GFA ii. >200m^2 GFA	 P P	 P P	 P P	 D NC	 P P	 P D	 P P
ii. Commercial places of assembly i. excluding cinemas and bowling alleys ii. excluding cinemas and bowling alleys on Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571 iii. cinemas and	 NC - NC -	 P - NC -	 P - P -	 P - NC -	 P - P -	 NC P NC RD	 P - NC -

bowling alleys only iv. In the Te Awa Lakes Business 6 Zone							
jj. Drive-through services i. excluding automotive fuel retailing ii. automotive fuel retailing only iii. In the Te Awa Lakes Business 6 Zone (existing as at 1 November 2017)	RD RD -	RD NC -	RD* D -	RD* RD -	RD* D -	NC NC P	RD RD -
kk. Parking lots and parking buildings Except for sites in Hamilton East	P D	P -	P -	P -	D -	NC -	P -
ll. Gymnasium i. <250m^2 GFA (ground floor) ii. >250m^2 GFA (ground floor) iii. Above ground floor	P RD P	P P P	P P P	P P P	P P P	P NC P	P P P
Community							
mm. Passenger transport facility	P	P	P	P	P	P	P
nn. Health-care services i. above ground floor ii. <250m^2 GFA iii. 250m^2 – 1,000m^2 GFA at ground floor iv. >1,000m^2 GFA at ground floor	P P P P	NC NC NC NC	P P P P	D D D RD	P P P RD	P P RD D	P P P P
oo. Health-care services and hospital including Whanau Ora i. up to 10,750m^2 GFA on land zoned Business 3 on The Base site shown on	- -	- -	P NC	- -	- -	- -	- -

Fig 6.1b ii. > 10,750m^2 GFA on land zoned Business 3 on The Base site shown on Fig 6.1b							
pp. Childcare facility	P	RD	P	P	P	P	RD
qq. Community centres	P	RD	P	P	P	P	P
rr. Tertiary education and specialised training facilities i. above ground floor ii. at ground floor <250m^2 GFA iii. at ground floor 250m^2 – 1,000m^2 GFA iv. at ground floor >1,000m^2 GFA	P P P P	NC RD RD RD	P P D D	D D D NC	P P D NC	P P NC NC	P P P P
ss. Trade and industry training facilities	-	-	-	-	-	-	P
tt. Public art	P	P	P	P	P	P	P
uu. Hospital	D	NC	NC	NC	NC	NC	D
vv. Places of Worship	-	-	-	-	-	-	RD
Residential							
ww. Ancillary residential units	RD*	RD*	RD*	RD*	RD*	RD*	RD*
xx. Single dwellings and duplex dwellings	NC	NC	NC	NC	NC	D	NC
yy. Apartments i. at ground floor ii. above ground floor iii. above ground floor within the Frankton Living Overlay	NC RD* -	NC NC -	NC NC -	NC NC -	NC RD* -	NC RD* -	NC D RD*
zz. Apartments on Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233	P	-	-	-	-	-	-
aaa. Home-based business located in the Frankton Living	-	-	-	-	-	-	P

Overlay							
bbb. Residential centres	D	D	D	D	D	D	D
ccc. Visitor accommodation i. on Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571 and in the Te Awa Lakes Business 6 Zone	RD* -	RD* -	RD* -	D -	D -	NC D	RD* -
ddd. Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions						

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

6.3.1 In Te Awa Lakes Business 6 Zone, all activities listed in Table 6.3 of the Business 6 Zone as Permitted activities (except for activities on the area identified as X on Te Awa Lakes Structure Plan Figure 2-21) are Restricted Discretionary activities, except for Public Art. All applications for Restricted Discretionary activities in accordance with this rule shall include a Simple Integrated Transport Assessment prepared in accordance with the requirements of Rule 25.14.4.3 and including the information required by Rules 1.2.2.21.r and s.

6.3.2 In Te Awa Lakes Business 6 Zone, all activities listed in Table 6.3 on the area identified as X in Te Awa Lakes Structure Plan Figure 2-21 are Discretionary Activities. All applications for Discretionary activities in accordance with this rule shall include:

a. a Simple Integrated Transport Assessment prepared in accordance with requirements of Rule 25.14.4.3 and including the information required by Rules 1.2.2.21.r and s; and

b. the information required by Rule 1.2.2.21.v, Land Development Consent-Te Awa Lakes Medium-Density Residential Zone.

6.3.3 Activities listed in 6.3 Rules - Activity Status Table which are undertaken in the Te Awa Lakes Structure Plan Area shall comply with Rules 3.8.5.1, 3.8.5.2, 3.8.5.3, 3.8.5.4, 3.8.5.5 and 3.8.6 in Chapter 3 Structure Plans.

Figure 6.3a: Lot 1 DPS 86312, Lot 1 DPS 1751 and Pt Lot 8 DP1233

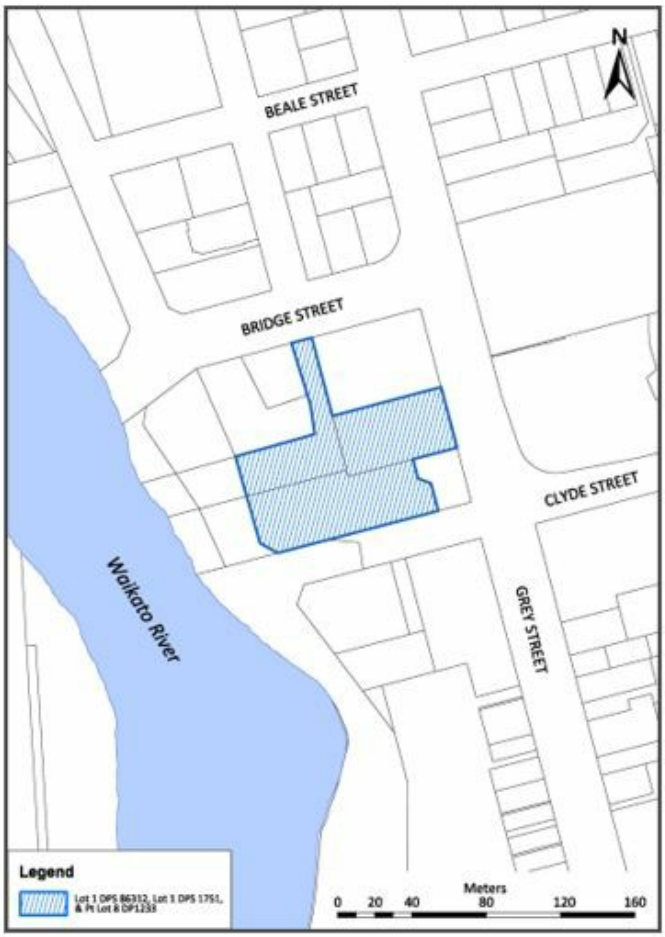
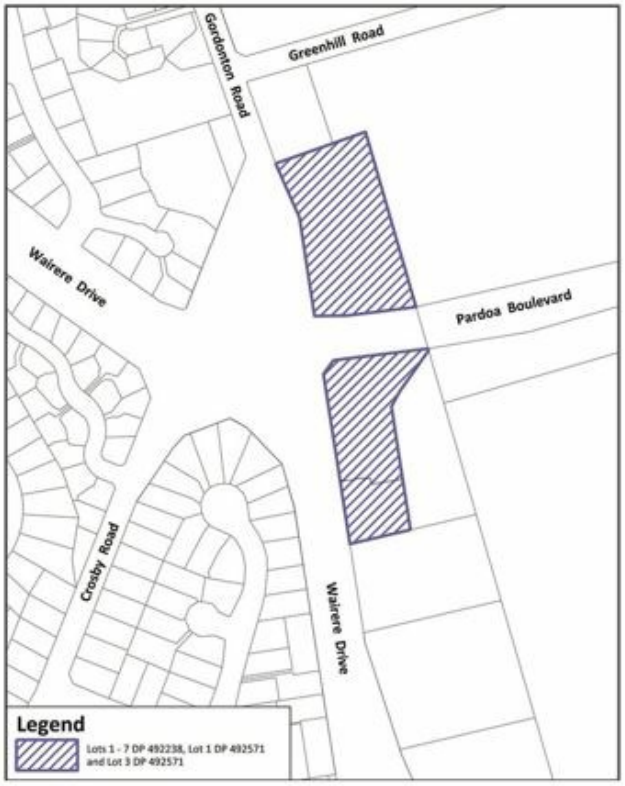


Figure 6.3b: Lots 1-7 DP 492238, Lot 1 DP 492571 and Lot 3 DP 492571



6.4 Rules – General Standards

6.4.1 Maximum Building Height

Business Zones	Height of buildings
a. Business 3, 4 (where adjoining Industrial Zone)	20m
b. Business 1, 2, 4, 5, 7	15m
c. Business 6	10m
d. Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from 6.4.1.a., b. and c. above	

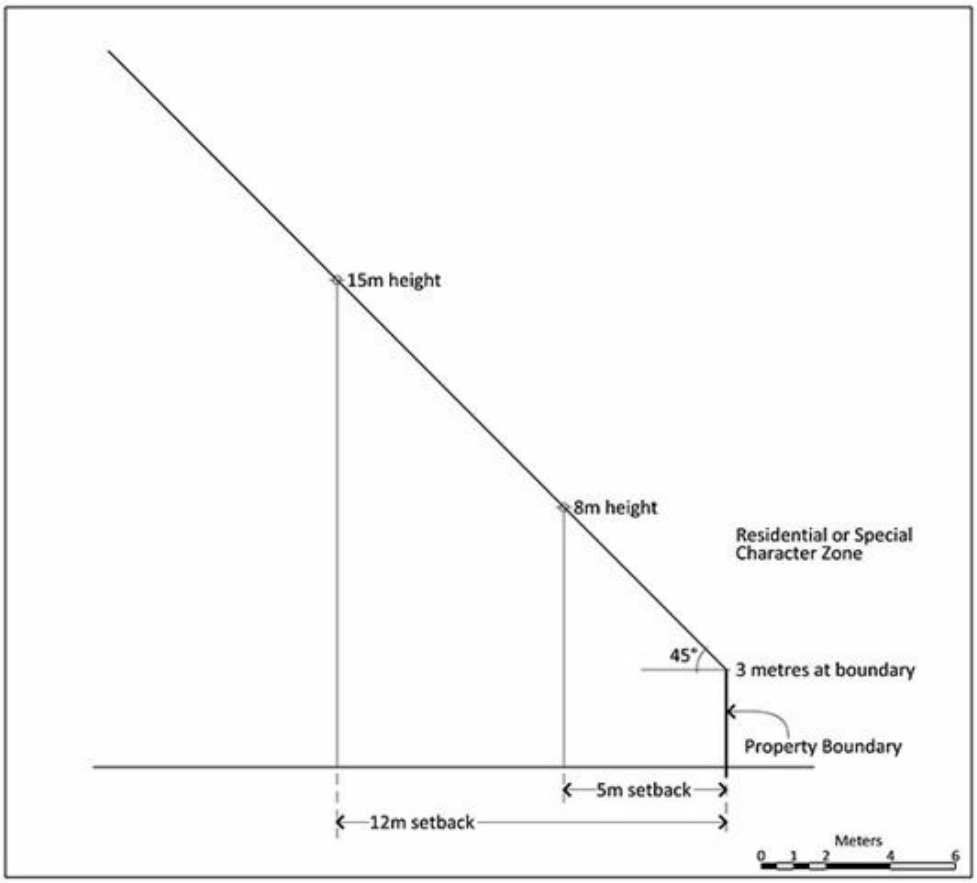
6.4.2 Height in Relation to Boundary

a. Where any boundary adjoins a Residential or Special Character Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.

b. Elements such as flues, flagpoles, open balustrades and aerials shall be exempt from 6.4.2.a above.

Figure 6.4c: Height control plane for boundaries adjoining any residential or special

character zone



6.4.3 Building Setbacks

Front boundary	Minimum distance
a. All Business Zones	5m when fronting an arterial transport corridor
Rear and side boundaries	**Minimum distance**
b. Business 1, 2, 5, 7	5m where the boundary adjoins a Residential or Special Character Zone
c. Business 4	5m (except for any internal site boundary within the Business 4 Zone)
d. Business 6	1.5m where the boundary adjoins a Residential or Special Character Zone
All Boundaries	
e. Te Awa Lakes Business 6 Zone	All single dwellings and duplex dwellings, apartments, ancillary residential units and residential centres, including outdoor living areas associated with any of the

	foregoing, but excluding garages and storage sheds (which are not used as habitable rooms) associated with the foregoing, shall be set back at least 25m from the boundary of Hutchinson Road. Non-compliance with this setback shall be a prohibited activity.
Building setback from	**Minimum distance**
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.

6.4.4 Building Intensity

a. The following maximum building intensities (floor area ratios) shall apply.

Business Zones	Maximum ratio of floor area to net site area
i. Business Zones 1, 3, 5, 7	2:1
ii. Business Zones 2, 4, 6	1:1

b. In determining the floor-area ratio:

i. Floor space used for parking within Business Zones 3 and 5 shall be excluded when it does not increase the maximum permitted floor area by more than 50%.

ii. Underground parking is fully excluded.

6.4.5 Service Areas

a. Any building shall provide service areas as follows.

i. At least one service area of not less than $10m^2$ or 1% of the gross floor area of the building, whichever is the greater.

ii. Any additional service areas shall not:

- Be less than $5m^2$
- Have a minimum dimension of less than 2.5m

iii. Any outdoor service area shall be maintained with an all-weather, dust-free surface.

iv. A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

v. Any service area shall not encroach on to areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).

6.4.6 Outdoor Storage

a. Any outdoor storage area used for the storage of goods or materials shall:

i. Be laid out and used in a manner that does not conflict with vehicle access.

ii. Be maintained with an all-weather, dust-free surface.

iii. Be located away from public view or otherwise screened by fencing and landscaping.

iv. Not encroach on areas required by this District Plan for other purposes (e.g. parking, loading, landscaping and screening).

6.4.7 Residential Development

a. Only one ancillary residential unit is allowed per site.

b. Except for providing an entrance or when located on Lot 1 DPS 86312, Lot 1 DPS 1751 or Pt Lot 8 DP 1233, no residential activities shall be undertaken at ground-floor level.

c. The following standards shall apply to residential units, including apartments above ground floor and residential centres. Unless specifically noted, they do not apply to visitor accommodation.

d. Density (Minimum Number of Residential Units Required Per Site)

i. Minimum densities within the Business Zones shall be 30 residential units per hectare based on net site area. This is to be calculated in accordance with the formula below:

- 0.003 residential units per $1m^2$ of site area

Example
For a site which has an area of $4000m^2$, the minimum number of residential units required under this rule would be 12. This is calculated by multiplying the site area ($4000m^2$) by 0.003

ii. Where mixed-use is provided for within a development (e.g. office or retail with residential above), the density requirements of Rule 6.4.7.d.i shall be applied on a pro rata basis relative to the percentage of gross floor area of the development that is residential (e.g. where 40% of the gross floor area of a development is comprised of residential activities, then 40% of the total minimum number of residential units calculated under Rule 6.4.7.d.i is the minimum number of residential units required to be provided.

e. Outdoor Living Areas

i. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:

- For the exclusive use of each residential unit.
- Readily accessible from a living area inside the residential unit.
- Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 6.4.7.e.i, bullet points 3 and 4 as well as being:

- For the shared use of all residents on the site, and
- Readily accessible from all residential units on site.

iii. Outdoor living areas for residential units shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit[1]	Shape
Apartments and ancillary residential units	$8m^2$	No dimension less than 1.5m
Communal open space for apartment buildings	$8m^2$ per unit	Capable of containing a circle with the following diameter: 4-7 residential units – 6m 8 or more residential units –8m No dimension less than 2.5m

Note

1. *Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.*
2. *The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.*

f. Storage Areas

Each residential unit shall be provided with a storage area:

- Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.
- A minimum of 1.8m long by 1m high by 1m deep.

Note

1. The provision of a private, secure garage accessible only by the occupiers of the residential unit is considered to meet this requirement. (A shared parking garage is not sufficient to meet this standard).

g. Residential Unit Size

i. The minimum floor area required in respect of each apartment shall be:

Form of Residential Unit	Floor Area
Studio unit	Minimum 35m^2
1 bedroom unit	Minimum 45m^2
2 bedroom unit	Minimum 55m^2
3 or more bedroom unit	Minimum 90m^2

ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.

h. Daylight Standards

Residential units shall be designed to achieve the following minimum daylight standards.

i. Living rooms and living/dining areas: a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

ii. Bedrooms (excluding studio units, and any bedroom that complies with iii. below): a minimum of one bedroom with a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

iii. No more than one bedroom in any residential unit may rely on natural light borrowed from another naturally lit room provided:

- The maximum distance of the bedroom from the natural light source window shall be 6m.
- The minimum total clear-glazed area of the light source shall be no less than 20% of the floor area of that bedroom.

i. External Outlook Area

Each residential unit shall have an external outlook area that:

i. Is provided from the face of the building containing windows to the indoor living area, and

ii. Has a minimum depth of 6m, measured perpendicular from the face of the window area.

iii. Where an indoor living room has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area.

iv. The external outlook area may be over:

a. The site on which the building is located;

b. The Transport Corridor Zone; or

c. Public Open Space.

6.4.8 Active Frontages

a. No roller doors, or similar, which may obscure windows or entranceways may be installed on the front of any building fronting a public space within Business Zone 5 (Suburban Centre) and Business Zone 6 (Neighbourhood Centre).

Note

1. *For the purpose of clarification, security grilles which allow views between the street and premises are an acceptable means of compliance with this standard.*

6.4.9 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

6.5 Rules – Specific Standards

6.5.1 Alterations and Additions to Existing Buildings

a. Building alterations and additions shall either:

i. Not be visible from any public space, or

ii. Not result in more than 25m^2 of additional gross floor area to the existing building.

6.5.2 Rototuna Western Neighbourhood Centre

There shall be:

a. A maximum individual gross floor area of 250m^2 for each office activity.

b. A maximum individual gross floor area of 250m^2 for each education and training facility.

c. A front building setback of 10m maximum when fronting an arterial transport

corridor.

d. No service areas within the front building setback or forward of the front building line.

e. A minimum of 50% of the ground floor wall of any activity facing the road/ transport corridor or public space shall consist of clear glazing and be capable of displaying goods and services.

6.5.3 Rotokauri Suburban Centre Primary Frontage Interface

a. For buildings within the primary frontage as defined in Volume 2, Appendix 2, Figure 2-13 Rotokauri Suburban Centre Concept Plan:

   i. Buildings shall include a minimum of two storeys of usable floor space.

   ii. The width of any ground floor tenancy shall not exceed a maximum of 1.5 times the height of the building above that tenancy. For the purposes of this standard, tenancy is defined as 'the gross floor area occupied by way of exclusive use by a tenant and includes both freehold and leasehold areas'.

   iii. A minimum of 75% of the ground floor wall facing the main shopping street, as defined in the Rotokauri Suburban Centre Concept Plan set out in Volume 2, Appendix 2, Figure 2-13, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.

   iv. A continuous veranda not less than 2.5m deep shall be provided which extends along the full street frontage, except that no veranda over a footpath may encroach to within 600mm from the kerb.

b. There shall be no vehicle access or parking within the primary frontage area.

6.5.4 Ancillary Retail and Office activity in the Frankton Commercial Fringe Zone

a. When combined, the total area of ancillary office and ancillary retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the principal activity on the site.

6.5.5 Ancillary Office for Yard Based Activities in the Frankton Commercial Fringe Zone

a. Where the principal activity is wholly or partly yard based in nature the following may apply as an alternative, but not in addition to, 6.5.4

   i. Ancillary office activity shall not occupy more than 250m^2 or 10% of the Yard Area of the principal yard based activity on the site, whichever is the lesser.

6.5.6 Home-based Business in the Frankton Living Area

a. If an activity does not comply with all of the standards specified, it is not a home-based business. Home-based businesses shall:

   i. Not employ more than 1 person who does not reside on the site.

   ii. Not exceed 30% of the total gross floor area of buildings on the site.

   iii. Not generate any trips by a heavy motor vehicle.

   iv. Not generate vehicle trips or pedestrian traffic between 2000 to 0800 hours.

   v. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.

   vi. Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.

   vii. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.

   viii. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.

   ix. Have only one sign with a maximum area of 0.6m², a maximum dimension of 1m and having no part higher than 2m above the adjacent ground level. The sign must be attached to either a fence, wall or building.

6.5.7 Office and retail activities lawfully established and existing at 10 December 2012 in the Frankton Commercial Fringe Zone

a. Any office or retail activity permitted under 6.3.r. or y. shall hold sufficient records to prove that the activity was lawfully established and operating at 10 December 2012, including details of the following:

   i. The gross floor area that was being used for trading at 10 December 2012; and

   ii. The number of tenancies existing on site at 10 December 2012.

6.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New buildings, alterations and additions to buildings, and accessory buildings*	• B – Design and Layout
ii. Ancillary residential units*	• B – Design and Layout • C – Character and Amenity
iii. Light industry and transport depots (goods)	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
iv. Emergency service facility*	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
v. Retail activities*	• H1 – Function, Vitality and Amenity of Centres
vi. Offices*	• H1 – Function, Vitality and Amenity of Centres
vii. Drive-through services Business 3-5 Zones*	• M – Drive-through services
viii. Community centres, tertiary education and specialised training facilities	• C – Character and Amenity
ix. Apartments and visitor accommodation*	• C – Character and Amenity
x. Health-care services	• C – Character and Amenity
xi. Supermarkets*	• M – Supermarkets
xii. Supermarkets (Business 1 ,4 and 7 – out of centre zones)	• M – Supermarkets • H2 – Function, Vitality and Amenity of Centres
xiii. Research and Innovation activities	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
xiv. Building Improvement centres	• M – Building Improvement centres
xv. Commercial Places of Assembly	• B – Design and Layout • C – Character and Amenity
xvi. All activities in the Te Awa Lakes Business 6 Zone	• N – Ruakura and Te Awa Lakes • G – Transportation • C4a - Alligator Weed Management
xvii. All activities and buildings on land identified as X on the Te Awa Lakes Structure Plan Figure 2-21	• N14 – Te Awa Lakes Earthworks and Land Remediation • F – Hazards and Safety

Note
1. Refer to Chapter 1.1.9 for activities marked with an asterisk (*)

6.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

7 Central City Zone

7.1 Purpose

a. The Central City of Hamilton is the heart of the Waikato region. It is the primary centre for commercial, civic and social activities, and is the region's cultural and recreational hub.

b. Although Hamilton is growing, the unplanned dispersal of retail and office development under the previous planning framework has contributed to the underperformance of some elements of the Central City with consequential effects on its function, amenity and vitality. It is essential that the Central City supports and encourages investment and growth through planning for development and urban design. Council's vision is for the Central City to be at the core of this growth and to guide development towards achieving a unique character that is representative of and enhances the City's social, cultural, economic and environmental wellbeing.

c. The Hamilton Central City Local Area Plan (LAP) and six City Strategies (Access Hamilton, Active Communities, Economic Development, Environmental Sustainability, Hamilton Urban Growth and Social Wellbeing) provide guidance on how this can be achieved. The LAP presents an overarching "people first" vision for the Central City. It identifies the importance of pedestrian movements for people of all levels of mobility to ensure that Hamilton develops as a successful and vibrant destination that people want to be a part of. It outlines the importance of providing for a diverse mix of uses and users within the Central City, and the significance of an attractive setting to encourage business and commercial activities. This is supported by the themes discussed throughout the City's strategy documents.

d. Derived out of the LAP, four distinct precincts have been identified within the Central City (refer Volume 2, Appendix 5, Figure 5-1 Central City Zone Precinct Plan). The LAP identifies the desired character of the precincts and strategies for guiding future development and intensification within them. These strategies have helped inform this chapter of the District Plan, where objectives, policies and rules seek to guide the growth and development of the Central City in a sustainable manner.

e. Building on the outcomes of the LAP, Council has also identified six 'key development sites' that it believes are strategically located and have the potential to act as catalyst developments to encourage and set the tone for future development within the surrounding locality. Specific guidance is provided within this Plan as to the form and function of development that is likely to assist in enhancing the social, cultural, environmental and economic wellbeing of the Central City. The key development sites are identified in Volume 2, Appendix 5, Figure 5-9 and the desired outcomes described in Volume 2, Appendix 1.4: Plan Administration – Design Guides.

f. The Central City will be characterised by its enhanced relationship with the Waikato River, and built form and land-use activities that enable connection with and contribute positively to provide for a continuous riverfront promenade.

g. A historic heritage area is identified on Victoria Street between Garden Place and Hood Street, and it made up of multiple buildings and features collectively have a distinctive and special heritage values. The area is one of the first areas settled by Maaori and later by European settlers and it is the location of the first 'City Centre' commercial development. The design of the streetscape within Victoria Street, the associated trees and landscaping, and the existing buildings add a further dimension of interest to the area and contribute to its overall significance.

7.1.1 Precinct 1 – Downtown Precinct

a. The Downtown Precinct is bounded to the east by the western banks of the Waikato River; by London Street to the north, Tristram Street to the west and lots fronting Hood Street to the south (refer Volume 2, Appendix 5, Figure 5-1).

b. The Downtown Precinct will provide for the largest proportion of the region's commercial growth

over the next 30 years. In order to achieve both commercial growth and higher residential densities within this precinct, taller building height is encouraged, providing buildings are well designed, adverse effects are mitigated, are appropriate to their setting and achieve public amenity bonuses to safeguard pedestrian amenities at ground level.

c. To attract and support ongoing growth, continued development of an attractive, pedestrian-orientated Central City will be promoted. In particular, the precinct will be characterised by its relationship with the Waikato River, and built form and land-use activities that contribute positively to the public realm.

d. The Downtown Precinct will continue to be supported by on-going improvements to the public realm, building on the success of design improvements to Victoria Street, strengthened connections to the river, the transport centre, Wintec Campus and other destinations.

e. At street level, there will be a requirement for active building frontages, including retail, dining and entertainment (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan). Above ground level, high-density commercial offices and residential use will be encouraged. Collectively these measures will assist to enhance vitality and public safety. The images in Figure 7.1.1f illustrate the outcomes sought within Precinct 1.

f. A historic heritage area is identified on Victoria Street between Garden Place and Hood Street, and it made up of multiple buildings and features collectively have a distinctive and special heritage values. The area is one of the first areas settled by Maaori and later by European settlers and it is the location of the first 'City Centre' commercial development. The design of the streetscape within Victoria Street, the associated trees and landscaping, and the existing buildings add a further dimension of interest to the area and contribute to its overall significance.

Figure 7.1.1f: Illustrative outcomes for Precinct 1 – Downtown Precinct

Possible future treatment of Anglesea Street/Ward Street intersection – with safe and convenient access across Anglesea Street, high-quality streetscape treatment and active ground-floor uses.

A possible future link from Victoria Street to the Waikato River, providing public access and an activated through-site link.

Promotion of pedestrian priority, human-scale development and a high-quality streetscape environment.

Active public spaces result from outdoor dining areas.

7.1.2 Precinct 2 – City Living Precinct

a. The City Living Precinct includes:

   i. The area bounded by London, Tristram and Mill Streets and lots fronting Victoria Street to the north of Precinct 1, and

   ii. The area bounded by Collingwood and Hill Street to the north, Tristram Street and Ruakiwi Road to the west, Anglesea Street to the east and Cobham Drive to the south (see Volume 2, Appendix 5, Figure 5-1).

b. With significant potential for comprehensive development, the City Living Precinct will grow to become a vibrant, mixed-use residential centre, supporting small to medium scale office and commercial activities within the heart of Hamilton. Development within this precinct shall be guided by a combination of activity standards and design assessment criteria to encourage a predominantly residential, mixed-use and multi-level development. It is likely opportunities for comprehensive development will occur on the larger amalgamated sites.

c. As a high-amenity living and working precinct, this area will be characterised by 'human-scale', safe, pedestrian-friendly streets and open spaces, and high-quality, sustainable buildings that contribute positively to the public realm.

d. In conjunction with better connections to existing open space, the City Living Precinct will encourage new mid-block connections to break down the large blocks; pocket parks and community open space to support living and working in the area; and high-amenity apartment living as part of comprehensive, master-planned developments. The images in Figure 7.1.2e illustrate the outcomes sought within Precinct 2.

Figure 7.1.2e: Illustrative outcomes for Precinct 2 – City Living Precinct

Potential future pedestrian amenity and streetscape quality along northern Anglesea Street.	High-quality mixed-use development with active ground floor uses.
Incorporation of pocket parks and high-amenity open space with mixed-use developments.	High-quality mixed-use development with active ground floor uses.

7.1.3 Precinct 3 – Ferrybank Precinct

a. The Ferrybank Precinct is bounded by Knox Street and Sapper Moore-Jones Place to the north, the Waikato River to the east, Anzac Parade and the Waikato River to the south and Anglesea Street to

the west (refer Volume 2, Appendix 5, Figure 5-1).

b. The Ferrybank Precinct will continue to grow as the civic, community, cultural and tourism centre of Hamilton. It will build on its proximity to the Downtown retail and dining activities by providing potential for similar activities, particularly along Victoria and Knox streets. In addition, cultural and tourism activities will be encouraged along the eastern side of Victoria Street, close to existing attractions such as the Waikato River, ArtPost, St Peter's Cathedral, Hamilton Rowing Club and the Waikato Museum.

c. Commercial development above active ground-floor uses (e.g. dining, retail) will be encouraged, particularly to the west of Victoria Street, to enliven the public realm, and assist in establishing a vibrant environment.

d. Heritage and character buildings within the Ferrybank Precinct will be protected and maintained by promoting sympathetic yet contemporary design responses in the surrounding development. The images in Figure 7.1.3e illustrate the outcomes sought within Precinct 3.

Figure 7.1.3e: Illustrative outcomes for Precinct 3 – Ferrybank Precinct

Promote active, tourism-focused uses along the riverfront in this location.

Retain and enhance the lower riverfront walk and cycleway.

Retain and enhance existing character and heritage buildings.

7.1.4 Policy Framework of the Chapter

a. The chapter is structured to provide a policy framework that applies to the whole Central City zone, as well as a specific policy framework that is relevant to the precincts described above. Rules and standards included in this chapter provide a regulatory framework to ensure the Central City grows and develops in accordance with the vision for the area, as detailed within the Council's Central City LAP and the six City Strategies.

7.2 Objectives and Policies: Central City Zone

All Central City

Objective	Policies
7.2.1 The Hamilton Central City is the heart of the Waikato region acting as a diverse, vibrant and sustainable metropolitan centre.	**7.2.1a** Opportunities are provided within the Central City to live, work and play for people of varying ages, cultures, incomes and all levels of mobility.
	7.2.1b Activities that assist in generating bustling city streets and distinctive public spaces (including public open space, esplanades and reserves) are encouraged, in a manner that is consistent with the role and function of each Central City precinct.
	7.2.1c Economic sustainability is promoted.
	7.2.1d Key attractors and areas of interest within and surrounding the Central City are connected through attractive, efficient and safe passenger transport and pedestrian and cycle links.
	7.2.1e Visual and physical connections to the Waikato River are protected and enhanced to support increased residential and business development.
	7.2.1f Development within the Central City Zone should contribute to the restoration and protection of the Waikato Region's communities' economic, social, cultural and spiritual relationships with the Waikato River.
	7.2.1g Housing densities are consistent with 50 dwellings per hectare in the Central City.
Explanation	
If the Central City is to grow and prosper in a sustainable way and to be a fun, vibrant and high amenity place to live, work and socialise, and to ensure high-quality living environments and amenity, it is important to maintain and provide strong connections with public open space (including city streets), esplanades, reserves and specifically, the Waikato River. Development along the Waikato River that contributes to the restoration and protection of communities' economic, social, cultural and spiritual relationships with the River will be encouraged. *The Regional Policy Statement sets out high density residential development within and close to the Central City. Residential activities within the Central City promote sustainable living environments through the concentrated use of the City's resources. This approach ensures stability for established parts of the City, so higher density will not occur where it is not identified and provided for.*	
Objective	**Policies**

7.2.2 The form, scale and diversity of activities support and facilitate the role of the Central City as the Regional Centre.	**7.2.2a** The multi-functional role of the Central City is protected by supporting investment and development in the Central City, and controlling the distribution, scale, character and cumulative effects of activities that could undermine this role.
	7.2.2b The Central City is promoted as the preferred location for major retail, office, cultural, civic administration and entertainment activities.
	7.2.2c The design of public spaces and buildings ensures high levels of amenity, convenience and safety.
	7.2.2d Heritage resources and heritage values are recognised and managed to ~~contribute to local amenity values~~maintain and ~~anchor investment within~~enhance the sense of identity and wellbeing of the City's residents and the historical legibility of the Central City.
	7.2.2e The revitalisation of the Central City is promoted and links facilitated with sporting and entertainment facilities and environmental features close to the central area by establishing precincts of key activities.
	7.2.2f Building height and the edge treatment of buildings is managed to enhance the relationship to the public realm and improve public safety.
	7.2.2g The role of key development sites (refer Volume 2, Appendix 5, Figure 5-9) in providing for the revitalisation of the Central City should be reflected in any development proposal and be in general accordance with the design guidance contained in this Plan.
	7.2.2h Future development will be undertaken in a manner that protects and appropriately integrates heritage values into the Central City to enhance social and cultural values and the overall attractiveness of the city.
Explanation	
The Central City seeks to be the preferred location for major activities which cements its place as the heart of the Waikato Region. Encouraging and facilitating high-quality development will ensure the Central City is attractive and well connected with strong local amenity values specific to the character of Hamilton.	
Objective	**Policies**
7.2.3 Amenity values within the Central City that encourage the growth of a sizeable, centrally located residential community.	**7.2.3a** Increased levels of residential accommodation within and close to the Central City is promoted and provided for.
	7.2.3b Mixed-use activity within the Central City is supported, where it is consistent with existing activities, to sustain the vitality of the central area and enable increased use of upper floor areas for business and residential activity.
	7.2.3c

	Residential development adjacent to or overlooking areas of existing or planned open space is encouraged.

Explanation
The interface between residential accommodation and other Central City activities creates a vibrant, safe and prosperous environment. Residential activities within the Central City promote sustainable living environments through the concentrated use of the City's resources.

Objective	Policies
7.2.4 Increased development opportunities are created by establishing a finer-grain street block pattern for pedestrian accessibility, emphasising links to key features and attractions.	**7.2.4a** Redevelopment provides opportunities to introduce safe, vibrant lanes, arcades and pedestrian links that increase access and connectivity within the Central City.

Explanation
Enabling development to take place in accordance with key urban design principles, such as improved links, connectivity and convenience, provides for improvements to the design quality of Hamilton's built environment.

Objective	Policies
7.2.5 A pedestrian-oriented Central City.	**7.2.5a** Pedestrian and cycle connections to the Waikato River, Hamilton Transport Centre, Wintec Campus and other destinations are enhanced.
	7.2.5b Entrances and corridors to the Central City are enhanced through increased activity, building design, streetscape treatment and traffic management to provide attractive and safe pedestrian environments.
	7.2.5c Traffic and transport corridors are managed to enhance passenger transport connectivity, prioritise safety and convenience for pedestrians and cyclists, and encourage the removal of unnecessary traffic from within the Central City.
	7.2.5d Recognise, protect and maintain the strategic transport function of the Hamilton Public Transport Centre.

Explanation
Integrating transport planning and development within the Central City will improve accessibility, safety and convenience for pedestrians and cyclists. Improving connections and alternative modes of transport, such as innovative passenger transport services including rail and extensive walking and cycling networks, combined with improved building design, will ensure attractive and safe pedestrian environments are developed. In turn, this will make the Central City a safer, more attractive place to be for people of all levels of mobility. This includes retaining the options to access the Central City Rail Station for future use.

Downtown Precinct

Objective	Policies
7.2.6 Continued development and growth which enhances the commercial heart of Hamilton as an attractive and vibrant	**7.2.6a** Retail, dining and other pedestrian-oriented activities are encouraged to locate within the Downtown Precinct, particularly at ground level.

pedestrian orientated City centre that is accessible to all levels of mobility and has a strong relationship with the Waikato River.	**7.2.6b** Commercial, offices and residential activities are encouraged to be provided at upper levels.
	7.2.6c Local amenities and a quality of environment that attracts workers, residents and visitors to the Downtown area are provided for.
	7.2.6d A range of activities, including events to reinforce the area's vitality, excitement and interest, that encourage people to visit, live and work in the City are provided for.
	7.2.6e Built form which enhances the integrity and amenity of Garden Place is encouraged.
	7.2.6f Developments within the Riverfront Overlay are required to contribute to opening up the western riverbank area by providing public open space, plaza areas or he promenade, supported by retail, dining and entertainment activities at ground-floor level.
	7.2.6g Diversity in building form and height is encouraged, subject to enhancing and protecting public amenity values ~~and~~, minimising adverse effects on adjoining sites and the public realm, and protecting the authenticity and integrity of the identified historic heritage area.
	7.2.6h Quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.
	7.2.6i Developments within the historic heritage area are required to be sympathetic to the heritage values and be accompanied with a Heritage Impact Assessment.

Explanation

Protecting and enhancing the character of the City's core is essential for Hamilton's continued positive development and growth. An important challenge is to ensure that new developments add positively to the overall character of the City, and contribute to an attractive, vibrant and accessible Downtown. The structure and layout of Hamilton is crucial to ensuring the Downtown is the heart of the City. Development that has strong connections to passenger transport and the City's facilities and amenities, as well as to the Waikato River, will provide for this.

City Living Precinct

Objective	Policies
7.2.7 High-density, sustainable, residential mixed-use development, supporting commercial activities and small to medium scale offices, within a high amenity environment appropriate to attract and retain a significant resident and working population.	**7.2.7a** Safe, legible pedestrian connections are provided to surrounding areas, existing open spaces and local amenities.
	7.2.7b A network of public open spaces (including pocket parks and squares) is provided alongside existing and future pedestrian routes and close to high-density residential and working environments.

	7.2.7c Residential development is close to existing amenities, including open spaces (such as opposite the north Tristram Street parks), passenger transport, supermarkets and sporting facilities.
	7.2.7d Development is required to contribute to fostering a high-amenity public and private environment to assist in establishing a sense of community within the inner City.
	7.2.7e High-quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.
	7.2.7f Commercial office, retail, service activities and amenities that complement (rather than compete with) the primary retail and office function of the Downtown Precinct are encouraged.
	7.2.7g The establishment of a diverse range of fringe, start-up and creative small businesses with an appropriate level of commercial activities and residential development is enabled.
	7.2.7h Flexible and adaptive floor space capable of accommodating different uses over time is required.

Explanation

The City Living Precinct is an area with the greatest potential for transformation. Currently, a number of uses would be more appropriately located to industrial areas outside the Central City. Facilitating development to provide for a new mixed-use environment with an emphasis on establishing higher-density commercial and residential activity within the City Living Precinct will improve existing streetscapes and amenity in the area. Combined with this, providing better connections to existing open space and local amenities will attract and retain a high resident and working population.

Ferrybank Precinct

Objective	Policies
7.2.8 Continued development of the cultural and tourism core of Hamilton, including development and activities that promote social and cultural wellbeing.	**7.2.8a** A variety of activities with an emphasis on cultural, entertainment, small-scale retail, recreation and tourist activities, and including provision for office and medium-density residential and supporting land uses (e.g. local supermarket shopping) are provided for.
	7.2.8b Tourism facilities and public amenities, including club facilities close to the Waikato River, are provided for.
	7.2.8c A range of activities that encourage people to visit and spend time in the City should be allowed, including events which will reinforce the area's vitality, excitement and interest.
	7.2.8d Quality urban design that respects the form, scale, architecture and heritage value of existing character buildings within the Ferrybank Precinct is encouraged.

	7.2.8e Quality living environments are encouraged through appropriately sized and located internal living spaces with adequate external outlook space.

Explanation
The Ferrybank Precinct is an area rich in character that needs to be protected, enhanced and celebrated. Located close to the Downtown Precinct, the Ferrybank Precinct is an area that is well connected and can provide for a range of activities. Respecting the existing character of this area and providing for its growth and development will ensure that it remains as the cultural and tourism heart of Hamilton.

7.3 Rules – Activity Status

Activity	Central City Zone		
	Downtown Precinct 1	City Living Precinct 2	Ferrybank Precinct 3
Buildings			
a. New buildings	RD*	RD*	RD*
b. Alterations and additions to ~~existing~~ buildings – see Rule 7.5.7 (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P
c. Minor works (except signs, and maintenance and repair of buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P
d. Relocated buildings	RD*	RD*	RD*
e. Demolition or removal of buildings (except heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 3)	P	P	P
Industry			
f. Light industry except noxious or offensive activities	NC	RD	NC
g. Service industry except noxious or offensive activities	P	P	NC
h. Transport depot (goods)	NC	D	NC
i. Emergency service facilities	D	D	D
Offices			
j. Offices <1000m^2 GFA per site	P	P	P
k. Offices >1,000m^2 GFA per site	P	D	D
l. Home-based business	P	P	P
m. Ancillary office	P	P	P
Retail / Commercial			
n. Ancillary retail	P	P	P

o. Retail < or equal to 250m^2 GFA per tenancy	P	P	P
p. Retail >250m^2 GFA (per tenancy) (except ground floor retail >250m^2 GFA per tenancy, within Riverfront Overlay (refer Volume 2, Appendix 5, Figure 5-1))	P (RD)	P -	RD* (RD)
q. Supermarkets	P	P	RD*
r. Tourism ventures and information centres	P	RD*	P
s. Yard-based retail < or equal to 400m^2	NC	RD*	NC
t. Restaurants, cafes, licensed premises (except sites fronting Victoria Street and any identified Primary or Secondary Active Frontage)	P (P)	RD* (P)	P (P)
u. Places of assembly	P	RD*	RD*
v. Drive-through services i. excluding automotive fuel retailing ii. including automotive fuel retailing	 NC NC	 RD D	 NC NC
w. Parking buildings i. within the Parking Building Overlay ii. outside the Parking Building Overlay (refer Volume 2, Appendix 5, Figure 5-5)	 RD* D	 RD* D	 - NC
x. Parking lots i. operating for twelve months or less ii. operating for more than twelve months	 RD* NC	 RD* NC	 RD* NC
y. Passenger transport facilities	P	P	D
Community			
z. Health care services i. at ground floor < or equal to 250m^2 GFA ii. at ground floor > 250m^2 GFA iii. at ground floor with a primary active frontage (refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P RD NC P	 P P NC P
aa. Childcare facilities i. at ground floor < or equal to 250m^2 GFA ii. at ground floor >250m^2 GFA iii. at ground floor with a primary active frontage (refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P RD NC P	 P P NC P
bb. Community centres i. at ground floor < or equal to 250m^2 GFA ii. at ground floor >250m^2 GFA iii. at ground floor with a primary active frontage (refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P RD NC P	 P RD NC P
cc. Tertiary education and specialised training facilities i. at ground floor < or equal to 250m^2 GFA ii. at ground floor >250m^2 GFA iii. at ground floor with a primary active frontage(refer Volume 2, Appendix 5, Figure 5-7) iv. above ground floor	 P RD NC P	 P D NC P	 P RD NC P
dd. Public art	P	P	P

Residential			
ee. Apartments at ground floor excluding areas on the Primary or Secondary Active Frontages (refer Appendix 5: Figure 5-7)	P	P	P
ff. Apartments at ground floor within the **Primary Active Frontage** (refer Appendix 5: Figure 5-7)	NC	NC	NC
gg. Apartments at ground floor within the **Secondary Active Frontage** (refer Appendix 5: Figure 5-7)	RD*	RD*	RD*
hh. Apartments above ground floor	P	P	P
ii. Single dwellings	NC	NC	NC
jj. Residential centres	NC	RD*	NC
kk. Visitor accommodation	P	RD*	RD*
ll. Ancillary residential units above ground floor	P	P	P
Key Development Sites			
mm. New buildings, including alterations and additions within Key Development Site 1 and 5	-	RD*	-
nn. New buildings, including alterations and additions within Key Development Sites 2,3,4 and 6	RD*	-	-

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *Refer to Volume 2, Appendix 5, Figure 5-1: Central City Zone Precinct Plan for precinct locations.*
3. *For the activity status and provisions applying to signs, the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

7.4 Rules – General Standards

7.4.1 Site Coverage

a. The following maximum site coverage shall apply in each Precinct.

Precinct 1	Precinct 2	Precinct 3
100%	60%	80%

b. Except in the following circumstances when this rule shall not apply:

i. Undertaking minor works.

ii. Any change of use that would otherwise be a permitted activity and does not increase site coverage above what already existed at 10 December 2012.

7.4.2 Permeable Surfaces

a. The following minimum permeable surface area shall be required for each site.

Precinct 1	Precinct 2	Precinct 3
Nil	20%	20%

b. Except in the following circumstances when this rule shall not apply:

i. Undertaking minor works.

ii. Any change of use that would otherwise be a permitted activity and does not increase site coverage above what already existed at 10 December 2012.

7.4.3 Maximum Height Control

a. The following maximum height limits shall apply to sites within Height Overlay 1 to 3 (refer Volume 2, Appendix 5, Figure 5-2: Height Overlay Plan).

	Height Overlay 1	Height Overlay 2	Height Overlay 3
Maximum height	No height limit	20m	13m

7.4.4 Through-Site Links

a. Within a block identified as providing for a potential through-site link shown on Volume 2, Appendix 5, Figure 5-4: Pedestrian Connections and Gateways Overlay Plan, any new wholesale redevelopment in excess of 5000m^2 at ground-floor shall provide a ground-level through-site link. The through-site link shall meet the standards set out below:

i. These apply to a separately defined, continuous and clearly identifiable public walkway taking the most direct route, which is designed specifically to traverse a site to connect transport corridors or other public spaces or other (potential or existing) through-site links.

ii. They provide for unobstructed pedestrian movements and have a minimum unobstructed width of 2.8m.

iii. They are available for public use, the minimum hours of operation being 0830 to 1730 Monday to Friday and such other times when the site is open for business or for its principal purpose.

iv. They are subject to the standards for Secondary Active Frontages (refer to Rule 7.4.13).

v. Clearly visible signs identify the through-site link.

vi. The access easement is registered on the title(s) to which the through-site link applies to ensure preservation of the link and its ongoing maintenance by the owner(s) of the title(s).

7.4.5 Height in Relation to Boundary

a. Where a boundary adjoins any Residential or Special Character Zone, no part of any building shall penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m above the boundary.

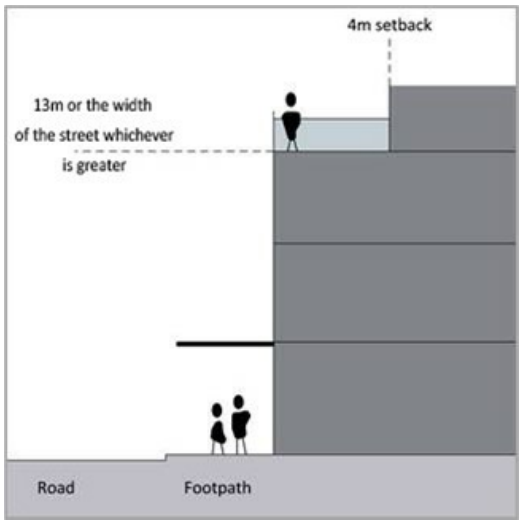
7.4.6 Street Wall

a. On those identified streets within Volume 2, Appendix 5, Figure 5-3: Street Wall Height Overlay Plan:

i. Building height on that street frontage shall be a maximum of 13m (maximum 3 storeys) or the width of the street, whichever is the greater; and

ii. A set back of 4m or greater shall be required from the front boundary before any additional height is gained (refer Figure 7.4.6).

Figure 7.4.6: Street wall and setback concept



7.4.7 Building Setbacks

a. The following minimum setbacks shall apply within each Precinct.

	Precinct 1	Precinct 2	Precinct 3
i. Front boundaries	0m	0m	3m
ii. Side boundaries	0m	0m, or 3m adjoining any Residential or Special Character Zone	3m
iii. Rear boundaries	0m	0m, or 3m adjoining any Residential or Special Character Zone	5m
iv. Boundaries adjoining the Riverfront Overlay	5m	-	5m
v. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)		

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area*

b. In addition to the above, a maximum setback of 0m (nil) shall apply to the entirety of any front boundary within Precinct 1 (i.e. within Precinct 1, the front boundary shall be considered the “build-to” line), with the exception of any setbacks associated with building entrances.

c. The 0m (nil) setback shall not apply to the eastern elevations within the Riverfront Overlay (refer Volume 2, Appendix 5, Figure 5-1) that adjoin the Open Space zones along the Waikato riverbank.

d. Where multiple and contiguous allotments are proposed as a single development site, these rules shall apply only to the outer site boundaries of the land to be developed, and shall not apply to internal boundaries.

e. The setback requirements in this rule do not apply to any structure provided as part of the riverfront promenade.

7.4.8 Car Parking

a. No part of the front of a site (i.e. that part of the site adjoining a road and located in front of the front building line) shall be used for car parking, except in the following circumstances when this rule shall not apply:

   i. Any rear site.

   ii. Undertaking minor works.

   iii. Any change of use that would otherwise be a permitted activity and does not change car parking arrangements that existed at 10 December 2012.

b. No plant or machinery (including air-conditioning units) relating to the activity shall be placed within the front setback of a site fronting an arterial transport corridor (whether or not the site is separated from the transport corridor by a segregation strip or service lane).

7.4.9 Service Areas

a. Buildings shall provide service areas as follows.

   i. At least one service area of not less than 10m^2 or 1% of the gross floor area of the building, whichever is the greater, and with a minimum dimension of 2.5m.

   ii. At least one service area of not less than 10m^2 for each residential unit, up to a maximum requirement of 100m^2.

   iii. Any outdoor service area shall be maintained with an all-weather dust-free surface.

   iv. No service area shall be visible from a street identified as a Primary or Secondary frontage (Volume 2, Appendix 5, Figure 5-7).

b. A service area may be located within a building, provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

7.4.10 Outdoor Storage

a. Any outdoor storage areas for goods and materials shall:

   i. Be laid out and used in a manner that does not conflict with vehicle access.

   ii. Be maintained with an all-weather, dust-free surface.

   iii. Be located away from public view or otherwise screened by fencing and landscaping.

   iv. Not encroach on required parking, loading or planting areas, or setbacks from boundaries.

   v. Not be located within 15m of any defined Primary or Secondary frontage (Volume 2, Appendix 5, Figure 5-7).

7.4.11 Fences and Walls

a. Sites within Precinct 1 shall have no fence or wall along the street front boundary.

b. The following design and dimensions shall apply to street front (excluding as provided for by a. and side boundary fences or walls located forward of the front building line; and fences on boundaries adjoining any Open Space Zone.

	Precinct 2	Precinct 1 and 3

i. Designed or constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m max. height	1.2m max. height
ii. Materials with 50% or more see-through visibility	1.8m max. height	1.2m max. height

Note

1. *Glass, metal bars or louvres are acceptable fence materials to achieve a minimum 50% see-through visibility. Examples of acceptable and unacceptable fence and wall solutions can be found in Chapter 25.5: City-wide – Landscaping and Screening, Figure 25.5.4a.*

c. For all other instances, boundary fences shall have a maximum height of 1.8m.

7.4.12 Sunlight Protection – Garden Place

a. Except for elements such as flues, flag poles, open balustrades, aerials and other items which are normally placed above the roof line and which will not materially affect sunlight penetration, no part of the building shall penetrate the sunlight protection plane as illustrated in Volume 2, Appendix 5, Figure 5-8: Sunlight Penetration Plan, between 1100 and 1400 hours from May 1 to August 10.

7.4.13 Active Frontages

a. For buildings on sites adjoining a Primary or Secondary active frontage (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan), the following standards shall apply.

   i. Buildings shall be designed to:

   - Provide at least 5m or 75% of the active frontage (whichever is greater) of clear glazing (or equivalent) on all Primary Active Frontages at ground floor level.
   - Provide at least 50% of the active frontage as clear glazing (or equivalent) on all Secondary Active Frontages at ground floor level.

   Note
   This rule does not restrict the covering of clear glazing for the purpose of providing privacy within a building where this is necessary for the nature and type of activity undertaken.

   ii. Vehicular access across active frontages shall not use any more than 10% of the defined frontage.

   iii. The principal public entrance to a building shall be provided from the active frontage.

   iv. All storage areas shall be situated within or to the rear of the building.

   v. This rule shall not apply to:

      a. apartments at ground floor located with those areas shown as Secondary Active Frontage on the Active Frontages Overlay Plan (refer Appendix 5: Figure 5-7)

      b. any separation between buildings or built form that is required to form part of the vehicle crossing to access the site.

b. No roller doors, which may obscure windows or entranceways, may be installed on the front of any building fronting a public space within Precincts 1-3. (For the purposes of clarification, security grills which allow views from the street into premises are not classed as roller doors.)

Note

1. *Figure 7.4.13b below shows examples of building façades illustrating acceptable and unacceptable frontages.*

Figure 7.4.13b: Existing façades showing active façades and veranda cover that are promoted (left) and blank façades that are discouraged (right)

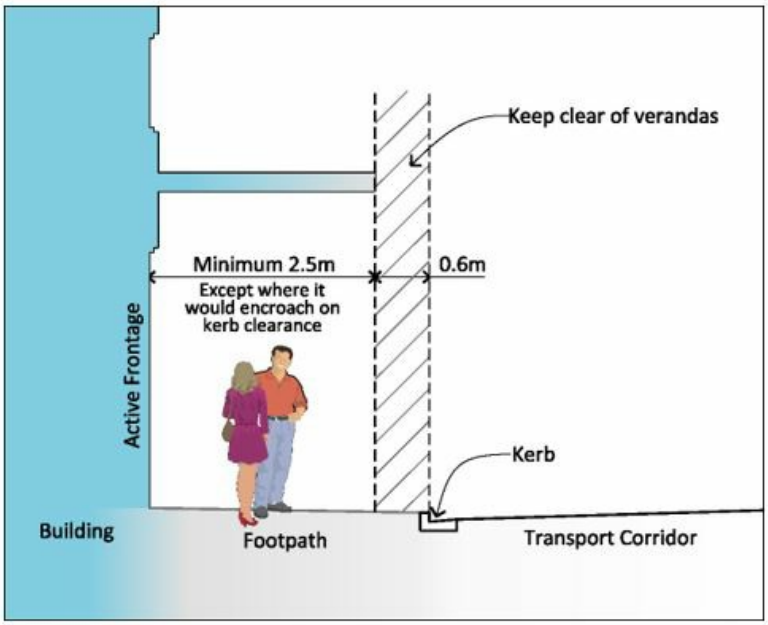
7.4.14 Veranda Cover

a. For buildings on sites adjoining a Primary active frontage (refer Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan), the following standards shall apply.

i. Buildings shall provide veranda cover:

- Over the footpath, extending along the full length of the building frontage.
- Have a minimum depth of 2.5m, except where it would encroach within 0.6m of a transport corridor kerb (refer Figure 7.4.14b).
- Have its fascia a minimum of 2.4m above the footpath (including any signs connected to the veranda).

Figure 7.4.14b: Depth of verandas in relation to kerbs



7.4.15 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

7.5 Rules – Specific Standards

7.5.1 Protection of the Riverbank

a. The development or redevelopment of any site within the Riverfront Overlay area (see Volume 2, Appendix 5, Figure 5-1), or Key Development Site 6 (see Volume 2, Appendix 5, Figure 5-9) shall comply with the following.

   i. Any work located within 15m of the river boundary, as shown on Appendix 5, Figure 5-1, is carried out in a manner which ensures the protection of the riverbank; except Lot 2 DPS 24594 to the northern boundary of Lot 3 DPS 71126, a distance of 20m from the river boundary applies.

   ii. Any such work shall require an assessment by a qualified geotechnical engineer on the stability of the area and the measures required to ensure that the stability of the riverbank is maintained, with particular regard to the avoidance of damage to the adjoining riverbank reserve and the river.

   iii. All stormwater discharges shall be reticulated directly to the Council's stormwater system and no discharge to the riverbank shall be allowed.

Note

1. *Parts of the area covered by this rule fall within identified hazard areas (refer to Chapter 22: Natural Hazards) or archaeological and cultural sites (refer Chapter 19: Historic Heritage).*

7.5.2 Setback from the Riverbank

a. From the top of the bank (or in a location approved by Council) a minimum setback from eastern site boundaries adjoining the western bank of the Waikato riverbank of 5m shall apply (this includes the 5m minimum width of the riverfront promenade), see Figure 1.4.6c in Appendix 1 Volume 2.

b. The setback requirements in this rule do not apply to any structure provided as part of the riverfront promenade.

Note

1. *Council will take as a financial contribution (in the form of land), any land on the riverbank side of the promenade for vesting as recreation reserve in accordance with Rule 24.3.*
2. *The riverfront promenade will be constructed as a Council responsibility to a basic standard at ground level with provision for adequate lighting.*
3. *See 22.5.6 for setback from the Waikato Riverbank and Gully Hazard Area.*

7.5.3 Residential

a. The following standards shall apply to residential units, including apartments at ground floor or above ground floor, residential centres and ancillary residential units. Unless specifically noted, they do not apply to visitor accommodation.

b. Density (Minimum Number of Residential Units Required Per Site)
Minimum densities within the Central City Zone shall be in accordance with the table below (residential units/ha; based on net site area).

Downtown	City Living	Ferrybank
Precinct 1	**Precinct 2**	**Precinct 3**
0.005 residential units per $1m^2$ of site area	0.004 residential units per $1m^2$ of site area	0.003 residential units per $1m^2$ of site area

Note
For a site in Precinct 1 which has an area of 4000m2, the minimum number of residential units required under this rule would be 20. This is calculated by multiplying the site area (4000m2) by 0.005 (Downtown column). The multipliers in the other columns would be used depending on which precinct the site under consideration is located in.

c. Where mixed-use is provided for within a development (e.g. residential and office or retail), the density requirements of Rule 7.5.3.b shall be applied on a pro rata basis relative to the percentage of gross floor area of the development that is residential (e.g. where 60% of the gross floor area of a development is comprised of residential activities then 60% of the total minimum number of residential units calculated under Rule 7.5.3.b is the minimum number of residential units required to be provided).

d. Outdoor Living Areas

i. Each residential unit, except for when a communal area is provided, shall be provided with an outdoor living area that is:

- For the exclusive use of each residential unit.
- Readily accessible from a living area inside the residential unit.
- Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 7.5.3.d.i, bullet point 3 as well as being:

- For the shared use of all residents on the site, and
- Readily accessible from all residential units on site.

iii. Outdoor living areas for residential units shall have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit[1]	Shape
A. Ancillary residential units	8m^2	No dimension less than 1.5m
B. Apartments above ground-floor level	8m^2	No dimension less than 1.5m
C. Apartments at ground-floor level	12m^2	Capable of containing a 2.5m diameter circle
D. Communal open space for apartment buildings	8m^2 per unit	Capable of containing a circle with the following diameter: 4-7 residential units – 6m 8 or more residential units –8m No dimension less than 2.5m

Note

1. *Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.*
2. *The outdoor living area for an ancillary residential unit shall be separate from the outdoor living area provided for the principal residential unit.*

e. Storage Areas

i. Each residential unit shall be provided with a storage area:

- Located at or below ground-floor level, readily accessible to that residential unit, secure and weatherproof.
- A minimum of 1.8m long by 1m high by 1m deep.

Note

1. *The provision of a private, secure garage accessible only by the occupiers of the residential unit is considered to meet this requirement. (A shared parking garage is not sufficient to meet this standard).*

f. Residential Unit Size

i. The minimum floor area required in respect of each apartment shall be:

Form of Residential Unit	Floor Area
Studio unit	Minimum 35m^2
1 bedroom unit	Minimum 45m^2
2 bedroom unit	Minimum 55m^2
3 or more bedroom unit	Minimum 90m^2

ii. In any one apartment building containing in excess of 20 residential units, the combined number of one-bedroom units and studio units shall not exceed 50% of the total number of residential units within the building.

g. Daylight Standards

Residential units shall be designed to achieve the following minimum daylight standards.

i. Living rooms and living/dining areas: a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

ii. Bedrooms (excluding studio units, and any bedroom that complies with iii. below): a minimum of one bedroom with a total clear-glazed area of exterior wall no less than 20% of the floor area of that space.

iii. No more than one bedroom in any residential unit may rely on natural light borrowed from another naturally lit room provided:

- The maximum distance of the bedroom from the natural light source window shall be 6m.
- The minimum total clear-glazed area of the light source shall be no less than 20% of the floor area of that bedroom.

h. External Outlook Area

Each residential unit shall have an external outlook area that:

i. Is provided from the face of the building containing windows to the indoor living area, and

ii. Has a minimum depth of 6m, measured perpendicular from the face of the window area.

iii. Where an indoor living area has two or more walls containing windows, the outlook area shall be provided from the face with the greatest window area.

iv. The external outlook area may be over:

a. The site on which the building is located;

b. The Transport Corridor Zone; or

c. Public Open Space.

i. Primary and Secondary Active Frontages

On primary and secondary frontages identified within Volume 2, Appendix 5, Figure 5-7: Active Frontages Overlay Plan, ground floor pedestrian entrances to upper-floor residential units shall be a maximum width of 4m. Residential units shall not be located at ground floor level on primary frontages.

7.5.4 Interface Between Public and Private

a. The front wall of all accessory buildings shall be set back at least 1.5m behind the front building line established by any building.

b. For front, corner and through sites, the primary entrance on the ground floor of all buildings (excluding accessory buildings) shall face the street.

7.5.5 Yard-Based Retailing

a. All yard-based retailing shall have the yard located at the rear of the site (i.e. be located behind a building facing the street). Rear sites are exempt from this requirement.

7.5.6 Rules – Civic Square

a. The Objectives, Policies and Rules of the Destination Open Space Zone shall apply to Civic Square (PU4 Lot 2 DPS 64212 (CT 53B/284)).

Note

1. *Part of PU4 Lot 2 DPS 64212 (CT 53B/284) is formed public road (Worley Place) and is zoned separately as Transport Corridor Zone.*

7.5.7 Alterations and Additions to Existing Buildings

a. Building alterations and additions shall either (except where provided in Rule 7.5.7.b:

   i. Not be visible from any public space, or

   ii. Not result in a reduction in the percentage of clear glazing on any primary or secondary active frontage (refer volume 2, Appendix 5 Figure 5-7: Active Frontages Plan).

b. Alterations and additions visible from any public shall not result in more than 25m^2 of additional gross floor area to the existing building.

7.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	**Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)**
Buildings (also refer to Key Development Sites further below)	
i. New buildings, including alterations and additions*	• B – Design and Layout • L – Central City – Design and Layout
ii. New buildings, including alterations and additions >32m height	• B – Design and Layout • L – Central City – Design and Layout
iii. Relocated buildings*	• B – Design and Layout • C – Character and Amenity • L – Central City – Design and Layout
Industry	
iv. Light industry*	• C – Character and Amenity • F – Hazards and Safety
Offices	
v. Offices greater than 1,000m^2*	• H1 – Function, Vitality and Amenity of Centres
Retail/Commercial	
vi. Retail activities >250m^2 GFA (per tenancy)* (except floor retail >250m^2 GFA per tenancy within Riverfront Overlay (refer Volume 2, Appendix 5, Figure 5-1))	• B – Design and Layout • C – Character and Amenity
vii. Supermarkets*	• M – Supermarkets
viii. Tourism ventures and information centres*	• C – Character and Amenity
ix. Yard retail less than or equal to 400m^2*	• C – Character and Amenity

	• H1 – Function, Vitality and Amenity of Centres
x. Restaurants/cafes/licensed premises*	• C – Character and Amenity
xi. Places of assembly*	• C – Character and Amenity
xii. Drive-through services	• M – Drive-through services
xiii. Parking buildings, located within the Parking Building Overlay*	• C – Character and Amenity
xiv. Parking lots (operating for up to 12 months or less)*	• C – Character and Amenity
Community	
xv. Health care services greater than 250m^2 gross floor area	• C – Character and Amenity
xvi. Community centres greater than 250m^2 gross floor area	• C – Character and Amenity
xvii. Tertiary education and specialised training facilities greater than 250m^2 gross floor area and Childcare Facilities at ground floor greater than 250m^2 gross floor area.	• C – Character and Amenity
Residential	
xviii. Apartments at ground floor within the Secondary Active Frontage (refer Appendix 5, Figure 5-7)*	• C – Character and Amenity • L – Central City – Design and Layout
xix. Residential centres*	• C – Character and Amenity • L – Central City – Design and Layout
xx. Visitor accommodation*	• C – Character and Amenity • L – Central City – Design and Layout
Key Development Sites	
xxi. New buildings, including alterations and additions within Key Development Site 1*	• B – Design and Layout • L – Central City – Design and Layout
xxii. New buildings, including alterations and additions within Key Development Site 2*	• B – Design and Layout • L – Central City – Design and Layout
xxiii. New buildings, including alterations and additions within Key Development Site 3*	• B – Design and Layout • L – Central City – Design and Layout
xxiv. New buildings, including alterations and additions within Key Development Site 4*	• B – Design and Layout • L – Central City – Design and Layout
xxv. New buildings, including alterations and additions within Key Development Site 5*	• B – Design and Layout • L – Central City – Design and Layout
xxvi. New buildings, including alterations and additions within Key Development Site 6*	• B – Design and Layout • L – Central City – Design and Layout

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

7. 7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults

- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

8 Knowledge Zone

8.1 Purpose

a. The Knowledge Zone encompasses existing land-use activities which provide significant opportunities for tertiary education, innovation and research; including the University of Waikato, Waikato Innovation Park and the AgResearch Centre campus. The zone reflects the importance of these existing physical resources by providing further opportunities for a wide range of education, research and development activities with supporting retail and mixed-use activities.

b. The University of Waikato comprises a 65 hectare campus site and is a major employer in education and research as well as serving a student population of approximately 12,000. The campus is characterized by extensive planting and green spaces interspersed with learning and accommodation facilities set in an undulating landscape.

c. The neighbouring Waikato Innovation Park promotes the commercialisation and economic development of leading primary sector science, technology and research conducted in the region. It does this by providing business infrastructure ready to support and incubate new business, encouraging collaboration and innovation between research, entrepreneurs and business groups.

d. The neighbouring AgResearch campus is a Crown Research Institute. The campus comprises 56 hectares. Its focus is to create sustainable wealth in the pastoral and biotechnology sectors.

e. The extent of the Knowledge Zone is strategically important. It assists in enabling the City and wider catchment to meet its social, cultural and economic needs and provides an opportunity through development to achieve connectivity between all three existing land uses.

f. Future development within the zone will strengthen the economic base of the region, generating positive economic and social outcomes. The potential for new research and innovation activities related to the operation of activities within the Ruakura Logistics Zone represents further opportunities for the City.

g. The ongoing development of the zone provides the opportunity to create a wider range of activities that complement its research and innovation functions. It is recognised that the enduring success of such activities rely increasingly upon being able to provide research facilities near related commercial activities, which will increase the end value of innovation and research.

h. Future development within the zone should be integrated with existing activities and reflect high quality design outcomes. To achieve this, development is encouraged to occur through comprehensive resource consent applications for concept development consents.

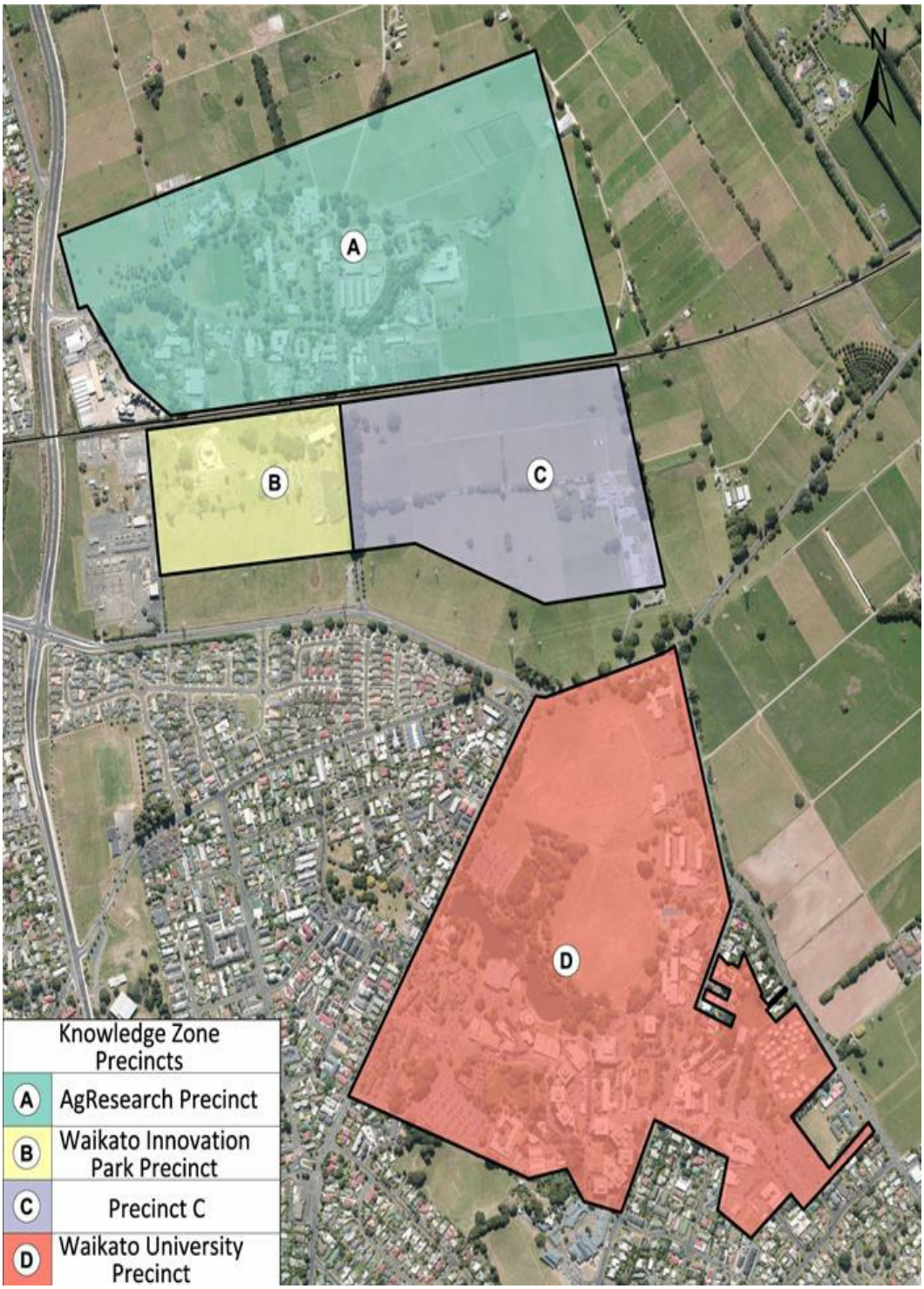
i. The Knowledge Zone also provides supporting retail and commercial activities which act as a focal point and increase the attractiveness for innovation and research activities to establish. A Ruakura Retail Centre is provided for which is centred on a

'main street' precinct with a large public plaza. This area makes provision for a passenger transport hub to provide connectivity to the Central City.

j. Development concepts for activities within the zone were developed as part of the Ruakura Structure Plan area. This identifies the area as being appropriate for a retail, commercial and community centre which is referred to as the Ruakura Retail Centre. Activities within the Ruakura Retail Centre will be developed at a scale that will serve the Ruakura Structure Plan and adjacent area. The scale and nature of the activities in the Ruakura Retail Centre shall not generate significant adverse amenity effects on surrounding residential areas and transport networks or adversely affect the primacy, function, vitality and amenity of the Central City.

k. The four precincts of the Knowledge Zone are identified on Figure 8.1 below.

Figure 8.1 Knowledge Zone Precincts



8.2 Objectives and Policies: Knowledge Zone

Objective	Policies
8.2.1	**8.2.1a**

Support the continued development and expansion of research, education, innovation and technological activity precincts at the University of Waikato, Waikato Innovation Park, AgResearch and Precinct C that comprise the Knowledge Zone.	Research, education, innovation and technological activities and their supporting infrastructure and ancillary activities be encouraged within the Knowledge Zone.
	8.2.1b Co-location of activities and the shared use of infrastructure be encouraged to maximise the efficient use of land.
	8.2.1c Activities involving the commercialisation, manufacture and development of prototype goods are provided for to complement the primary role of research, education and innovation.
	8.2.1d Activities that support the primary purpose of the Knowledge Zone be provided for, which includes offices relating to a research and innovation function.
	8.2.1e Establishing activities in the Knowledge Zone that would compromise the vitality, functions and amenity of the Central City shall be avoided.
	8.2.1f Development within Precinct C is integrated with activities authorised through a Land Development Consent.
	8.2.1g Development within Precincts A, B and D of the Knowledge Zone is integrated with activities authorised through a Concept Plan Consent.

Explanation

The existing Waikato Innovation Park and AgResearch centre are important economic anchors for the City, and serve the wider Waikato Region and upper North Island. Collectively these facilities represent a significant physical resource. It is important they are recognised and provided for in the zone. The immediately adjoining University of Waikato also has a strong education and research function. The significant opportunities for collaboration are enabled through these provisions.

New development should be of a similar activity type to encourage the shared use of infrastructure, and maximise opportunities for interaction both within and outside the zone. Similarly, the provision of appropriate commercial, retail and other ancillary activities that leverage off, and are related to, innovation and research activities, as provided for in Precinct C, will enhance the outcomes sought for the zone. Precinct C includes the Ruakura Retail Centre and the wider research, education, innovation and technological activities provided for in the Knowledge Zone.

An application for a Concept Plan Consent (Precincts A, B and D) or Land Development Consent for Precinct C is required to provide information which sets out a detailed consideration of the scale, while including innovative and attractive designs to achieve a higher amenity environment.

Objective	Policies
8.2.2 Maximise opportunities for increased accessibility, connectivity and efficiency for all modes of transport within the Knowledge Zone.	**8.2.2a** The development of at-grade pedestrian and cycling connections from the Knowledge Zone into the University of Waikato campus are to be provided for.
	8.2.2b Provide for the establishment of an integrated passenger transport hub that can include both road and rail networks to service the Knowledge Zone and surrounding catchment upon the demand arising.

Explanation
The zone aims to achieve comprehensively designed precincts tied to a legible network of cycleways, reserves, walkways and connections to the balance of the Ruakura Structure Plan area. The proximity to the East Coast Main Trunk railway is also a significant opportunity to realise rail as a potential mode of passenger transport infrastructure. Planning for new development within the zone must ensure that opportunities to provide such infrastructure are not compromised.

Objective	Policies
8.2.3 Maximise the long-term positive, environmental, economic, cultural and social benefits of the Knowledge Zone.	**8.2.3a** A range of development in a form and at a scale shall be enabled to provide for: i. The configuration of activities, buildings and infrastructure within the Knowledge Zone to maximise its appeal as a place to work and socialise. ii. A distinctive identity and a high level of amenity and function. iii. A hierarchy of connected open spaces through the Knowledge Zone and connections to other areas within the Ruakura Structure Plan Area. iv. Limited residential and accommodation activity where it complements the primary innovation and research function. v. The clustering of appropriate activities around a future passenger transport hub and plaza to maximise the use and efficiency of these elements.

Explanation
The spatial and landscape character of the existing development is a defining quality of the zone. New development should be provided for through a Concept Plan Consent or Land Development Consent (for Precinct C) process that will build upon such qualities, for example, the character of the existing development pattern and the maintenance of open space areas. However, the range and configuration of activities is recognised as

an important factor in maximising the efficiency of the zone, and to draw activities from the nearby university campus into the zone. The incorporation of a 'main street', public plaza and future passenger transport interchange introduces the opportunity to create high-quality precincts that complement other development within the zone and creates a focal point for workers and visitors.

Objective	Policies
8.2.4 To manage the potential adverse effects of activities within the Knowledge Zone.	**8.2.4a** Activities within the zone shall be located where potential adverse effects on security and safety will be avoided.
	8.2.4b Activities shall be located within the zone to minimise potential reverse-sensitivity effects on one another.
	8.2.4c Activities sensitive to potential adverse effects shall not establish in locations within the zone where effects from activities outside the zone will be more than minor.

Explanation

The range of existing activities within the zone is large and includes outdoor research activities in the AgResearch Campus. Some existing activities will be sensitive to new development so care is required when considering how each new activity could impact upon the other. Security and safety issues may be an important consideration depending on the nature of the activities being introduced. Provision for Concept Plan Consents or Land Development Consents (for Precinct C) seeks to ensure that the potential for such effects are minimised.

Ruakura Retail Centre

Objective	Policies
8.2.5 The Ruakura Retail Centre serves other activities within and adjoining the Ruakura Structure Plan area while not undermining the primacy, function, vitality and amenity of the Central City and the function of other centres.	**8.2.5a** The Ruakura Retail Centre is to provide a mixed use environment that meets the day-to-day retail, commercial and community needs of the Ruakura Structure Plan area and adjoining residential catchment.
	8.2.5b The scale and nature of activities and the rate of development are managed to avoid adverse effects on the primacy, function, vitality and amenity of the Central City and the function of other centres.
	8.2.5c A range of activities is provided for so that the Ruakura Retail Centre acts as a focal point for local community development through the control of size, scale, built form and diversity of activity.
	8.2.5d

	A comprehensive, urban design-led approach, including integration with transport networks, is used to determine the form of the Ruakura Retail Centre.

Explanation
The Ruakura Retail Centre is to provide an attractive, landscaped environment within the Knowledge Zone. This will include a mainstreet and a large public plaza. The scale and nature of the activities are not to generate significant adverse amenity effects on the surrounding residential areas and transport networks or to adversely affect the primacy, function, vitality and amenity of the central city. A Land Development Consent for Precinct C is required to be approved as the basis for managing the overall framework for urban developments.

University of Waikato Precinct

Objective	Policies
8.2.6 The University of Waikato develops and operates successfully and contributes to the economic, social and cultural wellbeing of the City.	**8.2.6a** A mixture of activities shall be enabled to be carried out while retaining the principal purpose.
	8.2.6b The positive effects of use and development shall be recognised.
	8.2.6c Adverse effects on neighbourhood amenity values shall be minimised.
	8.2.6d Development should enable the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.
	8.2.6e Quality urban design, particularly at their interface with public areas, shall be encouraged.
	8.2.6f Encourage long term planning for the University which integrates buildings, facilities and open spaces through the use of applications for Concept Plan Consents.

Explanation
The University of Waikato is a large-scale educational complex with a range of activities. Therefore the flexibility to develop and adapt is important. However, its size and complexity can make it difficult to accommodate under normal District Plan provisions and zones. *The intention of the policies is to support the continued functioning and growth of its education services.* *The effect of the University on the wider environment and its neighbours must be managed effectively to maintain the ongoing activities of the campus. Co-existence with*

the neighbouring residential areas is an important element that will contribute to its long-term success.

The development of the University provides opportunities for innovative and attractive design of buildings and facilities based on a Concept Plan which will help maintain positive effects on the locality.

Waikato Innovation Park and AgResearch Precincts

Objective	Policies
8.2.7 Development within these two adjoining precincts (A and B) is integrated and enables the scale and configuration of buildings and open spaces to contribute positively to the visual amenity values of the wider Ruakura area.	**8.2.7a** Encourage the continued development of the Waikato Innovation Park and AgResearch Campus to occur in a manner which is consistent with individual Concept Plans to be submitted with an application for a Concept Plan Consent for each precinct.
Explanation	
The Waikato Innovation Park and AgResearch Campus are significant existing establishments within the Knowledge Zone. A Concept Plan Consent approach to future development within their respective precincts is intended to implement a comprehensive approach to development which integrates with current uses, while recognising the role and function of the zone. The opportunity to leverage off the nearby University of Waikato, the Ruakura Logistics and Industrial Park Zones will provide growth opportunities for the existing facilities.	

8.3 Rules – Activity Status

8.3.1 Rules – Activity Status for Precincts A, B and D

Activity	Class
Precincts A, B and D	
a. A Concept Plan Consent for the following activities: i. New buildings, including relocated buildings, alterations or additions to buildings; ii. Preparation of land for development purposes including earthworks and vegetation removal iii. Construction of roads, pedestrian paths and cycle routes iv. Installation of Three Waters infrastructure (including linear wetlands and storage basins) v. Works related to the establishment of open space networks An application for resource consent for a Concept Plan Consent must be for the whole site; however development of the site may proceed in stages.	RD
AgResearch (Precinct A) and Waikato Innovation Park (Precinct B) Only	
b. Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P

c. Internal alterations	P
d. Alterations and additions to existing buildings	P
e. Any new buildings greater than 150m^2 gross floor area or within the Interface Area unless otherwise authorised under Rule 8.3.1.a	RD
f. Any new buildings up to 150m^2 gross floor area and not within the Interface Area	P
g. Existing research and innovation activities within the Waikato Innovation Park which were established in accordance with the concept plan set out in Schedule 25B of the previous Waikato District Plan	P
h. All other research, and innovation activities including testing, evaluation, office[4] and laboratory activities	P
i. Tertiary education and other education and specialised training facilities	P
j. Ancillary offices to permitted research, innovation, education and laboratory activities	P
k. Commercialisation of activity ancillary to research, innovation, food production, education and laboratory activities	P
l. Support/ancillary services (including manufacturing) to research and innovation activities including workshops, plant and vehicle depots, heating and power generators, laundries, telecommunications and data facilities	P
m. Passenger transport facilities and transport depots (passengers)	P
n. Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)	P
o. Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations	P
p. Places of assembly	RD
q. Community centres, libraries and childcare centres	P
r. Parking buildings	RD
s. Parking lots	P
t. Visitor accommodation	RD
u. Healthcare services	RD
v. Any noxious or offensive activity	NC
w. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures) scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
x. Maintenance or repair of buildings	P
y. Field days and open days relating to research and innovation activities	P
University of Waikato Campus Only (Precinct D)	
z. Accessory buildings	P
aa. New buildings, relocated buildings, alterations or additions less than 150m^2 footprint and which are not located within the Interface Area	P

bb. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
cc. Maintenance or repair of buildings	P
dd. New buildings, alterations or additions to buildings with an external footprint of 50m^2 or greater and which are located within the Interface Area which can be viewed directly from the closest adjoining road boundary where the activity: • Complies with relevant standards in Rules 8.6 to 8.7, and • Generates less than 100 vehicle movements per day	C
ee. Residential centres, managed care facilities, rest homes, apartments, detached dwellings and visitor accommodation	P
ff. Organised recreation, informal recreation and indoor recreation	P
gg. Licensed premises	P
hh. Parking lots and parking buildings	P
ii. Restaurants	P
jj. Support services, including workshops, plant and vehicle depots, heating and power generators, laundries, printing and publishing, telecommunications and broadcasting	P
kk. Community centres	P
ll. Tertiary education and specialised training facilities	P
mm. Childcare facilities	P
nn. Healthcare services	P
oo. Libraries	P
pp. Marae	P
qq. Places of assembly	P
rr. Places of worship	P
ss. Research and innovation (excluding any noxious or offensive activity)	P
tt. Any activity identified in Rule 8.3.1.aa that is greater than 150m^2 footprint	RD

Note

1. *For activities and buildings in the Electricity Transmission Corridors see Chapter 25.7: City-wide – Network Utilities and Electricity Transmission Corridors.*
2. *Explanation of Rule 8.3.1.g above:*
   As a result of the boundary reorganisation scheme which came into effect on 1 July 2011, the land within which the existing Waikato Innovation Park is situated was transferred from Waikato District Council to Hamilton City Council, Schedule 25B of the Waikato District Plan contains a Concept Plan for the Innovation Park. Existing development within that area which was established in general accordance with that Concept Plan as a permitted activity will remain a permitted activity.
3. *Table 15-2d of Volume 2, Appendix 15-3 contains guidance for converting vehicles per day into other units of measures.*
4. *'Office' includes space used for desk based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and*

professional offices not associated with research and innovation activities.

5. *A Concept Plan Consent may include a condition which requires the consent holder to submit a detailed building design, prior to construction commencing. This is to ensure quality outcomes for the Knowledge Zone in circumstances where a CPC identifies building envelopes. The matters which may be required to be addressed will be based on Assessment Criteria B – Design and Layout in Appendix 1.3.3.*
6. *For any activity not identified above, see Section 1.1.8.1.*
7. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

8.3.2 Rules – Activity Status for Precinct C (Except Ruakura Retail Centre)

Activity	Class
Precinct C Only	
a. Land Development Consent (refer Rule 3.7.4.2)	RD*
b. Farming, pastoral grazing, horticulture and farm management activities associated with research establishments, including worker and staff accommodation	P
c. Minor works	P
d. Alterations and additions to existing buildings (other than minor works)	RD*
e. Any new buildings	RD*
f. All other research, and innovation activities including (but not limited to) testing, evaluation, office and laboratory activities	P
g. Tertiary education and other education and specialised training facilities	P
h. Ancillary offices to permitted research, innovation, education and laboratory activities	P
i. Commercialisation of activity ancillary to research, innovation, education and laboratory activities	P
j. Support/ancillary services to research and innovation activities including (but not limited to) workshops, plant and vehicle depots, heating and power generators, laundries, telecommunications and data facilities	P
k. Passenger transport facilities and transport depots (passengers)	P
l. Ancillary residential units (e.g. for research and innovation employees, including caretakers and maintenance workers)	P
m. Informal recreation, park maintenance buildings and yards, seating, sculptures and art installations	P
n. Places of assembly	RD
o. Community centres, libraries and childcare centres	P
p. Parking lots	P
q. Visitor accommodation	RD
r. Healthcare services	RD
s. Any permitted or restricted discretionary activity listed above generating	RD*

1500 or more vehicle movements per day	

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *'Office' includes space used for desk based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices.*

8.3.3 Rules – Activity Status for Precinct C - Ruakura Retail Centre only

Activity	Class
Ruakura Retail Centre Only	
a. Land Development Consent (refer Rule 3.7.4.2)	RD*
b. New buildings	RD*
c. Alterations and additions to existing buildings (excluding minor works)	RD*
d. Minor works	P
e. Accessory Buildings	RD*
f. Demolition, removal, maintenance ~~or~~and repair of ~~existing buildings~~buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	P
g. Any industrial activity except light or service industry	NC
h. Light Industry	D
i. Service Industry	D
j. Transport Depot	D
k. Emergency service facility	RD*
l. Noxious or offensive activities	NC
m. Research and Innovation Activities	P
n. Ancillary Office	P
o. Office less than 250m^2 gross floor area per tenancy	P
p. Office 250m^2-500m^2 gross floor area per tenancy	RD*
q. Office greater than 500m^2 gross floor area per tenancy	NC
r. Ancillary retail	P
s. Retail less than 400m^2 gross floor area per tenancy	P
t. Retail 400m^2 gross floor area per tenancy or greater except where provided for in activity category u) in this table	RD*
u. Supermarkets or Building Improvement Centres 1,000m^2 gross floor area or greater within the Ruakura Retail Centre	P
v. Banks	P
w. Yard based retail less than 400m^2 gross floor area per tenancy	D

x. Yard based retail 400m^2 gross floor area or greater per tenancy	NC
y. Cafes, Restaurants and Licensed Premises	P
z. Commercial places of assembly	P
aa. Parking lots and parking buildings	P
bb. Passenger Transport Facility	P
cc. Health Care Services above ground floor	P
dd. Heath care services less than 1000m^2 at ground floor	P
ee. Health care services over 1000m^2 at ground floor level	RD
ff. Childcare facility	P
gg. Community centres	P
hh. Tertiary education and specialised training facilities less than 250m^2 gross floor area per tenancy	P
ii. Tertiary education and specialised training facilities 250m^2 – 999m^2 gross floor area per tenancy	D
jj. Tertiary education and specialised training facilities greater than 1000m^2 gross floor area per tenancy	NC
kk. Total floorspace in the Ruakura Retail Centre of up to 9,000m^2 gross floor area comprised of: • no more than 7,000m^2 gross floor area in the activity categories s. to u. • no more than 3,000m^2 gross floor area for any other permitted activities in Rule 8.3.3	P
ll. Total floorspace in the Ruakura Retail Centre that exceeds: • 7,000m^2 gross floor area in the activity categories s. to u.; or • 3,000m^2 gross floor area for any other permitted activities in Rule 8.3.3	RD
mm. Total floorspace in the Ruakura Retail Centre between 9,000m^2 and 15,000m^2 gross floor area	RD
nn. Total floorspace in the Ruakura Retail Centre that exceeds 15,000m^2 gross floor area	NC
oo. Public Art	P
pp. Ancillary residential units	RD*
qq. Visitor accommodation	D
rr. Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

8.4 Rules – General Standards

a. The general standards in Rule 8.4.2 – 8.4.8 do not apply to activities listed in Rule

8.3.1 in the University of Waikato Campus (Precinct D). See Rule 8.6 for specific standards relating to the University of Waikato Campus (Precinct D).

b. The general standards in Rule 8.4 do apply to activities listed in Rule 8.3.1 in the AgResearch Centre (Precinct A) and Waikato Innovation Park (Precinct B), which are located in the Knowledge Zone.

c. With the exception of activities in Precinct A, Precinct B and Precinct D, land use and development in the Knowledge Zone, which is undertaken in the Ruakura Structure Plan Area, shall comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans.

d. The general standards in Rule 8.4 do apply to activities listed in 8.3.2 Precinct C and 8.3.3 Precinct C (Ruakura Retail Centre).

8.4.1 Provision of Concept Plans Consents for the Waikato Innovation Park, AgResearch and University of Waikato Precincts

a. An application for a Concept Plan Consent which provides for the further development of Precinct A, B and D within the Knowledge Zone shall include, diagrammatically in the form of sub-areas the following activities:

   i. New building, including relocated buildings, alterations or additions to buildings;

   ii. Preparation of land for development purposes including earthworks and vegetation removal

   iii. Construction of roads, pedestrian paths and cycle routes

   iv. Installation of Three Waters infrastructure (including linear wetlands and storage basins)

   v. Works related to the establishment of open space networks.

   An application for resource consent for a Concept Plan Consent must be for the whole site; however development of the site may proceed in stages.

b. All applications for Concept Plans Consents must be accompanied by a concept plan which has been prepared in accordance with the standards in this chapter and the Information Requirements in Appendix 1.2.2.20.

c. Development or activities which are not consented by a concept plan consent will be the subject of separate resource consent applications, unless provided for as a permitted activity in the activity status table.

8.4.2 Location of Buildings and Activities (excluding Precinct C)

a. Building location	No building footprint shall be closer than 10m from any indicative local or collector transport corridor identified on the Ruakura Structure Plan area.

8.4.3 Site Coverage

a. Maximum site coverage 50%.

8.4.4 Permeable Surfaces

a. Net site permeability	Minimum 20% of the net site area

8.4.5 Access from Ruakura Road

a. No access to service an activity shall be provided directly to Ruakura Road unless consistent with the connection point locations identified on Figure 2-15A Ruakura Strategic Infrastructure – Transport (Appendix 2).

8.4.6 Building Setbacks

a. Buildings shall have minimum set backs from boundaries as follows:

i. Any boundary adjoining the railway designation (Designation F1 & F1a)	10m
ii. Transport corridor boundary (except in the Ruakura Retail Centre) – local and collector transport corridors	5m
iii. Transport corridor boundary in Ruakura Retail Centre	0m
iv. Transport corridor boundary – arterial transport corridors	15m
v. Any boundary adjoining any Residential, Special Character or Open Space Zones	8m
vi. All other boundaries	0m

8.4.7 Height in Relation to Boundary

a. No part of any building or structure may penetrate a height control plane rising at an angle of 45 degrees beginning at an elevation of 3m at the boundary of any adjoining zone.

8.4.8 Maximum Height

a. The maximum height of a building or structure is 15m, except that 20% of the footprint of the building may be between 15m and 20m high.

8.5 Rules – Specific Standards for AgResearch and Waikato Innovation Park Precincts

8.5.1 Location of Buildings and Activities

Location	
a. Proximity to Ruakura Logistics Zone: Noise control	No visitor accommodation shall be situated closer than 40m to the boundary of the Ruakura Logistics Zone unless the building within which the activity is located can achieve compliance with the relevant noise controls specified in Rule 25.8.3.11 – 25.8.3.14

8.5.2 Parking Building Design

a. Parking buildings and lots	Parking buildings shall incorporate screening and facade detailing treatments affixed to the face of the building so that 50% of any facade visible from any public space is treated

8.6 Rules – Specific Standards for University of Waikato Precinct

8.6.1 Building Setbacks

Building setback from	Minimum
a. Residential Zone or Special Character Zone boundary	5m
b. Transport corridor boundary – arterial transport corridor	5m

8.6.2 Building Standards

a. Site coverage	Maximum 45%
b. Height control plane Note: No maximum height control	i. Angle: 45 degrees ii. Starting point above boundaries of campus site: • 20m above a boundary along Hillcrest Road • 3m above a boundary adjoining a site in the Residential Zone, Special Character Zone and Community Facilities Zone • 10m above all other boundaries iii. All internal boundaries of the campus site are excluded

8.6.3 Permeable Surfaces

a. Net site permeability	Minimum 20% of the net site area.

8.7 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

8.8 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 8.4 to 8.6 the Council shall have control over the following matters referenced below:

Activity Specific Precinct D – University of Waikato	Matter of Control Reference Number (refer to Volume 2, Appendix 1.3.2)
i. New buildings, alterations or additions to buildings with an external footprint of 50m^2 or greater and which are located within the Interface Area which can be viewed directly from the closest adjoining road boundary where the activity: • Complies with relevant standards in Rules 8.6 to 8.7, and • Generates less than 100 vehicle movements per day	• C – Knowledge Zone

8.9 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion.

Activity Specific	Matter of Discretion (Refer to Volume 2, Appendix 1.3.3)
Precincts A and B and D Knowledge Zone	
i. A Concept Plan Consent*	• B – Design and Layout • C – Character and Amenity • N – Ruakura
ii. Any new buildings greater than 150m^2 gross floor area or within the Interface Area unless otherwise authorised under Rule 8.3.1.a	• B – Design and Layout • C – Character and Amenity • D – Natural Character and Open Space • F – Hazards and Safety
iii. Places of assembly	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
iv. Parking buildings	• B – Design and Layout • C – Character and Amenity • G - Transportation
v. Visitor accommodation	• B – Design and Layout • C – Character and Amenity
vi. Healthcare services	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety
Precinct C Knowledge Zone	

vii. Any new buildings*	• B – Design and Layout • N – Ruakura
viii. Alterations and additions to existing buildings (other than minor works)	• B – Design and Layout • N – Ruakura
ix. Places of assembly	• C – Character and Amenity
x. Visitor accommodation	• C – Character and Amenity
xi. Healthcare services	• C – Character and Amenity
xii. Activities which require resource consent under Rules 8.3.3.p, t., ll. and mm.	• H – Functionality, Vitality, Viability and Amenity of Centres
xiii. Any permitted or restricted discretionary activity listed generating 1500 or more vehicle movements per day*	• G – Transportation
xiv. Land Development Consent*	• N – Ruakura
Ruakura Retail Centre – Precinct C – Knowledge Zone	
xv. New buildings*	• B – Design and Layout • N – Ruakura
xvi. Alterations and additions to existing buildings (excluding minor works)*	• B – Design and Layout • N – Ruakura
xvii. Land Development Consent*	• N – Ruakura
xviii. Emergency Service Facility*	• N – Ruakura
xix. Accessory Buildings*	• N – Ruakura
xx. Office 250m^2-500m^2 gross floor area per tenancy*	• N – Ruakura
xxi. Retail 400m^2 gross floor area per tenancy or greater except where provided for in Rule 8.3.3.u*	• N – Ruakura
xxii. Health care services over 1000m^2 at ground floor level	• N – Ruakura
xxiii. Total floorspace in the Ruakura Retail Centre that exceeds: • 7,000m^2 gross floor area in the activity categories s. to u. in Rule 8.3.3; or • 3,000m^2 gross floor area for any other permitted activities in Rule 8.3.3	• N – Ruakura
xxiv. Total floorspace in the Ruakura Retail Centre between 9,000m^2 and 15,000m^2 gross floor area	• N – Ruakura
xxv. Ancillary residential units*	• N – Ruakura

xxvi. Any permitted or restricted discretionary activity listed above generating 1500 or more vehicle movements per day*	• G – Transportation
University of Waikato – Precinct D – Knowledge Zone	
xxvii. Any activity identified in Rule 8.3.1.aa that is greater than 150m^2 footprint	• N - Ruakura

8.10 Notification Rule

a. Except as provided for by Section 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4) of the Act applications for any Restricted Discretionary Activity identified with an asterisk(*) in the table above and activity status 8.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

   i. Land Development Activities and

   ii. Activities Generating 1500 or More Vehicle Movements Per Day

   shall be limited notified to the following unless they have given their affected party approval

   - Waka Kotahi New Zealand Transport Agency

b. Notwithstanding clause a., where an activity identified in Rule 8.3.2 requires resource consent for a Restricted Discretionary Activity under two or more activity descriptions, and only one of the Restricted Discretionary Activities is identified with an asterisk (*), notification of the activity shall be at the Council's discretion in accordance with Section 95A, 95B and 95C of the Act.

8.11 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification Defaults
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Controlled Activities – Matters of Control
- Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria
- Discretionary Activity Assessment Criteria
- Design Guides and Design Assessment Criteria
- Information Requirements
- Acronyms Used in the District Plan
- Definitions Used in the District Plan
- Other Methods of Implementation

9 Industrial Zone

9.1 Purpose

a. The industrial land base in the City is a key economic driver for the regional economy. Industrial land in the City represents a finite and valuable resource that needs to be recognised and protected. There is evidence of considerable retail and office development having occurred in the industrial areas over the last decade resulting in adverse effects on the amenity, viability and vitality of the City Centre.

b. District Plan provisions are generally enabling and aim to complement the City's commercial activities, both in the Central City zone and in other business centres. This complementary role includes providing locations for industrial activities that are unsuitable for commercial centres, and reducing the potential for non-industrial activities establishing in industrial locations.

c. The Industrial Zone provisions seek to ensure that industrial land is not occupied by land activities that are non-industrial, unless they are either ancillary to industrial activity, support industrial activities, or are more appropriately located within an industrial environment than a business centre. This will reduce the potential for industrial land to be diluted by non-industrial activities, resulting in pressure for new industrial land to be zoned elsewhere, and for existing industrial land to be rezoned for commercial activity. In limited circumstances, supermarkets may locate out-of-centre in the Industrial Zone provided suitable land is not available within the business centres and where it can be demonstrated that the primacy, function, vitality, and amenity of the centres within the business hierarchy are not undermined.

d. The rule provisions place restrictions on the scale of retail and office activities in industrial areas. This is in order to manage the potential for significant adverse effects on the Central City arising both individually and cumulatively from out-of-centre development.

e. The Rotokauri Employment Area, as identified on the Rotokauri Structure Plan, provides for a wide range of light industrial activities in a high amenity environment. This area also provides for the operational needs of the Crawford Street Freight Village.

f. The Riverlea Industrial Area, as identified in Appendix 6, Figure 6-1, provides for a range of light and service industrial activities. Its location within close proximity to sensitive land uses means that the establishment of heavy industry and noxious or offensive activities is not considered to be desirable or appropriate.

g. Amenity Protection Areas will be used at the Industrial Zone's interface with Residential and other sensitive areas in order to minimise adverse effects of industrial activities and thereby to maintain amenity values in the adjacent Residential Zone or other sensitive areas.

h. The Te Rapa corridor is a confined overlay that recognises existing office and retail activities which have been lawfully established under the previous planning regime.

It provides for continuation of existing office and retail activities within defined thresholds which reflect the standards in the previous district plan whilst encouraging a return to industrial uses. The expansion of existing activities or establishment of any new or additional retail or office activities/ tenancies is not envisaged in this area.

i. The area at 980 Te Rapa Road between Maui Street and Eagle Way identified in Fig 9.3a adjoins open space, residential and commercial activities and is also adjacent to the Te Rapa Sub Regional Centre. This is an area in a state of land use transition from heavy industrial use to more non-industrial type activities. Given its location and surrounding land uses, on those specific lots identified provision is made for managed care facilities; retirement village, rest homes and visitor accommodation providing adverse effects are mitigated.

9.2 Objectives and Policies: Industrial Zone

Objective	Policies
9.2.1 Industrial activities are able to establish and operate within the zone in an efficient and effective manner.	**9.2.1a** Industrial land is used for industrial activities.
	9.2.1b Except as specifically provided for, non-industrial activities establish and operate only where they are ancillary to industrial activities, support industrial activities, or are consistent with industrial activities.
	9.2.1c While the Industrial Zone is for industrial purposes, specified non-industrial activities may operate in the Greenwood/Kahikatea Corridor and Te Rapa Corridor due to their characteristics; provided that such non-industrial activities do not adversely affect industrial activities in the Industrial Zone, or impact adversely on the strategic role of the Central City and other business centres in the City.
9.2.2 Non-industrial activities which establish and operate within the zone do not undermine the primacy, function, vitality and amenity of the Central City, the sub-regional centres and the function of the lower order centres in the business hierarchy.	**9.2.2a** Non-industrial activities do not adversely affect industrial activities in the Industrial Zone, or impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre, and the other business centres in the City.
	9.2.2b In limited circumstances, new supermarkets may establish in the Industrial Zone where it can be demonstrated that: i. suitable land is not available within the business centres; and

	ii. the potential adverse effects on the primacy, function, vitality, and amenity of the centres within the business hierarchy are avoided.

Explanation

Activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within industrial locations. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities, but also includes provision for a range of non-industrial activities considered to be ancillary to industrial activity, that support industrial activities, or specific forms of commercial activity that are acceptable within industrial environments.

Supermarkets are a form of commercial activity envisaged in the Industrial Zone only in limited circumstances. Strategic Framework and Business policies encourage their location within business centres as a priority. Because of the nature of their trade catchments they may be suitable in some industrial areas if Business zoned sites are not available and, having regard to the extent to which effects on business centres (beyond effects associated with trade competition) are avoided. Businesses that attract a great deal of traffic are encouraged in the Central City and business centres, where they will be more accessible, and where significant public investment has been made in providing amenities and facilities capable of supporting such activities.

Objective	Policies
9.2.3 The amenity levels of industrial areas are to be enhanced.	**9.2.3a** Amenity levels within the Industrial Zone are improved with the use of landscaping and screening, restrictions on site layout, enhanced design of buildings, ensuring orientation of buildings towards the site frontage, and enhanced urban design outcomes.

Explanation

Although lower standards of amenity are often characteristic of industrial locations, Plan provisions aim to enable a general improvement in the amenity of the City's industrial locations. The purpose of this is to create functional and attractive employment areas and to contribute to raising amenity levels within the City generally.

This is to be achieved through resource consent being required for the construction of new buildings or alterations to existing buildings located on identified transport corridors (other than minor alterations) to ensure improved urban design outcomes on these highly visible locations. There are also requirements for increased landscaping, articulation of building frontages and screening (particularly on the boundary of residential land and reserves), and site layout.
In relation to the Crawford Street Freight Village, amenity matters are addressed through Objective 9.2.5.

Objective	Policies
9.2.4 The adverse amenity impacts of	**9.2.4a** The adverse effects of industrial activities are

industrial activities on residential and open space areas are to be avoided.	contained within the Industrial Zone boundary to avoid adverse effects on amenity within other zones, particularly the Residential, Special Character and Open Space Zones.
	9.2.4b The establishment of noxious or offensive activities within the Riverlea Industrial Area, or in locations near the boundary with Residential, Special Character and Open Space Zones, where there will be adverse amenity effects on these locations, shall be avoided.
	9.2.4c Additional standards apply to activities within Amenity Protection Areas in order to minimise adverse effects on the amenity of residential sites or other sensitive sites adjacent to land within the Industrial Zone.

Explanation

Industrial activities can generate adverse amenity effects beyond the boundaries of the zone. These can have a particular impact on residential and open space areas where expectations for amenity are far higher.

The Amenity Protection Area is a key mechanism to protect residential sites where they are adjacent to land within the Industrial Zone. Industrial properties covered by the Amenity Protection Area are subject to additional standards. Enhanced management of noxious or offensive activities where they are near residential land uses is also a key aspect of the provisions.

Objective	Policies
9.2.5 To optimise the benefits of the regionally significant freight village facility at Crawford Street.	**9.2.5a** Logistics, freight-handling services and supportive activities and infrastructure are provided for within Crawford Street Freight Village.
	9.2.5b Activities sensitive to the adverse affects of logistics and freight-handling facilities avoid locating in proximity to the Crawford Street Freight Village.
	9.2.5c Visual amenity effects at the boundary of the Crawford Street Freight Village with the Mangaharakeke Drive transport corridor are maintained.

Explanation

The Crawford Street Freight Village is a key regional facility, because it provides connectivity between dairy manufacturing facilities in the region and further afield with the Auckland and Tauranga ports. The facility is a critical component in ensuring the efficiency of dairy manufacturing and export within the region.

The freight village is designed and operated to achieve the seamless transfer of products from road to rail and includes major storage facilities and infrastructure. Measures designed to address amenity issues at the interface with the Mangaharakeke Drive corridor need to recognise the existing amenity of the area which is dominated by rail facilities on one side and a major arterial route on the other.

Objective	Policies
9.2.6 Recognise lawfully established existing office and retail activities that have previously located in the Te Rapa Corridor whilst encouraging a return to industrial uses in the future.	**9.2.6a** Industrial activity is encouraged to locate within the Te Rapa Corridor.
	9.2.6b The continued operation of existing office and retail activities in the Te Rapa Corridor that were lawfully established as permitted activities under the previous planning regime are recognised and provided for.
	9.2.6c Avoid any increase in additional office or retail activities/tenancies.
	9.2.6d Avoid any expansion of existing office or retail activities/tenancies.

Explanation

Previous district plan provisions allowed office and some retail activity to establish in the Te Rapa Corridor. The overlay recognises and provides for the continued operation of these lawfully established businesses. The provisions aim to encourage a transition to industrial activity, therefore any additional office or retail activities or expansion of these activities is to be discouraged.

Objective	Policies
9.2.7 Enable the redevelopment of the site in a state of land use transition described as Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 to include provision for managed care facilities; retirement villages, rest homes and visitor accommodation in a manner that achieves a high level of on-site amenity for those activities whilst ensuring that reverse sensitivity effects on surrounding industrial activities are avoided.	**9.2.7a** The development of managed care facilities; retirement villages and rest homes and visitor accommodation are managed, located and designed to: i. Avoid adverse effects from surrounding non-residential activities; and ii. Provide a high level of onsite amenity for the activities identified; and iii. Ensure adjacent non-residential activities are not subject to the effects of reverse sensitivity; and iv. Ensure adverse effects on the surrounding

	residential and open space areas are avoided; and v. Ensure that the interface with adjacent residential and open space uses is treated sensitively.
	9.2.7b Any development on this transitional site shall ensure vehicle and pedestrian access between Karewa Place and Maui Street.

Explanation

The area between Maui Street and Eagle Way adjoins open space, residential, commercial and industrial activities. It is also adjacent to the Te Rapa Sub Regional Centre. The area identified is an area in a state of land use transition from a heavy industrial use to a lighter mix of uses due to its location and the surrounding land uses. The area has been identified as suitable for future re-zoning from industrial to an alternative mixed use zone which is focussed on residential activities. This will support the existing Te Rapa Sub Regional Centre and complement the adjoining open space and residential activities. In light of its transitional character, the site currently presents an opportunity for mixed use development of specified activities that can contribute positively to urban outcomes within this setting.

In addition to the general provision for industrial activities, managed care facilities; retirement village, rest homes and visitor accommodation are provided for in this area. These activities, and other non-industrial activities on the site, will need to be located, designed, and managed to ensure reverse sensitivity effects on any adjacent industrial activities are avoided.

A comprehensive traffic assessment has established the capacity of the site for development and identified the need for the construction of a new road link between Maui Street and Karewa Place, and specific intersection improvements prior to any development occurring on the site.

9.3 Rules – Activity Status Table

Activity	Industrial	Rotokaur Employm Area
Buildings		
a. New buildings and alterations and additions to ~~existing~~buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	P
b. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)	P	P
c. Maintenance or repair of ~~existing~~ buildings and structures (except heritage buildings and structures scheduled in	P	P

Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 4)		
d. Minor works	P	P
Activities		
e. Industrial activity	P	RD
f. Industrial activity in the Riverlea Industrial Area (Figure 6-1, Appendix 6, Volume 2)	RD	-
g. Light industrial activity Where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates <250 vehicle movements per day	P -	- C
h. Service industrial activity Where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates <250 vehicle movements per day	P -	- C
i. Any new activity requiring an air discharge consent under the Waikato Regional Plan, where discharge is from a point within 100m of the boundary of any Residential Zone or Special Character Zone	RD	RD
j. Any noxious or offensive activity greater than 250m from the boundary of any Residential Zone or Special Character Zone except within the Riverlea Industrial Area (Figure 6-1, Appendix 6, Volume 2) or Rotokauri Employment Area	RD	
k. Any noxious or offensive activity within 250m of the boundary of any Residential Zone or Special Character Zone or within the Riverlea Industrial Area (Figure 6-1, Appendix 6, Volume 2) or Rotokauri Employment Area	NC	NC
l. Ancillary offices	P	P
m. Ancillary retail	P	P
n. Trade and industry training facilities	P	P
o. Food and beverage outlets (no greater than 250m^2 gross floor area)	P	P
p. Wholesale retail and trade supplies	P	P
q. Yard-based retail on front sites adjoining the following transport corridors: Te Rapa Road, Avalon Drive, Mangaharakeke Drive, Lincoln Street, Greenwood Street, and Kahikatea Drive (excluding sites separated from the transport corridor by a segregation strip)	P	-
r. Yard-based retail other than as provided for as a permitted activity	RD	RD
s. Building improvement centres	P	P

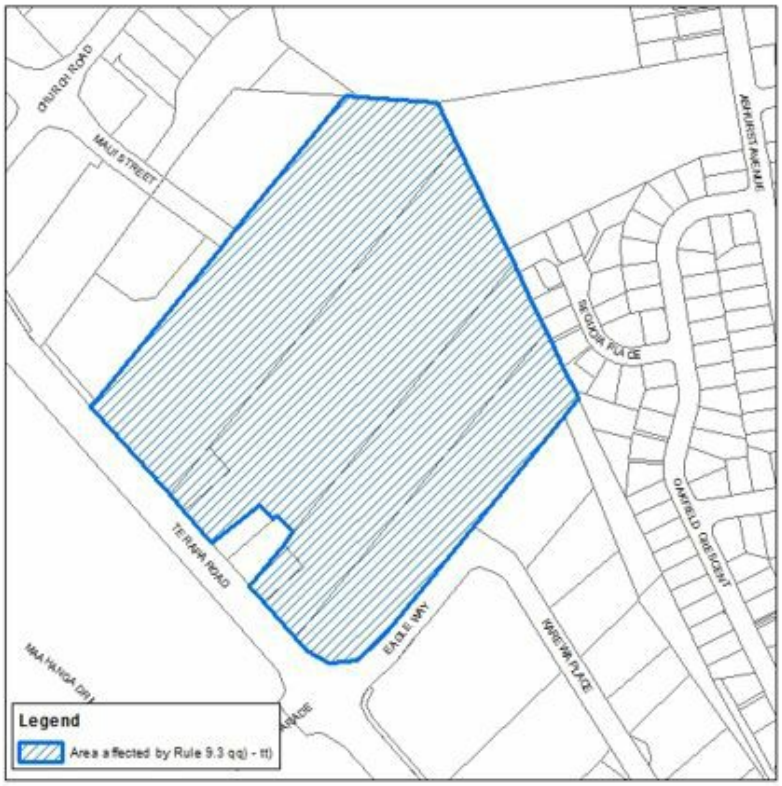
t. New supermarkets, where the activity complies with the standards in Rule 9.5.5	RD	NC
u. New supermarkets, where the activity fails the standards in Rule 9.5.5	NC	NC
v. Extensions to existing supermarkets, where the activity complies with the standard in Rule 9.5.6	P	NC
w. Extensions to supermarkets where the activity complies with the standard in Rule 9.5.7	RD	NC
x. Extensions to supermarkets where the activity fails the standard in Rule 9.5.7	NC	NC
y. Healthcare services (where existing at the date of Plan notification)	P	NC
z. Healthcare services other than as provided for as a permitted activity	RD	D
aa. Emergency service facilities	RD	RD
bb. Passenger transport facilities	P	P
cc. Transport depot	P	RD
dd. Transportation service centre	D	D
ee. Transportation service centre in Stage 1B of the Te Rapa North Industrial Zone in accordance with 12.3.3.h)	P	-
ff. Parking lots and parking buildings	P	RD
gg. Accessory buildings	P	P
hh. Motorised recreation activity	P	P
ii. Drive-through services*	RD	D
jj. Ancillary residential unit where the activity complies with relevant standards in Rules 9.4 and 9.5 and generates <250 vehicle movements per day	C	C
kk. Childcare facilities	RD	RD
ll. Any activity identified in Rule 9.3.jj that does not comply with relevant standards in Rules 9.4 and 9.5 or generates 250 or more vehicle movements per day	RD	
mm. Boarding kennels and catteries	RD	RD
nn. Gymnasiums	RD	RD
oo. Places of worship	RD	RD
pp. Banks less than 200m^2	P	P
qq. Managed care facilities; retirement villages and rest homes on the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	RD	-

rr. Managed care facilities; retirement villages; and rest homes; outside of the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	NC	-
ss. Visitor accommodation on the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	D	-
tt. Visitor accommodation outside of the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 shown on Figure 9.3a	NC	-

Note

1. *Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *Refer to Chapter 1.1.9 for activities marked with an (*)*
4. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

Figure 9.3a: Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 Area affected by Rule 9.3.qq. to tt.



9.3.1 Rules – Activity Status Table for the Greenwood/Kahikatea Corridor

In addition to the activities provided for within the Industrial Zone 9.3 Rules – Activity Status Table, the following shall apply to activities located in the Greenwood/Kahikatea Corridor.

Activity	Greenwood/ Kahikatea Corridor
a. Automotive and marine suppliers	P
b. Mowers and outdoor maintenance equipment retail	P
c. Pool and spa retail	P
d. Equestrian supply retail	P
e. Gymnasiums	P
f. Hire Centre	P

9.3.2 Rules – Activity Status Table for the Te Rapa Corridor

In addition to the activities provided for within the Industrial Zone 9.3 Rules – Activity Status Table, the following shall apply to activities located in the Te Rapa Corridor.

Activity	Te Rapa Corridor
a. Automotive and marine suppliers	P
b. Mowers and outdoor maintenance equipment retail	P
c. Pool and spa retail	P
d. Equestrian supply retail	P
e. Gymnasiums	P
f. Hire Centre	P
g. Retail activity within the Te Rapa Corridor Area where lawfully established at 10 December 2012 and which meets the standards in Rule 9.5.8 (but excluding sites which were occupied at 10 December 2012 by activities provided for in 9.3 m., o., p., q., r., s., t. - x. and 9.3.2 a.-f.): i. <150m^2 GFA per tenancy ii. 151-999m^2 GFA per tenancy iii. >1000m^2 GFA per tenancy	P NC P
h. Retail activity within the Te Rapa Corridor where established at 10 December 2012 and which fails the standards in Rule 9.5.8 but meets the standards in Rule 9.5.9 (but excluding sites which were occupied at 10 December 2012 by activities provided for in 9.3 m., o., p., q., r., s., t. - x. and 9.3.2 a.-g.): i. <150m^2 GFA per tenancy ii. 151-999m^2 GFA per tenancy iii. >1000m^2 GFA per tenancy	D NC D

i. Retail activity within the Te Rapa Corridor described in h. above, but which fails the standards in Rule 9.5.9	NC
j. Office activity within the Te Rapa Corridor where lawfully established at 10 December 2012 and which meets the standards in Rule 9.5.8	P
k. Office activity within the Te Rapa Corridor where established at 10 December 2012 and which fails the standards in Rule 9.5.8 but meets the standards in Rule 9.5.9	D
l. Office activity within the Te Rapa Corridor described in k. above, but which fails the standards in Rule 9.5.9	NC
m. Expansion of any retail or office activity within the Te Rapa Corridor	NC
n. Establishment of any new retail or office tenancies within the Te Rapa Corridor	NC

Note

1. *Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.*
2. *Refer to Chapter 1.1.9 for activities marked with an (*)*

9.4 Rules – General Standards

9.4.1 Building Setbacks (Except in the Rotokauri Employment Area and the Crawford Street Freight Village)

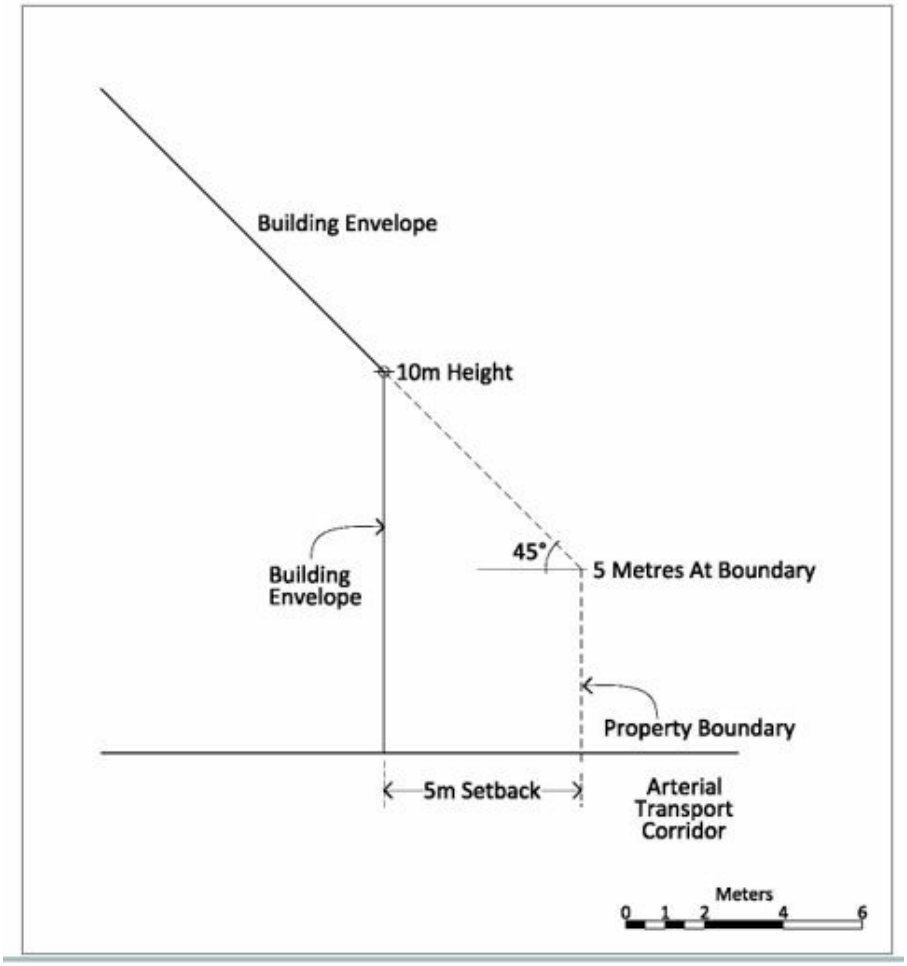
Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m
b. Transport corridor boundary – arterial transport corridors	i. Any building must be set back a minimum of 5m from the property boundary; and ii. No part of any building may penetrate a building envelope that rises at an angle of 45 degrees starting at an elevation of 5m above the boundary adjoining any arterial transport corridor. Refer to Figure 9.4.1b
c. Waikato Expressway (Designation E90 and E90a)	i. 40m from the edge of the expressway carriageway for protected premises and facilities ii. 15m from designation boundary for other buildings
d. Any boundary adjoining any Residential or Special Character Zone	8m, except as follows: within the Ruakura Structure plan where intervening landscape buffers shown on

	the Structure Plan map are provided
e. Any boundary adjoining any Open Space Zone	3.0m
f. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)
g. Other boundaries	0m/nil

Note

1. *For Rotokauri Employment area, see 9.5.4.a.i.-v.*
2. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

Figure 9.4.1b: Building envelope for buildings located on an Arterial Transport Corridor



9.4.2 Building Height

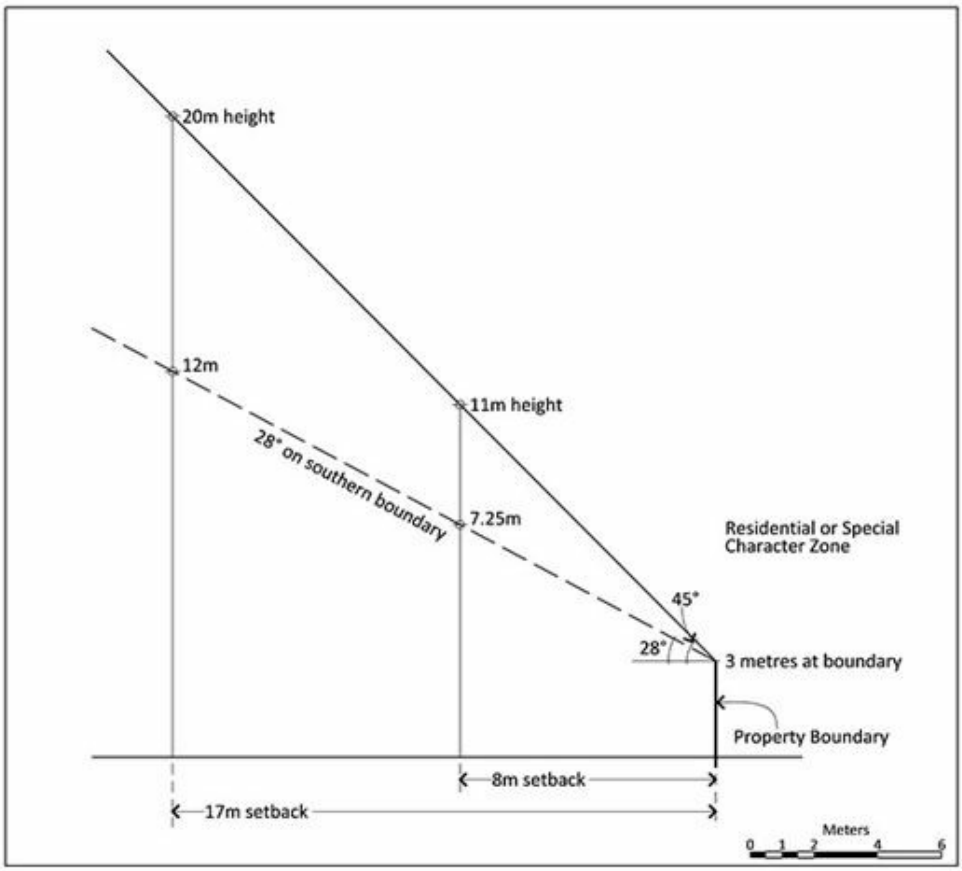
a. Maximum building height	20m, except as follows. i. 10m for that part of the building

	located within the Amenity Protection Area ii. 15m where the site is in the Rotokauri Employment Area
b. Height of container stacking for Crawford Street Freight Village	Maximum 25m
c. Height of lighting towers, poles, aerials, loading ramps, link spans, flagpoles, machinery rooms and cranes and other lifting or stacking equipment for Crawford Street Freight Village	Maximum 35m

9.4.3 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at an elevation of 3m above the boundary of any adjoining Residential, Special Character or Open Space Zones (refer to Figure 9.4.3b).

Figure 9.4.3b: Height control plane for boundaries adjoining any Residential, Special Character or Open Space Zones



9.4.4 Site Coverage

a. Within the Amenity Protection Area or the Rotokauri Employment Area	Maximum 75%
b. Outside the Amenity Protection Area	No maximum

Note

1. *100% building coverage will not be possible given the requirements for permeable area, vehicle manoeuvring, and landscaping.*

9.4.5 Permeable Surfaces

a. Permeability across the entire site	Minimum 10%
b. The minimum permeable surface area shall not apply in the following circumstances: i. When undertaking minor works; or ii. For any change of use that would otherwise be a permitted activity and does not reduce the area of permeable surfaces below what already exists at 10 December 2012.	

9.4.6 Site Layout (Excluding Crawford Street Freight Village)

a. No plant or machinery shall be placed on the front of the building or within any building setback (with the exception of machinery displayed for sale, hire, or plant associated with on-site security).

9.4.7 Service and Outdoor Storage Areas

a. In the Rotokauri Employment Area no outdoor storage shall encroach into the side yard setback.

b. In the Rotokauri Employment Area no service or outdoor storage area shall be greater than 10% of the gross ground floor area of the building.

c. In the Rotokauri Employment Area no items stored outdoors shall exceed the height of any screen fence or screen planting or encroach into any buffer/planting strip required under Rule 25.5.3: Landscaping and Screening.

d. No service or outdoor storage area shall be located between the front of the principal building and the major arterial road from which vehicle access is obtained (whether or not the site is separated from the road by a segregation strip or service lane).

Note

1. *With subsection d., yard-based retail activities (including activities identified in Rule 9.3.q and automotive and/or marine suppliers, are not outdoor storage activities.*

9.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2 Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

9.5 Rules – Specific Standards

9.5.1 Ancillary Retail and Office activity

a. When combined, the total area of ancillary office and ancillary retail activity shall not occupy more than the equivalent of 50% of the gross floor area of the principal activity on the site.

9.5.2 Ancillary Office for yard based activity

a. Where the principal activity is wholly or partly yard based in nature the following may apply as an alternative, but not in addition to, 9.5.1.a:
   i. Ancillary office activity shall not occupy more than 250m^2 or 10% of the Yard Area of the principal yard based activity on the site, whichever is the lesser.

9.5.3 Buildings on sites adjoining Major Arterial Transport Corridors

a. The construction of new buildings and alteration or additions to existing buildings which obtain vehicle access to and are visible from a Major Arterial Transport Corridor shall be designed and constructed to meet the following standards:

   i. Any exterior wall of any building which faces toward the Major Arterial Road from which vehicle access is obtained must contain doors or windows which cover a minimum of 30% of the façade.

      For the purpose of this standard the wall of a building is considered to face a road if the outside face of the wall is parallel, or at an angle of 45 degrees or less to the Major Arterial Transport Corridor.

   ii. The main pedestrian entrance of the principal building on the site shall face towards the Major Arterial Transport Corridor from which vehicle access is obtained.
      For the purpose of this standard the pedestrian entrance is considered to face a Major Arterial Transport Corridor if the wall in which the entrance is located parallel, or at an angle of 45 degrees or less, to the road.

   iii. Fences and walls in the front yard setback of the Major Arterial Transport Corridor that vehicle access is obtained from shall not exceed 1.2m in height.

   iv. No loading spaced shall be located in the front setback of the Major Arterial Transport Corridor that vehicle access is obtained from.

9.5.4 Buildings in the Rotokauri Employment Area

a. The construction and external alteration of buildings in the Rotokauri Employment Area will be subject to the following standards.

   i. Building setbacks.

      Minimum setback from any boundary:

      - 5m
      - 8m for any non-industrial activity

      Maximum setback from the front boundary and any boundary of the site adjacent to a major arterial road (except where that is a state highway) whether or not the site is separated from the major arterial road by a segregation strip or service lane:

- 10m

This standard will be met if any part of the building is in compliance with the rule.

iv. Any exterior wall of any building which faces a road or area of public space must contain doors or windows which cover a minimum of 30% of the façade. For the purpose of this standard the wall of a building is considered to face a road or area of public space if the outside face of the wall is parallel, or at an angle of 45 degrees or less, to the road or public space.

v. The main pedestrian entrance of the principal building on the site shall face towards the road to which the site has frontage. Where the site is adjacent to a major arterial road (except where that is a state highway), the main pedestrian entrance shall face that road whether or not the site is segregated from the road by a segregation strip or service lane. Where the site has a dual road frontage the main pedestrian entrance shall face the higher order road (except where that is a state highway), or in the case where both roads are of the same order, the developer shall nominate the street to which the main pedestrian entrance shall face. For the purpose of this standard the pedestrian entrance is considered to face a road if the wall in which the entrance is located is parallel, or at an angle of 45 degrees or less, to the road.

vi. Fences, walls and structures shall not exceed 1.2m in height in the front setback or where the site boundary adjoins a public space or where the site boundary is adjacent to a major arterial road.

vii. No loading spaces shall be located in the front setback or in the setback adjacent to a major arterial road.

Note

1. *9.5.4.a.iv and v continue to apply whether or not the site is separated from the road by a segregation strip or service lane.*

9.5.5 New supermarkets in the Industrial Zone

a. Resource consent applications for new supermarkets in the Industrial Zone must provide a Centre Assessment Report which:

i. addresses assessment criteria H2; and

ii. demonstrates that the proposal will not undermine the role and function of other centres within the localised catchment in the business hierarchy.

9.5.6 Extensions to existing supermarkets in the Industrial Zone

a. Any extension to a supermarket which was existing and trading at 15 September 2015 shall not exceed 500m^2 of retail floor space, either in a single stage or cumulatively.

9.5.7 Extensions to supermarkets in the Industrial Zone, not existing at 15 September 2015

a. Resource consent applications for an extension to a supermarket not existing at 15 September 2015 must be accompanied by a Centre Assessment Report which:

   i. demonstrates how the proposal will not undermine the role and function of other centres within the localised catchment in the business hierarchy.

9.5.8 Office and retail activities lawfully established at 10 December 2012

a. Any office or retail activity permitted under 9.3.2 g. or j. shall hold records to prove that the activity was lawfully established and operating at 10 December 2012, including details of the following:

   i. The gross floor area that was being used for trading at 10 December 2012; and

   ii. The number of tenancies existing on site at 10 December 2012.

9.5.9 Office and retail activities established at 10 December 2012

a. Resource consent applications for any office or retail activity which is a discretionary activity under Rule 9.3.2 h. or k. shall provide records to prove that the activity was established and operating at 10 December 2012, including details of the following:

   i. The gross floor area that was being used for trading at 10 December 2012; and

   ii. The number of tenancies existing on site at 10 December 2012.

b. Resource consent applications for office and retail activities provided for as a discretionary activity under Rule 9.3.2 h. or k. must provide a Centre Assessment Report to address the potential effects in terms of the criteria set out in Appendix 1 – Clause 1.3.3H.

9.5.10 Managed care facilities, retirement villages and rest homes in the area identified in Figure 9.3a

a. Site coverage
   Maximum of 50%

b. Permeable Surface
   Minimum of 20%

c. Height
   The maximum height of buildings shall be 15m except that when any building is located in the Amenity Protection Area the maximum height shall be 10m.

d. Height in relation to boundary

i. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries.

Except that:

a. Where buildings are attached, no height control plane is required between those buildings

b. Where a boundary adjoins a transport corridor or access way, the 45-degree angle applies to that boundary, measured 3m above the boundary

c. Where there are two or more dwellings on the same site, the plane shall be measured at a line midway between the two dwellings rising at an angle of 45 degrees and with this angle measured from 3m above groundlevel at the midway line.

e. Setbacks

i. Managed care facilities, retirement villages and rest homes shall be set back 30m from the following:

a. The boundary of Te Rapa Road;

b. The boundary of any other industrial site; and

c. Any other industrial activity on the same site.

f. Lighting and Glare, Noise and Smoke, Fumes, Odour and Dust

Where the residential activities listed above are established on site, the following standards shall apply in addition to all other relevant city-wide standards:

i. Lighting and Glare
All residential activities shall be located to avoid the spill of light from artificial lighting (excluding street and navigation lights and traffic signals) from other activities in excess of 3 lux (horizontal and vertical) when measured at any point within 1.5m of the boundary of a residential activity.

ii. Noise and Vibration
Residential activities shall be located to ensure that noise from any surrounding activity does not exceed the following limits, when measured within any point within 1.5m of the boundary of the residential activities.

Time of day	Noise level measured in $L_{Aeq\ [15\ min]}$	Noise level measured in L_{AFmax}
0600-0700 hours	45 dB	75 dB
0700-2000 hours	50 dB	-

2000-2300 hours	45 dB	-
2300-0600 hours	40 dB	75 dB

Note
Rule 25.8.3.10 Noise-sensitive Activities – Activities in all Zones applies for all noise sensitive activities.

iii. Smoke, Fumes, Odour and Dust
All residential activities shall be located to avoid objectionable or offensive dust, smoke, fumes or odour from any site including uses on the same site.

g. Hazardous Facilities

i. Residential activities may only locate within 30m of a Hazardous Facilities where the activity has quantity ratio of <0.2 as per Rule 25.4.5.1.

h. Density

i. The minimum area of land (net site area) required in respect of each residential unit (in the case of Retirement Villages) or resident (in the case of rest homes and managed care facilities) shall be:

Activity	Minimum net site area
i. Rest homes	50m^2 per resident
ii. Managed care facilities	100m^2 per resident
iii. Retirement Villages	300m^2 per single dwelling unit 400m^2 per duplex (200m^2 per unit) Apartments – Average net site area of 150m^2 per residential unit

i. Interface between public and private (these standards only apply to front, corner and through sites):

i. Location of accessory building:

a. All detached accessory buildings shall be located no further forward of the front building line of the dwelling than 0.5m;

b. Accessory buildings that are an integral part of the design and construction of the dwelling shall, if the garage door is to face the street, be located no further forward of the front building line of the dwelling than 0.5m;

c. Accessory buildings that are an integral part of the design and construction of the dwelling, if the garage door is 90 degrees to the street, shall be forward of the front line of the dwelling, by no more than 8m.

ii. At least one habitable room shall have a clear-glazed window facing the transport corridor. For corner and through sites this shall be required only on the frontage from which vehicular access is provided.

iii. Fences and walls shall have a maximum height of 1.8m.

j. Residential Buildings – Separation and Privacy

i. Residential buildings shall be set back at least 3m from the nearest part of any other residential building on the same site, except:

a. No separation is required between buildings that are attached.

b. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings on the same site, separation distance is a minimum of 1.5m.

ii. A balcony at upper-floor level shall be set back at least 5m from all boundaries (see Figure 4.4.9c).

This does not apply to a boundary along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip, less than 6m wide.

9.5.10.1 Managed Care Facilities

The following standards shall apply to any Managed Care Facility in the area identified in Figure 9.3a.

a. Within one calendar month of its occupancy, the Agency/person(s) responsible for the Managed Care Facility shall provide the residents of the properties adjoining the site and Council's Planning Department a written information pack. The information pack shall include an overview of the Agency and the range of services provided (if relevant), and the type of care and programs to be provided within the Managed Care Facility and shall include the following.

i. Proposed number of residents.

ii. The anticipated number of visitors to the site per week and daily visiting hours.

iii. Anticipated full time equivalent staff at the facility.

iv. Regular and emergency contact details to enable prompt and effective contact if necessary.

v. The policies for the management of possible emergency situations including the management of neighbour relations in an emergency situation.

b. The outdoor living area shall be provided communally which shall comprise:

i. At least $12m^2$ per resident.

ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m diameter circle.

iv. At least 60% at ground level, and any outdoor living space that is not at ground

level is provided on upper floor decks wider than 1m.

v. Comprise not more than 35% impermeable surface area.

vi. For the exclusive use of the residents.

vii. Readily accessible for all residents.

viii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

c. A service area shall be provided that has:

i. A minimum area of 20m^2 with a minimum dimension of 3m.

ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m^2 with a minimum dimension of 2m.

iii. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.

iv. No part of any site or premises used as a managed care facility shall contain a secure unit.

9.5.10.2 Rest Homes

The following standards shall apply to any rest home in the area identified in Figure 9.3a.

a. The maximum density for rest homes shall be one person per 50m^2 of net site area.

b. An outdoor living area shall be provided that:

i. Is for the exclusive use of the residents

ii. Is readily accessible to all residents

iii. Is free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas

iv. Has a maximum area of impermeable surfaces not exceeding 60% of the outdoor living area.

c. The outdoor living area shall be provided communally which shall comprise:

i. At least 12m^2 per resident

ii. A minimum dimension of not less than 4m

iii. At least capable of containing a 6m-diameter circle

iv. At least 60% provided at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

d. A service area shall be provided with areas and dimensions as follows:

i. Minimum area of 20m^2

ii. Minimum dimension of 3m

iii. Provided that where a fully equipped laundry (both washing and drying machines) is provided in rest home, then the service area can be reduced to a minimum of 16m^2 with a minimum dimension of 2m.

9.5.10.3 Retirement Villages

The following standards shall apply to any Retirement Village in the area identified in Figure 9.3a.

a. Minimum site area of 2000m^2

b. No more than 20% of residential units shall be in the form of apartments

c. Required to undertake a Water Impact Assessment, as described in Volume 2, Appendix 1.2.2.5

d. Outdoor Living Area

i. Each residential unit, except for when a communal open space is provided, shall be provided with an outdoor living area that is:

a. For the exclusive use of each residential unit.

b. Readily accessible from a living area inside the residential unit.

c. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

d. Located on a side of the residential unit which faces north, east or west. For the purpose of this standard, a side that faces north, east or west means the area to the:

- West of the westernmost and/or easternmost corners of the dwelling, and/or
- West of the west facing façade aligned at no more than 15 degrees to the north-south axis, and/or
- East of the east facing façade aligned at no more than 15 degrees to the north-south axis.

ii. Communal open space for 4 or more residential units and apartment buildings shall comply with 4.4.10.b.iii. as well as being:

a. For the shared use of all residents on site, and

b. Readily accessible from all residential units on site.

iii. Outdoor living areas shall have areas and dimensions as follows.

Residential Units	Outdoor living area per residential unit	Shape
i. Including single residential dwellings and duplex dwellings	60m^2	Capable of containing a 6m diameter circle No dimension less than 2.5m
ii. Communal open space for 4 or more residential units for the exclusive use of the residential units	12m^2	Capable of containing a 8m diameter circle No dimension less than 4m
iii. Apartment Buildings	12m^2	No dimension less than 2.5m

iv. Any communal open space shall be optional but cannot contribute more than 50% of the above provisions.

v. Communal open space is an alternative to, and not in addition to, individual outdoor living areas for each residential unit.

e. Service Areas

Description	Minimum requirements per Residential Area
i. Every site, including first single dwelling but excluding apartments	i. At least 20m^2 ii. Minimum dimension 3m
ii. Second and subsequent residential units, including duplex dwellings	i. Additional 20m^2 for second and each subsequent residential unit ii. Minimum dimension 3m
iii. Apartments	Individual or communal: i. 10m^2 ii. Minimum dimension 2.5m
iv. All service areas	i. Readily accessible from each residential unit ii. Not visible from a public place

9.5.11 Activities on defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044

a. Noise

Any activity locating on defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 after the establishment of any activity listed in 9.5.11 shall ensure that the existing residential activity is not subject to any noise that exceeds the following limits when measured within any point within 1.5m of the boundary of the residential activities.

Time of day	Noise level measured in $L_{Aeq\ [15\ min]}$	Noise level measured in L_{AFmax}
0600-0700 hours	45 dB	75 dB
0700-2000 hours	50 dB	-
2000-2300 hours	45 dB	-
2300-0600 hours	40 dB	75 dB

For the avoidance of doubt, this standard applies to the defined site and replaces any City-wide noise provisions which may apply to the zone.

b. Hazardous Facilities

Any hazardous facility locating on defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044 within 30m of any established activity listed in 9.5.11 shall have a quantity ratio of <0.2 as per Rule 25.4.5.1.

For the avoidance of doubt, this standard applies to the defined site and replaces any City-wide Hazardous Facility provisions which may apply to the zone.

c. Collector Road and Te Rapa Road Intersection

i. Prior to the commencement of development of managed care facilities, retirement villages, rest homes or visitor accommodation on the defined site shown on Figure 15-7c:

a. The Future Road shown on Figure 15-7c to connect between Maui Street and Eagle Way shall be constructed to collector road standard and vested in the Council, and;

b. The existing through lane on the Eagle Way approach to the Te Rapa Road intersection shall be changed to a shared through and right-turn lane, or other intersection configuration to optimise intersection performance as determined through an ITA.

9.5.12 Building Setbacks in the Crawford Street Freight Village

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m
b. Transport corridor boundary – arterial	15m

transport corridors	
c. Other boundaries	0m/nil

9.6 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to compliance with the relevant standards within 9.4-9.5 the Council shall have control over the following matters referenced below.

Activity Specific	Matter of Control and Reference Number (Refer to Volume 2, Appendix 1.3.2)
i. Light Industrial*	B Industrial Zone
ii. Service Industrial*	B Industrial Zone
iii. Ancillary residential unit*	B Industrial Zone

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

9.7 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located with the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Any Industrial activity in the Riverlea Industrial Area or Rotokauri Employment Area	• C – Character and Amenity • F – Hazards and Safety
ii. Parking lots and parking buildings in the Rotokauri Employment Area	• C – Character and Amenity
iii. Emergency services facilities	• C – Character and Amenity • F – Hazards and Safety
iv. Childcare facilities	• C – Character and Amenity • F – Hazards and Safety
v. Drive-through services*	• M – Drive-through services

	• C – Character and Amenity • F – Hazards and Safety
vi. Noxious or offensive activities	• C – Character and Amenity • F – Hazards and Safety
vii. Activities requiring an air-discharge consent	• C – Character and Amenity • F – Hazards and Safety
viii. Transport depot	• C – Character and Amenity • F – Hazards and Safety
ix. Health care services other than those provided for as a permitted activity	• C – Character and Amenity • F – Hazards and Safety
x. Boarding kennels and catteries	• C – Character and Amenity • F – Hazards and Safety
xi. New supermarkets in the industrial zone	• A1 – General Criteria • M – Supermarkets • G – Transport • H2 – Function, Vitality and Amenity of Centres
xii. Extensions to supermarkets not existing at 15 September 2015	• A1 – General Criteria • M – Supermarkets • G – Transport
xiii. Managed care facilities; retirement villages and rest homes on the defined site Lot 3 DP S270, Pt Lot 3 DRO 346, Pt Lot 2 DRO 346, Pt Lot 1 DPS 4044 and Pt Lot 2 DPS 4044	• B – Design and Layout • C – Character and Amenity (C1, C2, C10-16) • F – Hazards and Safety • G- Transportation
xiv. Yard based retail	• C – Character and Amenity • F – Hazards and Safety
xv. Gymnasiums	• C – Character and Amenity • F – Hazards and Safety
xvi. Places of worship	• C – Character and Amenity • F – Hazards and Safety

9.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

11 Ruakura Industrial Park Zone

11.1 Purpose

a. The Ruakura Industrial Park Zone is an important component of the overall development concept for Ruakura. Ruakura is strategically located and is of an appropriate scale to enable the development of a large, structure planned urban extension. The core to the development concept is the creation of an Inland Port (Sub Area A (Inland Port)) and a logistics hub (Sub Area B (Logistics)).

b. Key attributes of the three areas for the Ruakura Industrial Park Zone include its location adjoining strategic infrastructure, including the expressway, the Spine Road, the Inland Port, and key educational, research and innovation facilities and the co-locational benefits for businesses that are derived from these facilities. Its location means it also has an important role as a gateway into Hamilton.

c. There are three industrial park areas. One fronts onto Wairere Drive and the proposed Fifth Avenue extension (Fifth Avenue Industrial Park). The second is in the vicinity of the Silverdale area, south of the Waikato Expressway connection (Silverdale Industrial Park). The third is north of the Large Lot Residential Zone (Percival and Ryburn Roads) and bounded by the Waikato Expressway on the eastern side and will have access off the Spine Road in the vicinity of Fairview Downs.

d. The industrial park concept will be achieved by requiring a high standard of design for all buildings, landscaping and buffer areas and restricting certain types of industrial activities. This includes requiring setbacks from sensitive land uses including a 40m setback from existing residential development to the south-east of the Structure Plan area, and by putting in place an Interface Design Control Area around the periphery of the zone.

e. The provisions also seek to ensure that the Ruakura Industrial Park Zone is not occupied by land uses that are non-industrial, unless they are either ancillary to industrial use, support industrial uses, or are more appropriately located within an industrial environment than a business centre. This will reduce the potential for industrial land to be diluted by non-industrial uses, resulting in pressure for new industrial land to be zoned elsewhere, and for existing industrial land to be rezoned to commercial use.

11.2 Objectives and Policies: Ruakura Industrial Park Zone

Objective	Policies
11.2.1 Industrial land uses, appropriate to the Industrial Park and surrounding environment, are able to establish and operate in an efficient and effective manner.	**11.2.1a** Industrial activities and supportive activities and infrastructure shall be provided for, subject to the land allocation set out in the Table under 3.7h), and the provision of required infrastructure, including roading and Three Waters.
	11.2.1b Noxious or offensive activities shall be avoided.

	11.2.1c Non-industrial uses shall establish and operate only where they are ancillary and supportive to industrial activities.
	11.2.1d Non-industrial uses shall not adversely affect the industrial use of the Ruakura Industrial Park Zone and shall avoid adverse effects on function, vitality and amenity of the central city and other centres.

Explanation

The area has excellent accessibility to other areas of Hamilton and to infrastructure including the Waikato Expressway, the national rail network and the inland port. The key to success will be maximising the strategic and co-locational benefits of the land.

Some industrial activities are to be excluded from the Ruakura Industrial Park Zone. Activities to be excluded are heavy industries or noxious and offensive activities which would be more suited to a less sensitive industrial environment.

Within the Ruakura Industrial Park Zone activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within the zone. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities, but also includes provision for a range of non-industrial activities considered to be ancillary to industrial activity, that support industrial activities, or specific forms of commercial activity that are acceptable within industrial environments, and/or due to their characteristics are better located within an industrial environment.

Objective	Policies
11.2.2 The creation of a high amenity industrial environment.	**11.2.2a** High amenity levels within the Ruakura Industrial Park Zone shall be developed through well designed buildings in the Interface Design Control Area, front yard requirements, setbacks from roads, Open Space Zones and residential areas, and through landscaping and screening.

Explanation

The industrial park concept will be achieved by requiring a high standard of design for all buildings, landscaping and buffer areas and restricting certain types of industrial activities.

The Industrial Park Zone will enable a high amenity employment area. The purpose of this is to create a gateway to the City, a functional and attractive employment area, maintain an appropriate relationship with surrounding land uses and to contribute to raising amenity levels within the City generally.

Objective	Policies
11.2.3 Adverse effects of industrial activities are avoided or mitigated.	**11.2.3a** The adverse effects of industrial activities shall be avoided or mitigated by: i. Ensuring an appropriate location and type of

	development in accordance with Figure 2-14. ii. Ensuring that development visible from residential and key transport corridors and open spaces meets appropriate bulk and location and design standards. iii. Imposing amenity controls to avoid vehicle access to industrial sites from Percival Road to ensure that the adverse effects of industrial activities on adjoining facilities or existing residential areas are avoided or mitigated.

Explanation

Industrial activities can generate adverse amenity effects beyond the boundaries of the zone, such as noise, lighting and glare. These should not have an impact on residential and open space areas where expectations for amenity are far higher. Council has an obligation under the Act to ensure the objectives, policies and rules are met.

11.3 Rules – Activity Status Table

Activity	Class
a. Land Development Activities (refer Rule 3.7.4.2)	RD*
b. New buildings and development	P
c. New buildings and associated development (within an Interface Design Control Area)	C*
d. Industrial activities excluding activities g. to k. and hh. below	P
e. Any activity requiring an air discharge consent under the Waikato Regional Plan within 100m of residential activities	RD
f. Logistics and freight-handling activities	P
g. Any noxious or offensive activity	NC
h. Motor vehicle dismantling and repair	NC
i. Recycling plants including the associated storage of metals, plastics, glass, electronic components or batteries prior to processing	NC
j. Processes involving the flaring or incineration of trade wastes or refuse	NC
k. The manufacture or blending of bulk products of fertiliser, animal feed, roading materials, gardening materials, concrete and aggregate	NC
l. Ancillary offices	P
m. Wholesale retail and trade supplies	RD*
n. Transportation service centre	RD*
o. Drive-through services	RD*
p. Commercial motor vehicle sales and servicing	RD*
q. Yard-based retail other than as provided for as a permitted activity	NC

r. Food and beverage outlets and dairies not exceeding 250m^2 gross floor area	P
s. Ancillary retail	P
t. Emergency service facilities	RD*
u. Passenger transport facilities	P
v. Transport depot	RD*
w. Parking lots and parking buildings	P
x. Accessory buildings	P
y. Minor works to ~~an existing~~a building (except signs, and maintenance and repair of buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
z. Alterations and additions to existing buildings (other than minor works) outside the Interface Design Control Area	P
aa. Alterations and additions to existing buildings (other than minor works) within an Interface Design Control Area	C*
bb. Ancillary residential unit	RD*
cc. Childcare facilities	RD*
dd. Permitted activities which fail to meet the criteria Specific Standards in Rule 11.5	D
ee. Any activity not complying with the Transportation Service Centre access standard in Rule 11.5.2	D
ff. Any permitted, controlled or restricted discretionary activity listed above generating 1500 or more vehicle movements per day	RD*
gg. The demolition ~~and~~or removal of ~~existing~~ buildings except heritage buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
hh. The slaughter and processing of meat products	NC
ii. Any road connection that severs the landscape buffer area along Percival Road to the Ruakura Industrial Park Zone	NC

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide - Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *For the activity status and provisions applying to signs, the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

11.4 Rules – General Standards

11.4.1 Permitted Activities

Permitted activities listed in Table 11.3 shall:

a. Comply with the general standards in Rule 11.4 and, where relevant, the specific standards in Rule 11.5, and

b. Comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans

11.4.2 All Other Activities

All activities listed in Table 11.3, other than permitted activities, shall:

a. Comply with the general standards in Rule 11.4 and, where relevant, the specific standards in Rule 11.5,

b. Comply with Rules 3.7.4.1, 3.7.4.2, 3.7.4.3, 3.7.4.4, 3.7.4.5 and 3.7.5 in Chapter 3: Structure Plans, and

c. Be assessed against the assessment criteria in Rule 11.6 and 11.7 and Section 1.3 of Volume 2, Appendix 1: District Plan Administration – Assessment Matters and Criteria.

11.4.3 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	5m
b. Transport corridor boundary – arterial transport corridors	15m
c. Waikato Expressway (Designation E90a)	40m from the edge of the expressway designation for noise sensitive activities 15m from designation boundary for other buildings
d. Any boundary adjoining any Open Space Zone	8m
e. Other boundaries	0m
f. Any boundary adjoining a Residential Zone	40m

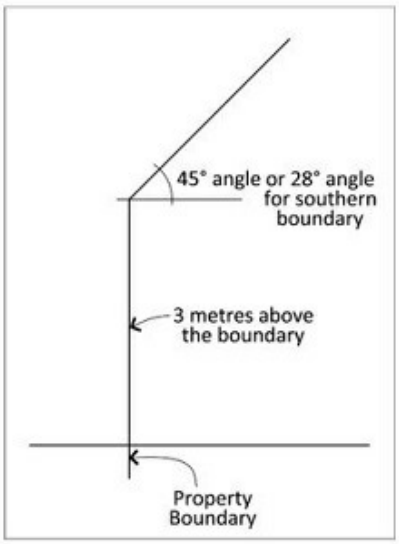
11.4.4 Building Height

a. Maximum building height	20m
b. Maximum container stacking height	6m

11.4.5 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at an elevation of 3m above the boundary of any adjoining Residential, Special Character or Open Space Zones (refer to Figure 11.4.5b).

Figure 11.4.5b: Height control plane for boundaries adjoining any Residential, Special Character or Open Space Zones



11.4.6 Site Coverage

Maximum 75%.

11.4.7 Site Landscaping

a. In addition to the requirements for planting and buffer strips, 20% of the site area shall be landscaped. This requirement may be reduced to 10% of each site where:

   i. The reduction in landscaping is used for car parking purposes.

   ii. Such car parking is designed in such a way as to be substantially hidden from view from the road and adjoining properties by either:

      1. Excavation

      2. Mounding

      3. Landscape planting or

      4. A combination of one or more of the foregoing, so as to be visually integrated into the remaining landscaped area.

   iii. Except that landscaping shall always be provided for in required yards adjoining public open space reserve vested in Council and stormwater treatment and control areas.

   iv. Front yard fences (other than fencing of side yards to the street front) shall be located at or behind the façade of the building facing the street.

11.4.8 Site Layout

a. No more than 50% of the area between a building on the site (where that building is within 15m of the front boundary) and the front boundary of the site shall be used for car parking and/or vehicle manoeuvring. Rear sites are excluded from this requirement.

b. No plant or machinery (including air-conditioning units) relating to the activity shall be placed within any building setback.

c. Front yards shall not be used for Industrial operational activities (other than access and carparking) or storage areas.

d. Offices ancillary to industrial buildings shall be located at the front of building and facing the road. On corner sites, offices are only required to face one road.

11.4.9 Interface Standards

a. No storage, loading or unloading of containers shall take place forward of the front building line of any building fronting a transport corridor or the Waikato Expressway.

11.4.10 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

11.5 Rules – Specific Standards

11.5.1 Ancillary Retail

a. Ancillary retail activity shall not occupy more than 10% of the floor space of the principal industrial activity on the site.

11.5.2 Transportation Service Centres

a. Transportation Service Centres shall be provided with access directly from a State Highway or shall have frontage to a major arterial road.

11.5.3 Landscape Screening

a. A Buffer Area outlined in Appendix 2 Figure 2-14 Ruakura Structure Plan – Land Use (Appendix 2) and Appendix 17 Planning Maps shall be provided in accordance with the rule below.

b. The Buffer Area (as indicated in Figure 11.5.3a below) shall have been planted no later than the end of the 2030 planting season and is to include:

   i. Retention of the existing plane trees (and planting of additional trees to fill the gaps) and replacement planting where necessary;

   ii. On the boundary of Landscape Buffer Area (i.e. the furthest from Percival Road) a dense evergreen hedge to no less than 12m in height;

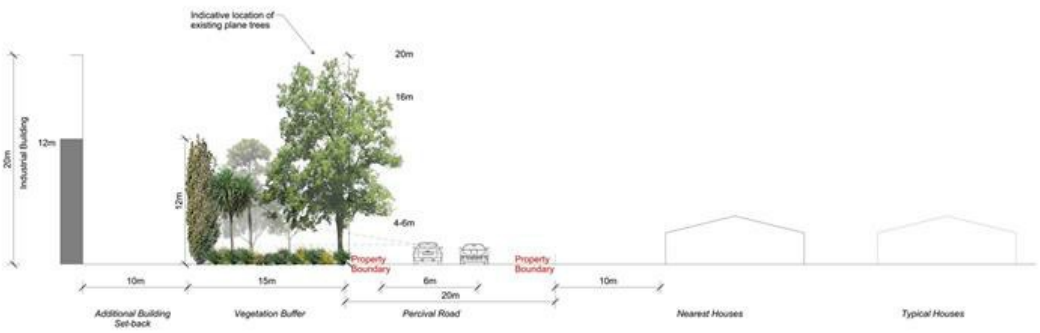
   iii. A 15m setback consisting of an informal band of indigenous vegetation to provide understory planting between the hedge and the road boundary for the full length of Percival Road;

   iv. A 10m building setback within the relevant Ruakura Industrial Park Zone from the edge of the 15m indigenous vegetation outlined in 11.5.3.b.iii above;

c. No vehicle access is to be provided to any site through the 15m landscaped width of the Buffer Area identified in b)ii and iii above and no car parking is permitted within this section of the buffer. Any departure of this rule c. is to be considered as a non-complying activity (see 11.3.ii).

d. Undertaking the planting required by this rule does not require consent for Land Development under rule 3.7.4.2 however the landscaped area shall be included in the Land Development Plan for the adjoining area.

Figure 11.5.3a: Landscape Buffer Area



11.6 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity, the Council shall reserve its control over the following matters.

Activity	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. New buildings and associated development (within an Interface	• B – Industrial • F – Ruakura

Design Control Area)*	
ii. Alterations and additions to existing buildings (other than minor works) within the Interface Design Control Area*	• B – Industrial • F – Ruakura

11.7 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion.

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Any activity requiring an air discharge permit under the Waikato Regional Plan within 100m of residential	• C – Character and Amenity • F – Hazards and Safety
ii. Wholesale retail and trade supplies*	• C – Character and Amenity • F – Hazards and Safety
iii. Transportation service centre*	• C – Character and Amenity • F – Hazards and Safety
iv. Drive-through services*	• C – Character and Amenity • F – Hazards and Safety • G – Transportation
v. Commercial motor vehicle sales and servicing*	• C – Character and Amenity • F – Hazards and Safety
vi. Transport depot*	• C – Character and Amenity • F – Hazards and Safety
vii. Ancillary residential units*	• C – Character and Amenity • F – Hazards and Safety
viii. Childcare facilities*	• C – Character and Amenity • F – Hazards and Safety
ix. Emergency services facilities*	• C – Character and Amenity • F – Hazards and Safety
x. Any permitted, controlled or restricted discretionary activity generating 1500 or more vehicle movements per day*	• G – Transportation
xi. Land Development Activities (refer Rule 3.7.4.2)*	• N - Ruakura

11.8 Notification Rule

a. Except as provided for by sections 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4)

of the Act applications for any Restricted Discretionary Activity identified with an asterisk (*) in the table above and activity status table 11.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

i. Land Development Activities

ii. Drive Through Services and

iii. Activities Generating 1500 or More Vehicle Movements Per Day

shall be limited notified to the following unless they have given their affected party approval:

- Waka Kotahi New Zealand Transport Agency

11.9 Discretionary and Non-complying Activities

a. In determining any application for a discretionary or a non-complying activity, Council shall have regard to all matters identified in Volume 2, Appendix 1.3: District Plan Administration – Discretionary Activity Assessment Criteria.

11.10 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification Defaults
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Controlled Activities – Matters of Control
- Restricted Discretionary Activities – Matters for Discretion and Assessment Criteria
- Discretionary Activity Assessment Criteria
- Design Guides and Design Assessment Criteria
- Information Requirements
- Acronyms Used in the District Plan
- Definitions Used in the District Plan
- Other Methods of Implementation

12 Te Rapa North Industrial Zone

12.1 Purpose

a. Industrial development in Te Rapa North has the potential to support regionally important infrastructure and industries. The existing Te Rapa Dairy Manufacturing Site and the proposed interchange at the junction of the Te Rapa and Ngaruawahia sections of the Waikato Expressway, provides opportunity for limited industrial activity to develop in an integrated, efficient and co-ordinated manner. An area identified as Stage 1A on the Planning Maps has been identified for this purpose. Permitting unanticipated industrial development, either within or outside Stage 1A, other than on the Dairy Manufacturing Site, would mean the inefficient provision of infrastructure.

Note

1. *The area, with an exception for the Dairy Manufacturing Site and the 30ha within Stage 1A as provided for, is covered by the provisions identified in Chapter 14 Future Urban Zone. This is because of the deferred industrial status of the land and a future urban zoning being applicable for deferred industrial.*

12.2 Objectives and Policies: Te Rapa North Industrial Zone

Objective	Policies
12.2.1 Industrial land uses are able to establish and operate within the zone in an efficient and effective manner.	**12.2.1a** Industrial land is used for industrial uses.
	12.2.1b Non-industrial uses establish and operate only where they are ancillary to industrial activities, supporting industrial activities, or are consistent with industrial land uses.
	12.2.1c Non-industrial uses do not adversely affect the industrial use of the Te Rapa North Industrial Zone, or impact adversely on the strategic role of the Central City as the primary office, retail, and entertainment centre, and the other commercial centres in the City.
Explanation	
Activities that are non-industrial and that are provided for in other parts of the City should in general not be carried out within industrial locations. The District Plan sets as the key principle in this regard that industrial land should be preserved for industrial activities. Nevertheless, there is the need for the provision of a range of non-industrial uses, ancillary to and supporting industrial activities, or specific forms of commercial activity acceptable within industrial environments due to their characteristics. *This means those businesses that attract a great deal of traffic are directed towards the Central City and commercial centres, where they will be more accessible, and where significant public investment has been made in providing amenities and*	

facilities capable of supporting such activities.

Objective	Policies
12.2.2 The amenity levels of greenfield areas (including Stage 1A) are to be enhanced. The amenity levels of the existing Te Rapa Dairy Manufacturing Site are to be maintained.	**12.2.2a** Amenity levels within the Te Rapa North Industrial Zone are improved through the use of landscaping, screening and setbacks within the interfaces between the zone and the Waikato Expressway and Te Rapa Road.
	12.2.2b Amenity levels within the Dairy Manufacturing Site will continue to reflect the existing activity on site.

Explanation

Although lower standards of amenity are often characteristic of industrial locations, Plan provisions aim to enable a general improvement in the amenity of the City's industrial locations. The Te Rapa North Industrial Zone incorporates both greenfield and the existing Dairy Manufacturing Site, and the amenities of both are important to consider. The purpose of this is to create functional and attractive employment areas and to contribute to raising amenity levels within the City generally. Greater emphasis is also placed on ensuring entrances into Hamilton are attractive and contribute to the overall amenity of Hamilton. This will ensure alignment with Hamilton City's Gateway Policy.

This is to be achieved through resource consent being required for the development of a Concept Development Consent for the specific Stage 1A and 1B areas.

Objective	Policies
12.2.3 Industrial development is consistent with the long-term land use pattern for the Te Rapa North Industrial Zone and occurs in an integrated, efficient and co-ordinated manner.	**12.2.3a** The development of land in the Te Rapa North Industrial Zone is undertaken to ensure it aligns with the Regional Policy Statement.
	12.2.3b Industrial development in the Te Rapa North Industrial Zone occurs in an integrated and coordinated manner that aligns with capacity improvements to the existing reticulated infrastructure (water and wastewater) and roading, or which is in accordance with exemptions from the requirement to connect new development to that infrastructure.
	12.2.3c Industrial development in the Te Rapa North Industrial Zone, beyond the first 7 ha for Stage 1A, is timed to coincide with the availability of all necessary reticulated infrastructure unless an express exception is provided for in this Plan.
	12.2.3d Traffic and transportation effects are managed through land use planning, peak traffic generation controls and integrated, multi-modal transport approaches, to ensure industrial development in

	the Te Rapa North Industrial Zone does not adversely affect the safety and efficiency of the wider roading network.
	12.2.3e Concept Development Consents shall be used to manage the nature, scale and intensity of proposed industrial developments, to ensure the efficient provision and use of reticulated infrastructure and associated funding mechanisms aligns with Council's LTP and planned growth strategies, subject to exceptions provided for in this Plan.
	12.2.3f The development of land within Stage 1A is undertaken in a manner which ensures the integrated and efficient development of the Te Rapa North Industrial Zone.
	12.2.3g The development of land beyond the areas identified for development in this District Plan shall be avoided until specific district plan provision is made for that development.

Explanation

The Te Rapa North Industrial Zone has a number of strategic strengths that support its development for industrial purposes. These include its proximity to the Te Rapa and Ngaruawahia sections of the Waikato Expressway, Te Rapa Road (the existing State Highway 1), the North Island Main Trunk Railway (NIMTR), and its relative separation from sensitive residential activities.

The Te Rapa section of the Waikato Expressway provides an appropriate boundary to the north of the area. The area is well suited to a mix of industrial activities, provided environmental mitigation measures are included to protect the amenity of the Waikato River.

It is appropriate to provide for further dairy industry development in the vicinity of the Te Rapa Dairy Manufacturing Site and motorist support near the future Te Rapa and Ngaruawahia sections of the Waikato Expressway interchange. The staging acknowledges the importance of facilitating the growth of the dairy industry in a sustainable manner and the benefits of a service centre at a strategic location in the Waikato Expressway network.

To sustainably manage growth in a strategic manner, a total of 30 hectares (7ha prior to 1 January 2021 and another 23 hectares after 1 January 2021) shall be released for industrial development over the next 30-year period. The development of the remaining land area will be provided for in future planning instruments. Knowledge of the future growth rates, land demand and any changes in land use and development will guide future planning. The release of the identified 30 hectares for development will be dependent on the establishment of the strategic transport network and the ability to service and provide the necessary infrastructure.

Objective	Policies
12.2.4	**12.2.4a**

Strategically important infrastructure and investment are supported and not compromised by inappropriate land use activities.	A limited area of land in Stage 1A should be developed as a dairy business cluster in conjunction with and complementary to the existing Te Rapa Dairy Manufacturing Site.
	12.2.4b Activities allowed within the Te Rapa North Industrial Zone should not give rise to reverse sensitivity effects in relation to existing or future industrial activities.

Explanation

The implementation of a land release regime (refer Planning Maps for Stage 1A) for the industrial development in the Te Rapa North Industrial Zone is based upon development being undertaken in conjunction with the provisions of appropriate infrastructure occurring in the specific locations identified. This is a response to the main anchoring element – Stage 1A, the Te Rapa Dairy Manufacturing Site. Notwithstanding the managed release of industrial land it is considered appropriate, in the immediate planning period (up to 2021), to also limit the type of industrial activities to reflect the locational specific nature of the identified area.

In addition to the objectives and policies, the planning provisions requiring Concept Development Consents for each stage, along with controls over the nature of activities and staging in advance of any subdivision or development, allows for growth sequencing, the effects of development and the provision of efficient reticulated infrastructure to be strategically managed.

The Te Rapa North Zone forms part of a long term industrial land supply for Hamilton's western area. It is important that the supply is used in a sustainable and efficient manner. Accordingly, the staging of development will be subject to the availability of infrastructure to enable the development of activities which are linked with existing industries or infrastructure to develop in a sustainably managed way, to avoid unnecessary financial burden being placed on the community as a whole.

Objective	Policies
12.2.5 Investment in the Te Rapa Dairy Manufacturing Site as a national and regionally important strategic facility is supported.	**12.2.5a** The Dairy Manufacturing Site should be recognised for the important benefits it contributes to the community and dairy industrial base for the Waikato.
	12.2.5b Subdivision, use and development shall not compromise the ongoing and efficient operation of the Dairy Manufacturing Site.
	12.2.5c The Dairy Manufacturing Site, as an integral facility to the agricultural sector of Waikato, shall retain its opportunities for continued use, intensification and expansion.
	12.2.5d The ongoing development and use of the Dairy Manufacturing Site shall be supported through the application of specific provisions to enable buildings and structures, noise emissions and

	heavy vehicle movements occur in a manner to ensure the efficient operation of the Dairy Manufacturing Site.

Explanation

The Dairy Manufacturing Site confers large benefits in terms of economic and community wellbeing at both the local, regional and national level. Therefore, due to its size and importance to the national economy the Dairy Manufacturing Site warrants special consideration in the District Plan through sustainable management practices while enabling opportunities for its continued use, intensification and expansion.

The establishment of incompatible uses nearby is a significant risk to its ongoing viability. Accordingly, it is important to consider the zoning around the Dairy Manufacturing Site. It is considered an industrial zone with specific noise and air quality controls to assist with maintaining the viability of the Dairy Manufacturing Site.

The relevant activity statuses in 12.3.3 and general standards in 12.4 apply to the Dairy Manufacturing Site.

Nevertheless, it is important to note that whilst the ongoing operation and development of the Dairy Manufacturing Site is key, these will not occur as of right and in such cases resource consent will be required.

12.3 Rules

12.3.1 Concept Development Consent – Process within Te Rapa North Industrial Zone – Stage 1A

a. The Te Rapa North Industrial Zone includes a Concept Development Consent (CDC) area; Stage 1A (see Volume 2, Appendix 17, Features Maps 1B and 6B). The establishment of the CDC area is to ensure limited industrial activity can occur in an integrated, efficient and co-ordinated manner.

b. Unless otherwise stated, a CDC for the entire CDC area as identified on Planning Maps 1B and 6B requires an application for resource consent as a Controlled Activity. The development within the CDC area may proceed in stages. (Refer to Volume 2, Appendix 1.2.2.8 for what is required in a CDC).
c. The activity status of a CDC will be either a Discretionary Activity or Non-Complying Activity if not complying with the relevant Rules in 12.3.2.

d. All development and activities are subject to consented CDC requirements.

e. The general standards set out in 12.4 for the Te Rapa North Industrial Zone will be used as a guide to assess any Concept Development Consent.

12.3.2 Activity Status Table – Te Rapa North Industrial Zone Concept Development Consents

Concept Development Consents	Stage 1A
a. Concept Development Consent for Stage 1A compliant with Chapter 25.13 City-wide Three Waters and 25.8: City-wide Noise and Vibration	C

and matters of control in Volume 2 Appendix 1.3.2.D.a)	
b. Concept Development Consent for Stage 1A not complying with relevant matters of control in a. above, except as identified in c. below	D
c. Concept Development Consent for Stage 1A not complying with matters of control in 1.3.2.D.a.i or x.	NC

12.3.3 Activity Status Table – Te Rapa North Industrial Zone

Activity		Pre 2021	Post 1 January 2021	Staging Release 12.6.1		Stage 1A land release not complying with CDC	Deferred Te Rapa North Industrial Zone Area outside Stage 1A	Te Rapa Dairy Manufacturing Site
		Stage 1A	Stage 1A					
	In the absence of a CDC	CDC has been granted	CDC has been granted	Any activity failing to comply with 12.6.1.b.i. or 12.6.1.c.i.	Any activity failing to comply with 12.6.1.b.ii.			
Land Release								
a. Te Rapa North Deferred Industrial Area, except for Stage 1A	-	-	-	-	-	-	NC	-
b. Stage 1A not exceeding 7ha in either stage pre 2021	NC	P	-	D	NC	D	-	-
c. Stage 1A not exceeding 23ha in either stage post 2021	NC	-	P	D	NC	D	-	-
Activities in Te Rapa North Deferred Industrial Area								
d. Any activity lawfully existing prior to 13 November 2012 and all other activities provided in Future Urban Zone	-	-	-	-	-	-	P	-

e. Any activity that does not comply with 12.3.3.d.	-	-	-	-	-	-	NC	-
f. Any activity in Stage 1A that is listed as a permitted activity in 9.3 and within the 7ha identified on a CDC are restricted to: i. Manufacturing and processing of dairy products and by-products ii. Storage, transfer and distribution facilities primarily but not exclusively for dairy products and by-products iii. Transport depots primarily but not exclusively for the transport of dairy products and by-products iv. Network utilities for the purposes of servicing the Stage or adjacent Te Rapa Dairy Manufacturing Site	NC	P	P	D	NC	-	-	-

g. Any activity within Stage 1A not complying with General Standards 12.4	NC	D	D	-	-	-	NC	-
h. Ancillary office	NC	P	P	-	-	-	-	-
i. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	NC	P	P	-	-	-	-	-
j. Maintenance ~~or~~and repair of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	NC	P	P	-	-	-	-	-
Te Rapa Dairy Manufacturing Site								
k. Collection, storage and processing of raw milk; Manufacture of dairy products from the processed raw milk; and associated dairy activities	-	-	-	-	-	-	-	P
l. Any activity that is listed as a permitted activity in 9.3	-	-	-	-	-	-	-	P
m. Any activity not	-	-	-	-	-	-	-	NC

complying with 12.3.3.I								

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

12.4 Rules – General Standards

12.4.1 Building Setbacks

a. Any building is set back at least 30m from the bank of the Waikato River.

b. Any building is set back at least 6m from the banks of Te Rapa Stream.

c. Despite the above, a public amenity of up to 25m^2 on an esplanade reserve, a public walkway, a water take or discharge structure, or a pump shed are not subject to this rule.

Building setback (minimum distance)	
i. Any building is set back from all site boundaries other than transport corridor boundaries	10m
ii. Any building is set back at from the western side of Te Rapa Road south of the Hutchinson Road intersection	30m
iii. Transport corridor boundary – local and collector transport corridors	5m
iv. Transport corridor boundary – arterial transport corridors	15m Exception being where: 30m from the western side of Te Rapa Road south of the Hutchinson Road intersection. 30m from the eastern side of Te Rapa Road within the Te Rapa Dairy Manufacturing Site
v. Waikato Expressway (Designation E99 and E99a)	i. 40m from the edge of the expressway carriageway for protected premises and facilities ii. 15m from designation boundary for other buildings except that this setback may be reduced to 10m with the written approval of the relevant roading controlling authority which shall have regard to: 1. The purpose of the setback 2. The location of the designation boundary in relation to the road carriage 3. The impact of the setback on the use and

	enjoyment of the adjoining land 4. The extent of existing or proposed landscaping within the designation 5. Effects on the Waikato Expressway 6. The record of consultation with Waka Kotahi New Zealand Transport Agency outlining any agreed outcomes
vi. Any boundary adjoining any Residential, Special Character or Open Space Zones	8m
vii. From the bank of the Waikato River	30m Despite the above, a public amenity of up to 25m^2 on an esplanade reserve, a public walkway, a water take or discharge structure, or a pump shed are not subject to this rule
viii. From the banks of the Te Rapa Stream	6m
ix. Other boundaries	0m
x. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

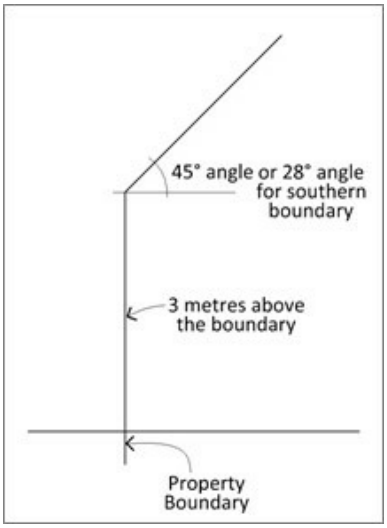
12.4.2 Building Height

a. Maximum building height	20m except as follows. i. In Stage 1A the height of building to be: a. 25m with a maximum height of 15m over 90% of the site b. 50m with a maximum height of 35m over 90% of the Te Rapa Dairy Manufacturing Site

12.4.3 Height in Relation to Boundary

a. No part of a building may penetrate a height control plane rising at an angle of 45 degrees (except for the southern boundary where it is measured at 28 degrees) starting at an elevation of 3m above the boundary of any adjoining Residential, Special Character or Open Space Zones (refer to Figure 12.4.3b).

Figure 12.4.3b: Height Control Plane for Boundaries adjoining Open Space Zones



12.4.4 Site Coverage

a. No maximum.

Note

1. *100% building coverage will not be possible given the requirements for permeable area, vehicle manoeuvring, and landscaping.*

12.4.5 Permeable Surfaces

Permeability across the entire site	Minimum 20%

12.4.6 Landscaping

Notwithstanding the provisions in Chapter 25.5: City-wide – Landscaping and Screening, within the Te Rapa North Industrial Zone.

a. Parking areas and storage areas adjacent to roads are separated from the roads by a 2m planted strip of land.

b. Land, not subject to an esplanade reserve, within 15m of the bank of the Waikato River is planted with indigenous species of sufficient density to visually screen the activity from the river, except for areas used for water take and discharge structures and associated infrastructure, and access to these.

c. Land within 2m of Te Rapa Road and 5m of the Te Rapa section of the Waikato Expressway is planted with a combination of lawn, indigenous groundcover, shrubs and trees.

d. The landscaping requirement set out in c. above shall be planted with a combination of lawn, indigenous groundcover, shrubs and trees.

12.4.7 Transportation

Notwithstanding the provisions in Chapter 25.14: City-wide – Transportation, all vehicle access, parking and manoeuvring within the Te Rapa North Industrial Zone shall also comply with:

a. Access, vehicle entrance, parking, loading and manoeuvring space.

   i. Stage 1A:

      - All vehicular access is provided via the existing grade separated interchange to Te Rapa Road, and

      - Access, vehicle entrance crossing, parking, loading, queuing, and manoeuvring space are provided in accordance with Rule 25.14.4.

Note

1. *Access, vehicle entrance, parking, loading and manoeuvring space within Stage 1A that does not comply with a condition for a permitted activity in Rule 12.4.7.a. is to be assessed as a restricted discretionary activity.*

b. Vehicle movements within Stage 1A:

   i. Trip generation shall not exceed 15.4 trips/ha gross land area/peak hour, and

   ii. Access(es) from internal roads, entrances, parking, loading and manoeuvring are in accordance with Rule 25.14.4, and

   iii. Access to the arterial and State Highway networks are generally in accordance with the indicative roading pattern shown in the approved Concept Development Consent for the stage.

c. Vehicle movements in the Deferred Industrial area, excluding Stage 1A refer to Chapter 25.14: City-wide – Transportation.

d. Vehicle movements onto the Te Rapa Dairy Manufacturing Site Interchange if the peak hour traffic flows do not exceed the following limits:

   i. AM Peak (7.30 – 9.30 am)

      - All Ramps – 300 vehicles per hour (vph)

   ii. PM Peak (4.00 – 6.00pm)

      - North Bound On-Ramp – 150 vph

      - South Bound Off-Ramp, South Bound On-Ramp, North Bound Off-Ramp – 300 vph

Note

1. *Vehicle movements within Stage 1A or onto the Te Rapa Dairy Manufacturing Site Interchange that do not comply with Rule 12.4.7 are to be assessed as a discretionary activity.*

12.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where

relevant.

- (Chapter 9: Industrial Zone 9.3 Activity Status Table only)
- Chapter 14: Future Urban Zone
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

12.5 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 12.4 and 12.6, the Council shall have control over the following matters referenced below:

Activity Specific	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. Concept Development Consent for Stage 1A	D Te Rapa North Industrial Zone

12.6 Rules – Specific Standards

12.6.1 Te Rapa North Land Release Staging

A staged release of land for industrial development shall occur in accordance with the provision of appropriate infrastructure (including roading) and developed in accordance with an approved Concept Development Consent according to the following land releases occurring:

a. The release of land for industrial purposes shall be restricted to that which is provided for in Stage 1A and the Te Rapa Dairy Manufacturing Site. The subdivision and development of land shall be restricted until further planning tools, such as structure planning, are implemented in the Deferred Industrial Area.

b. Pre-2021 Land Release:

   i. A maximum of 7ha of Stage 1A.

   ii. A maximum total of 30ha inclusive of the 7ha provided for in 12.6.1.b.i above.

c. Post-2021 Land Release:

   i. A maximum of 23ha in Stage 1A in addition to the 7ha provided for in 12.6.1.b.i above.

d. The Te Rapa Dairy Manufacturing Site ?land area, as identified on the Planning Map is not affected by the land release provisions set out above.

12.6.2 Ancillary Offices

a. Ancillary office activity shall not occupy more than 10% of the floor space of the principal industrial activity on the site.

12.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

13 Rototuna Town Centre Zone

13.1 Purpose

a. The Rototuna Town Centre will provide the community with access to a range of goods and services in their local area. It is a mixed-use Centre comprising residential, retail, community, recreational and employment activities to provide everyday goods and services for the community. The District Plan provisions seek to achieve a comprehensively developed and well designed Centre, with high levels of amenity and quality living, working and playing environments. The zone provisions have been designed to enable the Centre to function as a local commercial and community focal point. It is essential that the Centre is well connected to the surrounding area it serves and is provided with efficient transport links to the wider City.

b. The Centre is a component of the Rototuna Structure Plan, which guides development in the Structure Plan area. Development in the Centre must be in general accordance with the Rototuna Town Centre Concept Plan, with Comprehensive Development Plans being used to ensure a comprehensive approach to development is taken in this area.

c. The Concept Plan identifies activity precincts, proposed roads, pedestrian and cycle networks, public open space, water courses, drainage reserves and other key features. The design, layout, scale, integration, connectivity and form of buildings and sites will contribute to the amenity and successful functioning of the Centre.

d. The Town Centre is made up of several activity precincts that contribute to the overall function of the Centre. These Precincts are:

   i. Retail (areas 1 and 2).

   ii. Employment.

   iii. Residential Mixed Use.

   iv. Residential Medium and High Density.

   v. Community.

   vi. Active Recreation.

   vii. Public Square.

13.2 Objectives and Policies: Rototuna Town Centre Zone

Objective	Policies
13.2.1 The Town Centre becomes the focal point for the Rototuna area by providing for the local	**13.2.1a** Ensure development contributes to the overall form and function of the Rototuna Town Centre by being in general accordance with the Rototuna

community's retail, employment, service, entertainment, and recreation needs and a range of residential living opportunities.	Structure Plan, Rototuna Town Centre Concept Plan and Rototuna Town Centre Design Guide.
	13.2.1b Provide for a range of activity types in appropriate locations within the Town Centre through the land use precincts identified on the Rototuna Town Centre Concept Plan.
	13.2.1c Create a vibrant heart for the Town Centre through the development of community and commercial facilities of a high design standard, focused on the Main Street and Public Square.
	13.2.1d Ensure sufficient land is available for the establishment of service and light industries to provide local employment opportunities and meet the requirements of the Rototuna community.
	13.2.1e Promote a street-based, pedestrian-orientated shopping environment with a range of small shops in the Retail 1 Precinct by limiting retail floor areas.
	13.2.1f Promote the establishment of larger format retail activities in the Retail 2 Precinct to service the local community.

Explanation

The role of the Rototuna Town Centre is primarily to serve local needs. The scale of retail, office and other commercial development will be controlled through floor area limits to ensure that the Centre functions as a local centre and to complement other large centres such as the City Centre, Chartwell and The Base that have city-wide and sub-regional commercial functions. This approach is entirely consistent with that of the Waikato Regional Policy Statement requiring Hamilton City Council to achieve compact urban environments that allow people to live, work and play within their local area.

Objective	Policies
13.2.2 Develop the Town Centre in a comprehensive manner to ensure integrated approaches to land development and provision of infrastructure, the efficient use of the land resource, and the management of adverse effects.	**13.2.2a** Ensure that urban development within the Town Centre is undertaken in a comprehensive manner, integrating uses appropriately.
	13.2.2b Ensure the comprehensive development of the Town Centre is not compromised by the effects of sporadic development which does not integrate with adjacent activities and the wider area.
	13.2.2c Promote opportunities for developers to work together and to work with Council and other infrastructure providers to enable the sharing of

	resources and facilities to achieve an integrated built form.

Explanation

A comprehensive approach to the design, layout and physical form of urban development enables agreed urban design policy approaches to be consistently applied. Such an approach also enables the complex relationships between different land uses to be effectively managed. A comprehensive approach requires consideration of developments in the wider context of the area, including relationships to key features such as the Main Street and Public Square.

Objective	Policies
13.2.3 Ensure development incorporates quality urban design to achieve a functional, attractive, safe and vibrant Town Centre.	**13.2.3a** Require land use activities and subdivisions to be designed and developed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and Rototuna Town Centre Design Guide.
	13.2.3b Facilitate a vibrant Retail Precinct by providing for a range of activities, including the use of upper floors for business, entertainment and residential activities.
	13.2.3c Require the establishment of retail and restaurant activities at ground floor level in the Primary Frontage area identified on the Primary and Secondary Frontages Plan.
	13.2.3d Ensure that activities establishing at ground floor level within any defined primary and secondary frontage have customer entrances facing the street or Public Square.
	13.2.3e Ensure that off-street car parking does not dominate the street frontage, in particular ensure that any defined primary or secondary frontages are edged by built development rather than large parking, loading and service areas.

Explanation

Town centres are an essential component of the urban fabric, providing essential goods and services to communities, and helping create a community identity and focal point. The urban design component of the District Plan seeks to ensure that these centres develop as attractive employment, living and community nodes. These outcomes are important in creating successful and sustainable centres that are vibrant and distinctive and in creating an environment that is high quality, safe and accessible to the surrounding community.

Primary frontage areas are identified on the Primary and Secondary Frontages Plan (Volume 2, Appendix 7, Figure 7-3) to facilitate the development of retail focused principal shopping streets where buildings have a close relationship with adjoining

streets and public spaces through a minimum two storey enclosure of the space and by adding variety and activity to the shopping frontage.

Mixed-use development is encouraged within the Town Centre. This will benefit the community by enabling more activity in the area and contributing to greater urban vitality. Whilst residential activities are encouraged, they are not provided for at ground level in order to ensure continuous active retail and commercial activity street frontages.

Well designed town centres encourage walking and cycling, thereby reducing dependence on the motor vehicle and promoting more sustainable use of land and infrastructure.

Objective	Policies
13.2.4 Development of a Town Centre that is well connected and safely accessible by a range of transport modes.	**13.2.4a** Ensure streets, cycle ways, walkways and public transport facilities are designed and developed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and the Rototuna Town Centre Design Guide.
	13.2.4b Use the Rototuna Town Centre Concept Plan to guide development to achieve safe and efficient access to the Town Centre and within the Town Centre.
	13.2.4c Encourage opportunities for shared and centralised car parking provision.
	13.2.4d Ensure adequate provision is made for vehicle loading and storage and vehicle access, without compromising pedestrian safety and convenience.
	13.2.4e Ensure that street design including carriageway widths, cycleways and footpaths, traffic management measures, recognises the importance of such spaces as part of the public realm.
	13.2.4f Require, where practicable, provision of convenient access between carparking areas and the activities they are intended to serve.

Explanation

The Rototuna Town Centre Concept Plan has been designed to create an urban form that facilitates greater use of public transport, and encourages walking and cycling. The vitality and vibrancy of the Town Centre can be enhanced by incorporating urban design principles into the design of roading infrastructure and by recognising that these are shared public spaces that contribute to the Centre's identity. An integrated transport network helps to avoid, remedy or mitigate the adverse effects of the roading network on the environment and on the community's amenity values by

reducing travel distances to facilities, minimising car usage and pollution.

The provision of adequate and convenient parking and loading facilities is part of Council's transport planning throughout the City. The ability of roads to carry traffic efficiently and safely depends to a large extent on the provision of vehicle parking, loading, manoeuvring, and access to and from properties.

Objective	Policies
13.2.5 Development shall avoid adverse effects resulting from differing activities in the Town Centre and surrounding area.	**13.2.5a** Ensure that commercial and employment activities adjacent to residential precincts and zones are developed and operated in a manner that avoids effects on residential amenity values.
	13.2.5b Identify activity precincts within the Town Centre as a means of separating incompatible activities and managing adverse effects of activities.
	13.2.5c Avoid the establishment of incompatible activities, such as heavy industry and noxious or offensive trades in the Employment Precinct, which may adversely affect the amenity of the precinct or adjoining precincts.
	13.2.5d Ensure buildings intended for mixed-use activities are designed to protect residents from the adverse effects of noise.
	13.2.5e Use building setbacks, separation and height controls and amenity planting where buildings adjoin residential precincts and zones.
	13.2.5f Require buildings to be set back from the Waikato Expressway and arterial roads.
	13.2.5g Require the provision of landscaping or landscape screening to mitigate potential adverse effects of activities and to contribute to the overall amenity of the Town Centre.

Explanation

It is important to ensure that incompatible uses such as industrial activities and residential activities do not establish in the same location, as this can cause nuisance effects such as noise, odour and heavy traffic, and can place constraints on the operation of the industrial activities. Part of the planning mechanism for managing effects is requiring activities to meet specified standards such as height controls, provision of service areas, outdoor open space and landscaping. These standards are especially important in locations where a precinct adjoins another precinct or zone and where sites adjoin arterial roads or the Waikato Expressway.

Objective	Policies

13.2.6 Development of compact, well designed, and functional residential developments with high levels of amenity.	**13.2.6a** Ensure that high, medium and mixed-use residential development establish in the locations shown on the Rototuna Town Centre Concept Plan.
	13.2.6b Use the Rototuna Town Centre Design Guide to implement quality residential design and living environments.
	13.2.6c Ensure that residential development in the Town Centre delivers densities consistent with those promoted by Future Proof and the Regional Policy Statement.
	13.2.6d Ensure each residential unit is provided with adequate storage space and service areas to accommodate typical residential living requirements.
	13.2.6e Ensure development is designed to avoid adverse noise effects occurring between residential units or from non residential activities.
	13.2.6f Ensure development that is adjacent to public space achieves visual and physical connectivity to these areas.
	13.2.6g Ensure that buildings and activities associated with communal or care facilities do not overly dominate the amenity values of any residential precinct.
	13.2.6h Encourage the siting of buildings to take advantage of aspect, topography and site conditions.
	13.2.6i Require the provision of landscaping to mitigate potential adverse effects of activities and to contribute to the overall amenity of residential areas.
Explanation	
The layout of residential developments particularly in terms of privacy, setbacks, sunlight/daylight open space and service needs, are important to the quality and desirability of medium to high density residential development. However, there needs to be flexibility in how these aspects are addressed to ensure high quality design outcomes and an efficient use of the site. Buildings and structures also need to be of a size and scale that might be expected as part of a town centre and that are compatible with surrounding residential areas.	

The way in which buildings interface with public spaces can have a major bearing on how these spaces are used and their overall amenity value. Encouraging strong visual connections between public spaces and adjoining residential activities can lead to a greater sense of personal safety for the users of these spaces. This in turn promotes greater use and enjoyment of the spaces themselves.

The Rototuna Town Centre Zone must give effect to the Regional Policy Statement and be consistent with the principles of Future Proof and the Hamilton Urban Growth Strategy. The Future Proof Strategy requires an average dwelling yield of 16 dwelling units per developable hectare be applied to all new greenfield urban growth areas. This is to ensure an efficient use of the remaining physical land resource of the Waikato sub-region. Minimising energy demand and making efficient use of energy can be achieved through the layout, siting and design details of buildings.

Objective	Policies
13.2.7 Infrastructure is provided in a timely, integrated and efficient manner to support the establishment of land use activities.	**13.2.7a** Ensure infrastructure is provided in general accordance with the Rototuna Structure Plan and Rototuna Town Centre Concept Plan.
	13.2.7b Protect and enhance existing Three Waters infrastructure and encourage low impact urban design and development.
	13.2.7c Overland flow paths are to be identified during subdivision or development and retained free of obstruction, with a capacity to pass stormwater flows safely without causing damage to any property.

Explanation

Encouraging integrated approaches with Three Waters and the adoption of low impact design approaches are all mechanisms to assist in the efficient and coordinated provision of infrastructure and development.

The Regional Policy Statement also introduces policy that specifies development principles, these include the requirement to direct development away from hazard areas and avoiding, remedying and mitigating adverse effects of development on soil stability, water quality, aquatic ecosystems and flooding. The above mechanisms along with identifying and protecting overland flow paths all assist in giving effect to this policy.

Objective	Policies
13.2.8 Provision of open space and protection of natural features to support biodiversity, enhance amenity levels and promote community health and wellbeing.	**13.2.8a** Ensure open space, active recreation reserves, drainage reserves and natural features are provided and designed in general accordance with the Rototuna Structure Plan, Rototuna Town Centre Concept Plan and the Rototuna Town Centre Design Guide.
	13.2.8b

	Ensure the creation of an ecological, cycling and walking corridor in association with the drainage reserve and water course.
	13.2.8c Ensure that the development of open space is consistent with any relevant operative Reserve Management Plan.
	13.2.8d Ensure that recreational facilities and activities (including ancillary activities) are designed, located and operated in a manner that will ensure that any adverse effects on the amenity of recreation land or its surrounding environment are minimised.
	13.2.8e Ensure that any building and parking facilities are integrated into the site and do not compromise the character thereof.

Explanation

Open space and natural features make a significant contribution to the characteristics of an area and contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes. It is therefore important to ensure that sufficient open space and recreation areas are provided for the Rototuna community and that these areas meet the varying requirements of the community.

It is also important to recognise and provide for the multiple functions that open space and reserves provide. These functions include areas for active recreation such as sports fields and playgrounds, corridors for moving pedestrians and cyclists, corridors to facilitate biodiversity and drainage, and areas that enhance amenity and provide pleasant outlooks.

13.3 Explanation of Rules

a. The rules that apply to development and activities in the Rototuna Town Centre Zone have been separated into two sections. Rules 13.4, 13.6, 13.8 and 13.9 apply to all activities and development that require consent as part of a Comprehensive Development Plan process before they can be established. Rules 13.5, 13.7 and 13.8 apply to all activities and development after a Comprehensive Development Plan has been fully implemented and after all activities authorised by that consent have been fully operational for at least six months.

b. In terms of the rules in Rules 13.8 and 13.9, and the applicable rules in Rules 13.8.13 and 13.9.16, the following modifications shall apply.

   i. For the Residential Medium Density, Residential High Density and Residential Mixed-Use Precincts the provisions relating to the Residential Zone.

   ii. For the Employment Precinct the provisions relating to the Industrial Zone.

   iii. For the Active Recreation and Public Square Precincts the provisions relating to the Sport and Recreation Zone.

iv. For the Retail 1 and Retail 2 Precincts the provisions relating to the Business 5 Zone.

v. For the Community Precinct the provisions relating to the Community Facilities Zone.

13.4 Rules – Activities Subject to a Comprehensive Development Plan

a. The Rototuna Town Centre is divided into a number of Comprehensive Development Plan (CDP) Areas (as shown in Volume 2, Appendix 7, Figure 7-2).

b. Apart from the exceptions set out in 13.4.c and d. below, development of any land cannot be commenced unless it is in accordance with a consented CDP.

c. There are some activities that can occur as permitted activities, subject to compliance with relevant standards in Rule 13.8, before the approval of a CDP. These activities are:

i. Maintenance~~,~~ and repair of buildings and structures, and minor alterations to ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage). (see note 3)

ii. Temporary activities in accordance with Chapter 25.3: City-wide – Events and Temporary Activities.

iii. Demolition or removal of ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage)~~.~~ (see note 3)

d. New transport corridors are restricted discretionary activities in accordance with Chapter 25.14 City-wide Transportation.

e. Applications for a CDP must be for a whole area, as identified in Volume 2, Appendix 7, Figure 7-2. Development within the Area may proceed in stages if stages have been defined as part of the consent granted for the CDP.

f. Unless otherwise stated, a CDP (required in respect of the areas identified in Volume 2, Appendix 7, Figure 7-2) requires an application for resource consent as a discretionary activity.

g. The activity status of a CDP application will be classified as non-complying if one or more activities that form part of the application are identified as a non-complying activity in the Activity Status Table (Refer to Rule 13.6).

h. All activities listed in Rule 13.6 are non-complying activities in the absence of an approved CDP, unless the activity is listed as permitted in Rule 13.4.c, subject to compliance with relevant standards.

i. Activities within CDPs that fail to meet one or more of the standards in Rules 13.8 and 13.9 will be classified as a discretionary activity, with particular regard to the effects arising from the failure to meet the relevant standard or standards.

j. Rule Table 13.6 sets out the status of activities (included in a CDP) in each

precinct, as identified on the Rototuna Town Centre Concept Plan in Volume 2, Appendix 7, Figure 7-1.

k. For changes of activities following the full implementation of a CDP in accordance with Rule 13.3.a, refer to Rules 13.7 and 13.9.

Note

1. *All applications for CDPs shall specifically assess and determine the most suitable and appropriate location, format of roading network and other key components of infrastructure, and the location of precinct and CDP boundaries which are shown in diagrammatic form only on the Rototuna Town Centre Concept Plan (Volume 2, Appendix 7, Figure 7-1).*
2. *All applications for a CDP shall incorporate, as part of their base information, all locations and formats of roads, infrastructure precinct and CDP boundaries as determined through previous CDP consents within the Rototuna Town Centre Zone.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

13.5 Rules – Activities Proposed after the Implementation of a Comprehensive Development Plan

a. All development in an area that is subject to an approved CDP consent is permitted, but it must comply with the terms of that consent. Changes to the conditions of a CDP consent will be considered as a discretionary activity under section 127 of the Act, except where the proposed changes involve materially different effects or extend the scope of the original application. In these instances a new CDP consent is required (refer to 13.5.b).

b. For an approved CDP that has been implemented any changes in use, or changes that involve materially different effects or extend the scope of the original application will require a new CDP consent. The new CDP will be assessed as a discretionary activity, unless otherwise stated (refer to Rule 13.7). There are some changes that can occur as permitted activities without the need for a new CDP consent. These activities are subject to compliance with the relevant standards in Rule 13.8, and are as follows.

   i. Maintenance~~,~~ and repair of buildings and structures and minor alterations to ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage)~~.~~ (see note 1)

   ii. Informal recreation and ancillary buildings.

   iii. Passenger transport facilities.

c. After a CDP has been fully implemented and after all activities authorised by that consent have been fully operational for at least six months Rule 13.7 and Rule 13.8 shall apply.

Note

1. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

13.6 Rules – Activity Status Table for Comprehensive Development Plans

Activity	Activity Status								
	Retail 1 Precinct	Retail 2 Precinct	Commu Precinct	Employ Precinct	Active Recreation Precinct	Public Space Precinct	Residential Mixed Use Precinct	Residential High Density Precinct	Residential Medium Density Precinct
Buildings									
a. The erection of any new building, or external alteration or addition to an existing building	D	D	D	D	D	NC[1]	D	D	D
Commercial Activities and Structures									
b. Retail activities	D	D	NC	NC	NC	D	D	NC	NC
c. Ancillary retail activity	D	D	D	D	D	NC	D	NC	NC
d. Offices	D	D	D	D	NC	NC	D	NC	NC
e. Health care services	D	D	D	D	NC	NC	D	NC	NC
f. Visitor accommodation	D	D	D	NC	NC	NC	D	D	D
g. Service industry	D	D	NC	D	NC	NC	D	NC	NC
h. Light industry	NC	NC	NC	D	NC	NC	D	NC	NC
i. Restaurants	D	D	D	NC	NC	D	D	NC	NC
j. Licensed premises	D	D	D	NC	NC	D	D	NC	NC
k. Tertiary education and specialised training facilities	D	D	D	D	D	NC	D	NC	NC
l. Places of assembly	D	D	D	D	D	NC	D	NC	NC
m. Childcare centres	D	D	D	D	D	NC	D	NC	NC
n. Home-based business	D	D	D	D	NC	NC	D	D	D
o. Service stations	NC	NC	NC	D	NC	NC	NC	NC	NC
p. Parking lots and parking buildings	D	D	D	D	NC	NC	D	NC	NC
q. Transport depots	NC	NC	NC	D	NC	NC	NC	NC	NC
r. Yard-based retailing	NC	D	NC	NC	NC	NC	NC	NC	NC
Community Activities and Structures									
s. Schools	D	D	D	D	D	NC	D	NC	NC
t. Community centres	D	D	D	D	D	NC	D	NC	NC
u. Places of worship	NC	NC	D	D	NC	NC	NC	NC	NC
v. Marae	D	D	D	D	NC	NC	D	NC	NC

w. Emergency service facilities	NC	NC	NC	D	NC	NC	NC	NC	NC
x. General recreation	NC	NC	NC	NC	D	D	NC	NC	NC
y. Informal recreation and ancillary buildings	D	D	D	D	D	D	D	D	D
z. Club rooms	D	D	D	D	D	NC	D	NC	NC
aa. Passenger transport facilities	D	D	D	D	D	D	D	D	D
Residential Activities and Structures									
bb. Apartment	D	D	NC	D	NC	NC	D	D	D
cc. Residential centres	D	D	D	NC	NC	NC	D	D	D
dd. Managed care facilities	D	D	D	NC	NC	NC	D	D	D
ee. Rest homes	D	D	D	NC	NC	NC	D	D	D
ff. Single dwellings	NC	NC	NC	NC	NC	NC	NC	NC	D
gg. Accessory building	D	D	D	D	D	NC	D	D	D
hh. Ancillary residential units	D	D	D	D	NC	NC	D	D	D
All Activities and Structures									
ii. Signs	D	D	D	D	D	D	D	D	D

[1] *Excludes buildings associated with public transport facilities, which shall be classified as discretionary activities.*

Note

1. *Refer to 13.3.a – Explanation of Rules. Example: The inclusion of light industry within the Community Precinct will identify a CDP as a non-complying activity, pursuant to Rule 13.4.h.*
2. *For any activity not identified above, see Section 1.1.8.1.*

13.7 Rules – Activity Status Table for Activities Proposed Within an Area with an Implemented Comprehensive Development Plan

Refer to Rule 13.3.a: Explanation of Rules for an explanation of when a Comprehensive Development Plan is considered to have been implemented.

Activity	Activity Status								
	Retail 1 Precinct	Retail 2 Precinct	Community Precinct	Employment Precinct	Active Recreation Precinct	Public Open Space Precinct	Residential Mixed Use Precinct	Residential High Density Precinct	Residential Medium Density Precinct
Buildings									
a. The erection of any new building associated with	D	D	D	D	D	NC[2]	D	D	D

activities listed in this Table, or external alteration or addition to an existing building[1]									
b. Maintenance~~,~~ and repair of buildings and ~~minor~~structures, and alterations and additions to ~~existing~~ buildings (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 2)	P	P	P	P	P	P	P	P	P
Commercial Activities and Structures									
c. Retail activities	P	P	NC	NC	NC	P	P	NC	NC
d. Ancillary retail activity	P	P	P	P	D	NC	P	NC	NC
e. Offices	P	P	P	P	NC	NC	P	NC	NC
f. Health care services	P	P	P	P	NC	NC	P	NC	NC
g. Visitor accommodation	P	P	P	NC	NC	NC	P	D	D
h. Service industry	D	D	NC	P	NC	NC	P	NC	NC
i. Light industry	NC	NC	NC	P	NC	NC	D	NC	NC
j. Restaurants	P	P	P	NC	NC	P	P	NC	NC
k. Licensed premises	P	P	D	NC	NC	P	D	NC	NC
l. Tertiary education and specialised training facilities	P	P	P	P	D	NC	P	NC	NC
m. Childcare centres	P	P	P	P	D	NC	P	NC	NC
n. Places of assembly	P	P	P	D	D	NC	D	NC	NC
o. Home-based business	P	P	P	P	NC	NC	P	P	P
p. Service stations	NC	NC	NC	D	NC	NC	NC	NC	NC
q. Parking lots and parking buildings	D	D	D	D	NC	NC	D	NC	NC
r. Transport depots	NC	NC	NC	P	NC	NC	NC	NC	NC
s. Yard-based retailing	NC	P	NC	NC	NC	NC	NC	NC	NC
Community Activities and Structures									
t. Community centres	P	P	P	D	D	NC	D	NC	NC
u. Marae	D	D	P	D	NC	NC	D	NC	NC
v. Schools	P	P	P	P	D	NC	P	NC	NC
w. Emergency service facilities	NC	NC	NC	D	NC	NC	NC	NC	NC

x. General recreation	NC	NC	P	NC	P	P	NC	NC	NC
y. Club rooms	P	P	P	D	P	NC	D	NC	NC
z. Places of Worship	D	D	P	D	D	NC	D	NC	NC
Residential Activities and Structures									
aa. Apartment	P	P	NC	P	NC	NC	P	P	P
bb. Residential centres	D	D	D	NC	NC	NC	D	D	D
cc. Managed care facilities	D	D	D	NC	NC	NC	D	D	D
dd. Rest homes	D	D	P	NC	NC	NC	P	P	P
ee. Single dwellings	NC	NC	NC	NC	NC	NC	NC	NC	P
ff. Accessory building	D	D	D	D	D	NC	D	D	D
gg. Ancillary residential units	P	P	P	P	NC	NC	P	P	P

[1] Excludes ancillary buildings associated with Informal Recreation which are classified as permitted activities and alterations and additions to buildings associated with existing schools which are classified as permitted activities in Community Precincts.
[2] Excludes buildings associated with Public Transport Facilities which shall be classified as discretionary activities.

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.*

13.8 Rules – General Standards for All Permitted Activities in the Rototuna Town Centre Zone

13.8.1 Change in Land Use

a. A change in land use in an approved CDP shall not result in the development yields (Rule 13.9.1) being not achieved.

13.8.2 Primary Frontages

a. Only retail activities and restaurants shall be located at the ground floor level of buildings within the Primary Frontages, as defined in Volume 2, Appendix 7, Figure 7-3.

13.8.3 Hours of Operation

a. Hours of operation for specified activities are as follows.

Activity	Hours of operation shall be between
i. Any use that is not Residential in the Mixed Use	0600hr and 2300hr (Monday-Saturday) 0700hr and 2300hr (Sunday and public

Precinct	holidays)
ii. Community Precinct (excluding residential activity)	0700hr and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iii. Active Recreation Precinct	0700 and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iv. Flood Lighting in the Active Recreation Precinct	0800hr and 2130hr
v. General Recreation in the Public Square Precinct	0700 and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)

13.8.4 Residential Unit Size

a. The minimum habitable gross floor area required in respect of any Residential Unit shall be:

Form of residential unit	Gross floor area
i. Studio unit	Minimum 45m^2
ii. 1 bedroom unit	Minimum 55m^2
iii. 2 or more bedroom unit	Minimum 80m^2

b. In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

13.8.5 Residential Activities Outdoor Living, Service and Storage Areas

a. Outdoor Living Area

i. Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with an outdoor living area which:

- Shall be for the exclusive use of the Residential Unit.
- Shall be readily accessible from a living area of a Residential Unit.
- Shall be free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.
- Shall have a minimum area per Residential Unit of 12m^2 and a minimum dimension of 2.5m width.

Note
1. Any communal outdoor living is optional and shall be provided in addition to the above provisions.

b. Service Area

i. Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with service areas as follows.

- A minimum service area of 10m^2 with a minimum dimension of 2.5m located at ground floor level and readily accessible to that residential accommodation.
- The service area shall be maintained with an all-weather, dust free surface.
- The vehicular access associated with a service area may not be located within a primary or secondary frontage.
- A service area shall not be able to be viewed from a public space.

c. Storage Area

i. In addition to internal storage, each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with storage areas as follows.

- Located at ground floor level and readily accessible to that residential accommodation.
- The storage area shall be secure and weather proof.
- A minimum of 1.8m long by 0.9m high by 0.6m deep.

13.8.6 Residential Activities in Non-Residential Precincts

a. No residential units (including apartment buildings), residential centres, managed care facilities, rest homes, visitor accommodation or marae shall be located at ground floor level within the Retail, Employment or Community Precincts.

13.8.7 Retail Activities

a. The maximum gross floor area of any individual retail tenancy in the Retail 1 Precinct shall not exceed 400m^2.

b. Retail activities in the Retail 1 Precinct shall not form part of an integrated development with a gross floor area in excess of 1,000m^2.

c. The maximum gross floor area of any individual retail tenancy in the Retail 2 Precinct shall not exceed 4,000m^2.

d. In the Residential Mixed-use Precinct:

i. The maximum gross floor area of any individual retail tenancy shall not exceed 100m^2.

ii. Individual retail tenancies must front onto the street and be located in accordance with the Retail Frontages in Volume 2, Appendix 7, Figure 7-4.

iii. Only one retail tenancy depth from the road frontage.

iv. No Integrated Retail Developments.

e. The maximum land area occupied for yard-based retailing by any individual retail tenancy shall not exceed 150m^2.

f. The maximum gross floor area of any individual Ancillary Retail tenancy shall not exceed:

   i. 400m^2 in the Retail 1 Precinct.

   ii. 50m^2 in the Community Precinct.

   iii. 150m^2 in the Employment Precinct.

   iv. 100 m^2 in the Residential Mixed Use Precinct.

13.8.8 Offices

a. The maximum gross floor area of any individual office tenancy shall not exceed 250m^2 in the Retail 1, Retail 2, Community, Employment or Residential Mixed-use Precincts.

13.8.9 Tertiary Education and Specialised Training Facilities, Schools and Childcare Centres

a. The maximum floor area of any individual Tertiary Education and Specialised Training Facility, School or Childcare Centre shall not exceed 250m^2 in the Employment or Mixed-use Residential Zone.

13.8.10 Service Areas for Non-Residential Activities

Any buildings used for non-residential activities shall be provided with one or more service areas as follows.

a. The total service area shall be not less than 10m^2 or 1% of the gross floor area of the building whichever is the greater, provided that any individual service area shall be not less than 5m^2 with a minimum dimension of 2.5m.

b. A service area may be located within a building, provided it is separately partitioned with an exterior door directly accessible by service vehicles.

c. Any outdoor service area shall be maintained with an all-weather, dust free surface.

d. Any service area, and any associated vehicular access shall not be located within a primary frontage.

13.8.11 Rest Homes

a. Activities shall comply with Rule 4.7.9.b. to e.

13.8.12 Home-based Business

a. Activities shall comply with Rule 4.7.5.

13.8.13 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

13.9 Rules – Standards for Discretionary Activities, Only for Activities Listed in Rule 13.6

13.9.1 Development Yield

Applications for Comprehensive Development Plans must demonstrate that the yield achieves the Residential Unit total identified below.

Comprehensive Development Plan area (as identified in Appendix 7-2)	Residential yield – minimum units per Comprehensive Development Plan area ('no maximum limit')[1]
B	25
F	30
G	114
H	138
J	115
K	101
L	83
M	87
N	123
O	223
Q	36
R	75
S	104
T	93

[1] The yields set out above guide the total level of residential development expected in order to meet the growth strategies of the Regional Policy Statement. The yield can be adjusted up as

there is 'no maximum limit'.

13.9.2 Height in Relation to Boundary

a. Where a building is on land that adjoins a Residential Zone, Community Facilities Zone, the Residential Medium Density Precinct, Residential High Density Residential Precinct or an adjoining CDP area:

   i. No part of any building shall protrude through a height control plane rising at an angle of 28° between northwest (315°) and northeast (45°) and an angle of 45° in all other directions and commencing at an elevation of 3m above ground level at any boundary (See Figure 13.9.2b).
   Except that:

   ii. Where a boundary adjoins a road or access, the 45° vertical angle commencing at a height of 3m above the boundary shall apply to the affected boundary.

   iii. Where buildings are attached, no setback is required between those buildings.

   iv. Where written consent from the owners and occupiers of the adjoining property and/or Comprehensive Development Plan area is obtained.

Figure 13.9.2b: Height control plane for a boundary adjoining a Residential Zone, Community Facilities Zone, the Residential Medium Density Precinct, Residential High Density Residential Precinct or an adjoining CDP area

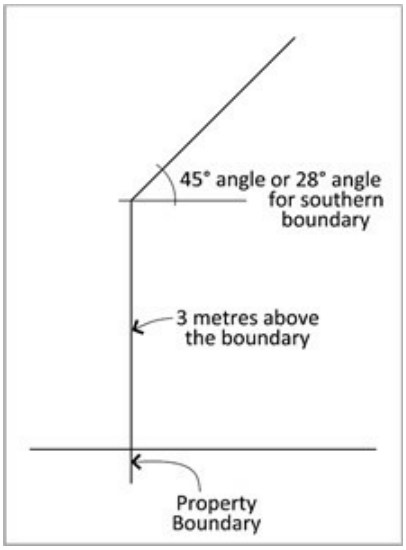
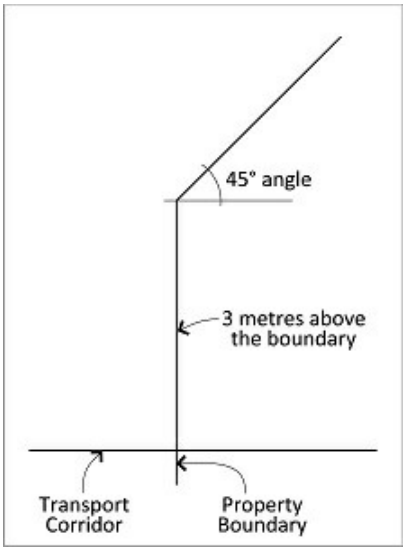


Figure 13.9.2c: Height control plane for a boundary adjoining a transport corridor or access



13.9.3 Building Setbacks from Expressway

a. All buildings shall be setback a minimum of 15 metres from the boundary of the Waikato Expressway (Designation E90 and E90a).

13.9.4 Development Intensity Active Recreation

a. The maximum site coverage for buildings in the Active Recreation precinct shall be 1% or 250m^2, whichever is greater.

13.9.5 Primary Frontages

a. Only retail activities and restaurants shall be located at ground floor level of buildings within the Primary Frontages as defined in Volume 2, Appendix 7, Figure 7-3.

13.9.6 Hours of Operation

a. Hours of operation for specified activities are as follows.

Activity	Hours of operation shall be between
i. Any use that is not residential in the Residential Mixed Use Precinct	0700hr and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
ii. Community Precinct (excluding residential activity)	0700hr and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iii. Active Recreation Precinct	0700 and 2230hr (Sunday to Thursday) 0700hr and 2400hr (Friday and Saturday)
iv. Flood Lighting in the Active Recreation Precinct	0800hr and 2130hr
v. General Recreation in the Public	0700 and 2230hr (Sunday to Thursday)

Square Precinct	0700hr and 2400hr (Friday and Saturday)

13.9.7 Residential Unit Size

a. The minimum habitable gross floor area required in respect of each residential unit in the Rototuna Town Centre Zone shall be:

Form of Residential Unit	Gross Floor Area
i. Studio unit	Minimum 45m^2
ii. 1 bedroom unit	Minimum 55m^2
iii. 2 or more bedroom unit	Minimum 80m^2

b. In any one residential apartment building containing in excess of 20 residential units, the combined number of one bedroom units and studios shall not exceed 70% of the total number of apartments within the building.

13.9.8 Residential Activities in Non-Residential Precincts

a. No residential units (including apartment buildings), residential centres, managed care facilities, rest homes, visitor accommodation or marae shall be located at ground floor level within the Retail, Employment or Community Precincts.

13.9.9 Retail Activities

a. The maximum gross floor area of any individual retail tenancy in the Retail 1 Precinct shall not exceed 400m^2.

b. Retail activities in the Retail 1 Precinct shall not form part of an integrated development with a gross floor area in excess of 1,000m^2.

c. The maximum gross floor area of any individual retail tenancy in the Retail 2 Precinct shall not exceed 4,000m^2.

d. In the Residential Mixed-use Precinct:

   i. The maximum gross floor area of any individual retail tenancy shall not exceed 100m^2.

   ii. Individual retail tenancies must front onto the street and be located in accordance with the location of retail plan in Volume 2, Appendix 7, Figure 7-4.

   iii. Only one retail tenancy depth from the road frontage with no Integrated Retail Developments.

e. The maximum land area occupied for yard-based retailing by any individual retail tenancy shall not exceed 150m^2.

f. The maximum gross floor area of any individual ancillary retail tenancy shall not exceed:

   i. 400m^2 in Retail 1 Precinct.

ii. 50m^2 in Community Precinct.

iii. 150m^2 in Employment Precinct.

iv. 100m^2 in Residential Mixed-use Precinct.

13.9.10 Offices

a. The maximum gross floor area of any individual office tenancy shall not exceed 250m^2 in the Retail 1, Retail 2, Community, Employment, or Mixed-use Residential Precincts.

13.9.11 Tertiary Education and Specialised Training Facilities, Schools and Childcare Centres

a. The maximum gross floor area of any individual tertiary education and specialised training facility, school or childcare centre shall not exceed 250m^2 in the Employment, or Mixed-use Residential Zone.

13.9.12 Service Areas Non-Residential Activities

a. Any buildings used for non-residential activities shall be provided with one or more service areas as follows.

i. The total service area shall be not less than 10m^2 or 1% of the gross floor area of the building, whichever is the greater, provided that any individual service area shall be not less than 5m^2 with a minimum dimension of 2.5m.

ii. A service area may be located within a building provided that it is separately partitioned with an exterior door directly accessible by service vehicles.

iii. Any outdoor service area shall be maintained with an all-weather dust free surface.

iv. Any service area, and any associated vehicular access shall not be located within a primary frontage.

13.9.13 Rest Homes

a. Activities shall comply with Rule 4.7.9.b. to e.

13.9.14 Managed Care Facilities

a. Activities shall comply with Rule 4.7.6.

13.9.15 Home-based Business

a. Activities shall comply with Rule 4.7.5.

13.9.16 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

13.10 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

14 Future Urban Zone

14.1 Purpose

a. The Future Urban Zone provides potential urban development areas for Hamilton's long term growth. It controls subdivision and land use, and seeks to avoid fragmentation of the land. Fragmentation and inappropriate land uses can make future conversion of land to urban use difficult. It also ensures that any land which is identified as not being suitable for urban development can continue to be used for farming or productive uses. Urban growth is controlled by the preparation of structure plans, which determine if urbanisation is appropriate, its form, any necessary phasing and infrastructure requirements and land use controls.

b. There are two parts of the City within the Future Urban Zone. These are Rotokauri in the north west of the City, and the 'finger' of land that extends from the edge of the City to the village of Temple View. At present, both areas are rural in character.

c. Rotokauri has been subject to a Structure Plan as outlined in Chapter 3: Structure Plans, and is identified within the Hamilton Urban Growth Strategy as a growth cell to eventually include a mix of uses, including residential, industrial and employment as well as significant areas of reserve. The industrial land component of this area is also reflected in the industrial land allocation of the Regional Policy Statement.

d. The Future Urban Zone extending towards Temple View should remain in predominantly rural use, until such time as a Structure Plan has been prepared to inform any decisions on the long term development potential of this area.

e. The Future Urban Zone rules also apply to the Te Rapa North Deferred Industrial Area until such time as the area is rezoned. In the interim the Te Rapa North Deferred Industrial Area shall remain in predominantly rural use.

14.2 Objectives and Policies: Future Urban Zone

Objective	Policies
14.2.1 Subdivision, activities and development are compatible with the existing rural character and amenity, which is: i. Open pasture. ii. Pockets of vegetation. iii. Low-density development. iv. Predominantly farming activities.	**14.2.1a** Buildings, subdivision and activities on site shall be of a scale and character compatible with existing rural character and amenity.
	14.2.1b Over-height buildings that create overshadowing and visual dominance effects shall be avoided.
	14.2.1c Layout and design of development shall provide building setbacks that ensure: i. Separation of buildings to protect the visual privacy of adjoining sites.

	ii. Separation between incompatible activities. iii. Buildings are set back from the road boundary to provide opportunities for landscape planting and the maintenance of low-density character.
	14.2.1d Development and subdivision shall be of a low density.
	14.2.1e Provide for small-scale home-based business, produce stalls, homestay accommodation, and the continued operation of lawfully established activities.
	14.2.1f Rural character and amenity shall be retained until rezoning for urban development purposes occurs, as supported by a structure plan for the area.
Explanation	
Subdivision, activities and development need to be carefully managed to ensure their effects on the environment, character and amenity are minimised.	
Objective	**Policies**
14.2.2 Subdivision, activities and development does not compromise future urban use or the potential of land to be used for farming activities.	**14.2.2a** The size, arrangement and configuration of lots shall be controlled so the potential for future urban development and farming activities are not compromised.
	14.2.2b Development of land in the Future Urban Zone shall not compromise the integrity and viability of any relevant structure plan.
	14.2.2c The establishment of intensive commercial or industrial activities, that are unrelated to rural production and that may constrain or compromise farming activities and future urban development options, shall be avoided.
	14.2.2d Interim urban and rural-residential development is discouraged.
	14.2.2e Predominantly rural and farming activities shall take place until rezoning for urban development occurs as supported by a comprehensive structure plan for the area.
	14.2.2f

	The establishment of activities such as intensive farming, that may constrain future urban development or cause nuisance effects, shall be avoided.
	14.2.2g Land shall not be released for urban development until a structure plan and urban zoning is in place.
	14.2.2h Activities shall not adversely affect the natural environment.

Explanation

Development within the Future Urban Zone will require effective planning to ensure that critical elements are identified and planned for before development occurs. This approach ensures the management of the land for rural activities until such time as a structure plan has been prepared that identifies the most appropriate form of development. Whilst permitting a range of compatible uses that prevent fragmentation and maintain amenity are provided for, in the interim.

Where a structure plan has been prepared it is particularly important that development is managed to ensure the integrity and viability of these areas are not compromised.

Nevertheless, rural-residential development, non-farming related industry and commercial activities are discouraged in the zone. Development is restricted to limit fragmentation of land before urbanisation and to maintain the land's productive capability in the interim. Structure planning will determine if alternative uses can be accommodated in the future but farming is expected to remain the dominant activity, until such time as rezoning is appropriate.

14.2.3 Development and activities in the area encompassed by the Temple View Future Urban Zone recognise and respond to the unique character and amenity of this area and its proximity to the Temple and Temple View Village.	**14.2.3a** Buildings and activities shall avoid amenity and nuisance effects on the Temple and adjoining zones.
	14.2.3b Maintain the character of the Temple and Temple View Village by managing the bulk and location of development in the zone.

Explanation

The character of the zone is partly defined by the proximity to the Temple and Temple View settlement. Development and activities need to be undertaken in a manner that is compatible with the Temple and Temple View settlement.

14.3 Rules – Activity Status Table

Activity	Class
a. Accessory buildings	P
b. Ancillary residential units	P

c. Ancillary residential structures	P
d. Farming activity	P
e. Single dwelling	P
f. Demolition~~/removal~~ or removal of ~~existing~~ buildings (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
g. Intensive farming	NC
h. Home-based business	P
i. Homestay accommodation	P
j. Informal recreation	P
k. Maintenance, repair and alterations and additions to existing buildings	P
l. Network utilities	Refer Chapter 25.7: City-wide - Network Utilities and the Electricity National Grid Corridor
m. Produce stalls	P
n. Relocated buildings	P
o. Rural industry	D
p. Walkways and cycleways	P
q. Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions
r. Boarding kennels and catteries in the Te Rapa North Deferred Industrial Area	RD

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *For any activity not identified above, see Section 1.1.8.1.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and*

repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage.

14.4 Rules – General Standards

14.4.1 Site Coverage

a. Net site area is greater than 5000m^2	10% up to a maximum of 1200m^2 gross floor area
b. Net site area is 5000m^2 or less	25% up to a maximum of 500m^2 gross floor area

14.4.2 Gross Floor Area

a. Maximum gross floor area for any building	500m^2

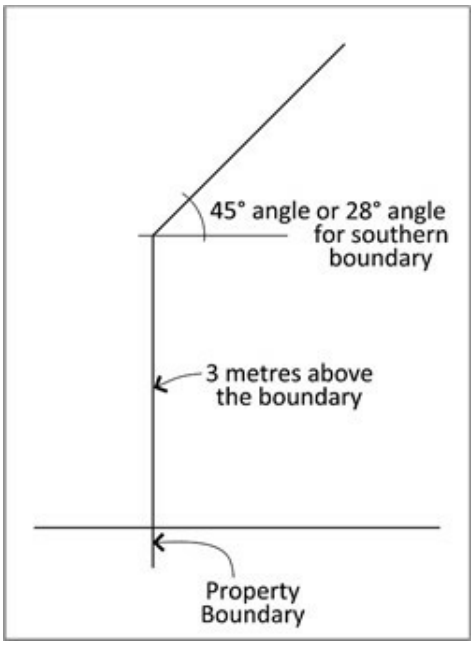
14.4.3 Building Height

a. Building height	Maximum 10m

14.4.4 Height in Relation to Boundary

a. No part of any building shall protrude through a height control plane rising at an angle of 45 degrees measured from 3m above ground level at all boundaries (refer to Figure 14.4.4b).

Figure 14.4.4b: Height control plane from any boundary



14.4.5 Building Setback

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	5m
b. Transport corridor boundary – arterial transport corridors	25m
c. Any other boundary (for buildings and outdoor hardstands used for housing and feeding animals, including milking sheds and shearing sheds, and boarding kennels and catteries in the Te Rapa North Deferred Industrial Area)	50m
d. Residential unit setback from the operational area of an existing intensive farm on any other site	250m
e. Any water body	25m
f. Any other boundary not otherwise identified above	5m
g. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area*

14.4.6 Effluent Disposal

a. Areas for the on-site disposal or storage of sewage (septic tanks) or farm effluent shall not be located within a:

   i. High Flood Hazard Area.

   ii. Medium Flood Hazard Area.

   iii. Low Flood Hazard Area.

   iv. Temple View Flood Hazard Area.

   v. Culvert Block Flood Hazard Area.

   vi. Waikato Riverbank and Gully Hazard Area.

   vii. Significant Natural Area (refer Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas)

   viii. ~~Root protection~~Protected root zone of a ~~significant~~notable tree (refer Volume 2, Appendix 9, Schedule 9D: ~~Significant~~Notable Trees).

   ix. Site scheduled in Volume 2, Appendix 8, Schedule 8B: Group 1 Archaeological and Cultural Sites.

b. Facilities for the storage and disposal of sewage (septic tanks) or farm effluent

shall be sited at least 25m from any natural or artificial water course or any lake.

c. Facilities for the storage and disposal of farm effluent shall be sited at least:

   i. 100m from any residential unit on another site.

   ii. 15m from any site boundary.

   iii. 150m from any Residential Zone or Special Character Zone boundary.

14.4.7 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- {Link, 13955,Chapter 2: Strategic Framework
- {Link, 6477,Chapter 3: Structure Plans
- Chapter 5: Special Character Zones
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gullies
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

14.5 Rules – Specific Standards

14.5.1 Restriction on Buildings

a. A single dwelling may be established on a site.

b. One ancillary residential unit may be established on a site.

c. Ancillary residential units shall not exceed 60m^2 gross floor area.

14.5.2 Produce Stalls

a. One produce stall shall be allowed per site.

b. Produce stalls shall not exceed 16m² gross floor area.

c. Produce sold from a stall shall be grown or made either:

   i. On the property on which it is offered for sale.

   ii. On land owned or leased by the vendor of the produce.

   iii. On land less than 3km from the property on which it is offered for sale.

d. Produce stalls shall not be established on any site having vehicular access to a major arterial transport corridor or the strategic network.

e. Produce stalls shall be located to enable off-road hard stand areas for any car parking.

14.5.3 Home-based Businesses

For the avoidance of doubt, if an activity does not comply with all of the standards specified, it is not a home-based business (farming activities are not a home-based business). Home-based businesses shall:

a. Employ only people residing on the site.

b. Not exceed 30% of the total gross floor area of buildings on the site.

c. Not generate any trips by a heavy motor vehicle.

d. Not generate vehicle trips between 2000 to 0800 hours.

e. Not display any indication of the activity from outside the site including the display or storage of materials, except for permitted signs.

f. Retail only those goods which have been manufactured, repaired, renovated or otherwise produced on the site.

g. Not create electrical interference with television and radio sets or other types of receivers in adjacent residential units.

h. Not generate nuisances, including smoke, noise, dust, vibration, glare, and other noxious or dangerous effects – these shall be measured at the boundaries of the site.

14.6 Relocated Buildings

a. A building shall be delivered to its final position on the site and connected to its permanent foundations within seven days of arrival.

b. Within six months of arrival at the site, the building shall be fully reinstated externally and all previously painted external surfaces repainted with top coat.

14.7 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the, Waikato Riverbank and Gully Hazard Area, or Significant

Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
Boarding kennels and catteries	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety

14.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

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- Design Guides
- Other Methods of Implementation

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

15 Open Space Zones

15.1 Purpose

a. Hamiltonians enjoy the benefit of open space spread throughout the City. Open space is an important part of providing for the social, economic and cultural wellbeing of a community. It is important that Hamilton has land to accommodate parks, sports fields, recreational facilities, amenity areas, buffers and areas with natural value. Frequently, particular open space areas will serve a number of these values. Many open spaces provide links between different parts of the City for pedestrians and cyclists. Open space may also continue to provide for existing Three Waters assets, solid waste infrastructure and ecological networks.

b. Reserves are a type of public open space, managed by Council. Management plans, developed subject to the Reserves Act 1977, provide for the day-to-day management of activities on reserves. The District Plan manages the environmental effects of activities.

c. Five Open Space Zones are provided in this District Plan.

    i. Natural.

    ii. Neighbourhood.

    iii. Ruakura

    iv. Sport and Recreation.

    v. Destination.

d. The Natural Open Space Zone includes publicly and privately owned areas that possess natural or landscape values. It is important to protect these areas from disturbance, modification, buildings and uses that would compromise these values. This zone includes esplanade reserves (e.g. river banks and lakes), reserves in gullies, and indigenous vegetation on private land and public reserves (e.g. Grove Park and Jubilee Park), Significant Natural Areas identified in Chapter 20: Natural Environments, and the surface of water.

e. The Neighbourhood Open Space Zone includes amenity areas and neighbourhood parks. Amenity areas provide visual relief, links between neighbourhoods and buffers between potentially incompatible activities.

    Neighbourhood parks provide for passive recreation and serve as a focal point for the local community. These areas give opportunities for relaxation, walking, children’s play, jogging and picnics. Buildings are limited to public toilets and park maintenance buildings.

f. The Ruakura Open Space Zone is intended to accommodate and provide for multi-functional uses, including stormwater and ecological management, a well-connected pedestrian and cycleway network linking open space land, space for passive and informal recreation, and amenity areas/spaces between different activity zones.

g. The Sport and Recreation Open Space Zone includes sports fields (grassed and artificial), courts, greens, athletic tracks, their surrounds and other facilities used predominantly for organised, competitive sports or active recreation. Spectator stands, clubrooms, toilets, changing rooms, car parks and lighting are often associated with this type of open space.

h. The Destination Open Space Zone includes open spaces that cater for a City-wide or regional catchment and are often large areas with a combination of functions and values. A higher level of use and development of these areas is anticipated. These areas include Hamilton Gardens, Hamilton Lake Domain, Claudelands Park, Civic Square and Garden Place.

i. Any open space may have additional functions or features such as stormwater management and walkway or cycleway networks, significant natural areas, cultural sites, archaeological sites and historic buildings. This is appropriate provided the predominant function and values of the open space are not compromised.

15.2 Objectives and Policies: Open Space Zones

All Open Space Zones

Objective	Policies
15.2.1 Development and activities must complement the functions and values of the particular open space and the surrounding environment.	**15.2.1a** Open space shall be developed and used in accordance with any relevant operative Reserves Act Management Plan.
	15.2.1b Buildings and structures shall be designed and sited to be compatible with the function and predominant purpose of the open space.
	15.2.1c Development shall recognise and protect the function of current Three Waters and solid waste assets and infrastructure.
	15.2.1d Development and use of open space shall be managed through specific zoning.
	15.2.1e Development and use of open space shall recognise and support the objectives and policies for adjacent Central City precincts.
Explanation	

There are five Open Space Zones which reflect the values and functions relevant to each category of open space. The provisions of these zones ensure the level of activity and development is appropriate to the type of open space. In addition to District Plan controls, Reserves Act Management Plans give further certainty through providing information on the day-to-day management of open space. Where an activity does not fit with the provisions of a particular Open Space Zone, it may be relevant to look at the applicable Reserves Act Management Plan for guidance on what is anticipated in that particular open space.

Objective	Policies
15.2.2 Open space accommodates a range of functions where appropriate.	**15.2.2a** An appropriate mix of activities shall be accommodated.
	15.2.2b Open space may accommodate stormwater management functions, natural, heritage, recreational and amenity values which should be considered as part of the design.
	15.2.2c Public access, walkways and cycleways shall be maintained and enhanced within areas of open space, provided that adverse effects on the amenity, natural and heritage values of those areas are minimised.
	15.2.2d The design and management of structures and activities in Garden Place shall protect vehicle access to properties that have no alternative means of access.

Explanation

Some open spaces serve additional functions, such as stormwater, walkways and cycleways. While it is important to take advantage of such opportunities, care needs to be taken to ensure that the primary function of the open space is not compromised and all values can coexist in a compatible manner.

While the primary function of Garden Place is as open space, vehicle access for specific properties needs to be protected.

Objective	Policies
15.2.3 Well designed and safe open space.	**15.2.3a** Open space shall be designed and developed to ensure a safe physical environment by: i. Providing clear sightlines that maximise visibility of public areas, provided that natural values are not compromised. ii. Achieving passive surveillance by having open space that is overlooked by surrounding

	development.
	15.2.3b Buildings shall be of a design, bulk and scale that is compatible with the open space and the surrounding environment.
	15.2.3c Landscaping shall enhance the amenity of the open space and surrounding environment.
	15.2.3d Any car parking shall be integrated into the site without compromising the open space values and functions.
	15.2.3e Where possible, open space shall be accessible to all, including the disabled.

Explanation
It is important that open space is well designed with regard to site layout and built form. This is to ensure that development is sympathetic to the function and values of a particular open space and it is pleasant and safe to use.

Objective	Policies
15.2.4 Open spaces are used and developed in a way that minimises adverse effects on the surrounding environment.	**15.2.4a** Buildings, structures and activities shall be designed, sited, operated and maintained to address the potential adverse effects of visual intrusion, loss of sunlight and daylight, noise, glare, lighting and traffic.
	15.2.4b The amenity of the surrounding environment shall not be adversely affected by the scale of buildings or activities on open space.

Explanation
It is important to manage the adverse effects of open space activities on the surrounding environment. Adverse effects include visual intrusion, loss of sunlight and daylight, noise, glare, lighting and traffic.

Natural Open Space Zone

Objective	Policies
15.2.5 Activities within the Natural Open Space Zone are consistent with and contribute to the conservation and restoration of natural character.	**15.2.5a** Development and use of sites in the Natural Open Space Zone shall: i. Support and protect landscape features, ecosystems, biodiversity and ecological links throughout the City.

	ii. Minimise the number and scale of buildings. iii. Contribute to the restoration of the health of the Waikato River through the retention of existing and creation of new esplanade reserves. iv. Retain vegetation and large specimen trees. v. Maintain or enhance indigenous vegetation and habitats.
15.2.6 Activities on the surface of water are consistent with the ecological, cultural and amenity values of the water body.	**15.2.6a** Activities and structures on the surface of water shall not adversely affect: i. Amenity values, particularly through noise. ii. Ecological values, particularly in relation to water quality, bank stability or riparian and aquatic habitat quality, or by transfer of aquatic weeds to and from water bodies. iii. Cultural values. iv. Water flows, particularly through the creation of natural hazards. v. Public access to water bodies.
	15.2.6b Activities on the surface of water shall be managed to minimise conflicts between users.

Neighbourhood Open Space Zone

Objective	Policies
15.2.7 Activities and development within the Neighbourhood Open Space Zone provide for informal recreation, links between neighbourhoods, visual amenity, and buffers between potentially incompatible activities.	**15.2.7a** Development and use of sites in the Neighbourhood Open Space Zone shall: i. Retain the majority of the site free from buildings. ii. Ensure that location, design, bulk and scale of buildings are compatible with the size and purpose of the open space and with neighbouring properties.

Sport and Recreation Open Space Zone

Objective	Policies

15.2.8 Provide for organised sport for the local, City-wide and regional communities.	**15.2.8a** Development and use of sites in the Sport and Recreation Open Space Zone shall: i. Enable open space to be used for a range of recreational facilities and activities serving the City and region. ii. Ensure that buildings, structures and activities are designed, located and operated so adverse effects on the amenity of the open space or the surrounding environment are minimised.

Destination Open Space Zone

Objective	Policies
15.2.9 Provide high-quality open spaces that cater for a City-wide and regional catchment and accommodate a variety of uses and values.	**15.2.9a** Development and use of sites in the Destination Open Space Zone shall: i. Enable a range of high-quality recreational and community facilities and activities serving the City and region. ii. Ensure that buildings, structures and activities are designed, located and operated so adverse effects on the amenity of the open space and the surrounding environment are minimised.
Explanation	
The five Open Space Zones accommodate community needs for both active and passive open space, including protection of natural areas, and cater for City-wide functions and values. The effects of activities will be controlled in relation to the intensity of use, and the sensitivity and amenity of the surrounding environment, having regard to the overall purpose of the particular open space. Note that this is supplemented by the scheduling of archaeological and cultural sites and significant natural areas.	

Ruakura Open Space Zone

Objective	Policies
15.2.10 The Open Space Zone at Ruakura provides a connected network to achieve multiple functions including recreational activities, connectivity, enhancement of amenity, stormwater management and	**15.2.10a** The location, size and connectivity of the Open Space Zone shall be established in general accordance with Figure 2-14 in Appendix 2.
	15.2.10b A range of activities shall be provided for within the Open Space Zone.

enhancement of ecological values.	**15.2.10c** The Open Space Zone shall be developed in a staged and comprehensive manner in accordance with a Land Development Consent.
	15.2.10d A network of public access, walkways and cycleways shall be established within the Open Space Zone providing connections to the road network and the Kirikiriroa Stream and Mangaonua Stream gully systems.
	15.2.10e The Open Space Zone shall be utilised to assist stormwater management, and function as a corridor for National Grid Electricity Transmission lines.
	15.2.10f The Open Space Zone shall provide habitats for indigenous flora and fauna including black mudfish, eels, bats and lizards to enhance long-term ecological resilience.
	15.2.10g Planting undertaken in the Open Space *Zone* shall include indigenous plant species which are eco-sourced from within the Waikato region, reflect natural plant assemblages and include trees that have capacity to develop cavities to provide habitats for bats.
	15.2.10h The Open Space Zone shall provide a greenway with a suitable form to enhance long term ecological function, including: i. All of the natural stormwater treatment infrastructure. ii. Stepping stone patches of indigenous trees and shrubs. iii. Bio-physical and natural features that maximise habitat opportunities for indigenous flora and fauna. iv. Indigenous plants characteristic of natural plant assemblages eco-sourced from the Waikato region. v. Linear wetlands to support viable populations of black mudfish and eels.
Explanation	

The addition of a specific Ruakura Open Space Zone recognises the unique and multifunctional role of the open space area. This is evident through the inclusion of special provisions for habitats for indigenous flora and fauna, including black mudfish, eels, bats and lizards are provided to enhance long term ecological resilience at Ruakura.

The open space also provides for active and passive recreation along with public access throughout.

The provision for a key linkage between the Kirikiriroa and Mangaonua Gully Systems and for the management of stormwater is provided.

The open space also acts as a buffer between any incompatible activities within the Ruakura area. The Land Development Plan process identifies the relationship of the open space and multi-functional use of this zone within the particular area. The approach to open space at Ruakura is comprehensive and integrated.

15.3 Rules – Activity Status Table

Activity	Open Space Zones				
	Natural	Neighbourhood	Sport and Recreation	Destination	Ruakura
Land Development					
a. Land Development Activities (refer Rule 3.7.4.2)	-	-	-	-	RD*
Buildings					
b. New buildings, alterations and additions to buildings (except ~~(other than park maintenance~~heritage buildings and ~~public toilets) associated with~~structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a ~~permitted activity*~~Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	D	D	RD*	RD*	RD*
c. Demolition or removal of ~~existing~~ buildings and structures (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P	P	P	P	P
d. Demolition or removal of, or alterations or additions to, any building or structure on Lot 228 DP S929	-	D	-	-	-
e. Park maintenance buildings	P	P	P	P	P

f. Public toilet	P	P	P	P	P
g. Maintenance and repair of buildings and structures (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P	P	P	P	P
Activities					
h. Ancillary office	D	D	P	P	-
i. Changing rooms	D	D	P	P	D
j. Clubrooms	D	D	P	P	D
k. Commercial activities on the surface of water	RD	-	-	-	-
l. Community garden	D	P	P	P	P
m. Community centre	D	D	P	P	D
n. Conference facilities	D	D	P	P	-
o. Customary activities	P	P	P	P	P
p. Floodlights	D	D	P	P	D
q. Indoor recreation	D	D	P	P	D
r. Informal recreation	P	P	P	P	P
s. Maintenance of existing features, including buildings, structures and grounds (except heritage buildings and structures in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P	P	P	P	P
t. Motorised commercial activities on land	D	D	D	D	-
u. Organised recreation	P	P	P	P	P
v. Park furniture	P	P	P	P	P
w. Pest control	P	P	P	P	P
x. Pontoon/jetty	RD	RD	RD	RD	D
y. Private recreation on the surface of water (excluding Lakes Waiwhakareke and Rotokaeo)	P	-	-	-	-
z. Private recreation on the surface of Lakes Waiwhakareke and Rotokaeo	D	-	-	-	-
aa. Public art	P	P	P	P	P
bb. Retail	D	D	P	P	-

cc. Restaurant	D	D	D	P	-
dd. Spectator facility	D	D	P	P	D
ee. Removal of vegetation or trees* (excluding Notable Trees in Volume 2, Appendix 9,Schedule 9D: Notable Trees, and Significant Natural Area scheduled in Volume 2, Appendix 9, Schedule 9c: Significant Natural Areas)	RD*	P	P	P	P
ff. Planting, pruning, and maintenance of vegetation or trees (excluding Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees, and Significant Natural Area scheduled in Volume 2, Appendix 9, Schedule 9c: Significant Natural Areas)	P	P	P	P	P
gg. Walkways and cycleways	P	P	P	P	P
hh. Subdivision	Refer to Chapter 23: Subdivision and Chapter 24: Financial Contributions				
ii. Stormwater treatment devices (including ponds and swales)	-	-	-	-	P
jj. Stormwater treatment ponds and wetlands (excluding swales) in the Ruakura Open Space Zone adjoining existing residential properties (as of 11 November 2015), except where approved as part of a Land Development Consent	-	-	-	-	RD
kk. Parking lot (Lot 3 DPS 66853)	-	-	-	-	RD

Note

1. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *Refer to Waikato Regional Council Navigation Safety Bylaw for activities on the surface of the water.*
3. *For any activity not identified above, see Section 1.1.8.1.*
4. *Refer to Chapter 1.1.9 for activities marked with an (*).*
5. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*
6. *The rules in Chapter 20 apply instead of the Chapter 15 rules when the removal, planting, pruning and maintenance of vegetation or trees is located in a Significant Natural Area or relates to a Notable Tree.*

15.4 Rules – General Standards

15.4.1 Site Coverage

Open Space	Natural	Neighbour-	Sport and	Destination	Ruakura

Zone		hood	Recreation		
Maximum site coverage	50m^2	50m^2	2% or 250m^2 gross floor area whichever is the greater	2% or 250m^2 gross floor area whichever is the greater	50m^2 (Applicable in respect of buildings only, not pathways or cycleways)

15.4.2 Gross Floor Area

Open Space Zone	Natural	Neighbour-hood	Sport and Recreation	Destination	Ruakura
Maximum gross floor area for park maintenance buildings or public toilets (per building)	50m^2	50m^2	100m^2	100m^2	50m^2 (Excluding park maintenance buildings)

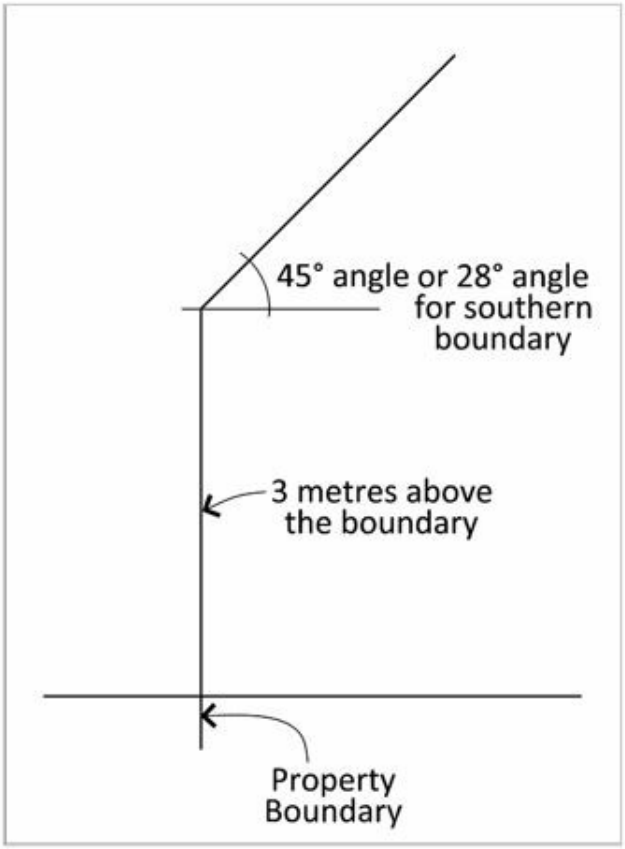
15.4.3 Number of Buildings

a. The maximum number of buildings permitted on a park in the Neighbourhood or Natural Open Space Zone shall be one.

15.4.4 Building Height

Open Space Zone Maximum height of	Natural	Neighbour-hood	Sport and Recreation	Destination	Ruakura
a. Buildings	5m	5m	8m	12m	5m
b. Floodlights	-	-	15m	15m	-
c. Height control plane	Starting point: 3m above the site boundary Angle: 28° between northeast (45°) and northwest (315°) 45° in all other directions (see Figure 15.5.4d)				

Figure 15.5.4d: Height control plane



15.4.5 Building Setbacks

Open Space Zone	Natural	Neighbourhood	Sport and Recreation	Destination	Ruakura
a. Minimum building setback from any boundary adjoining a Residential, Special Character or Future Urban Zone	5m	5m	8m	8m	5m

Building setback from	Minimum distance
b. Waikato Riverbank and Gully Hazard	6m (applies to buildings and swimming

Area	pools)

Note

1. *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

15.4.6 Fences and Walls

Boundary fences and walls shall have a maximum height of 1.8m, except as provided below.

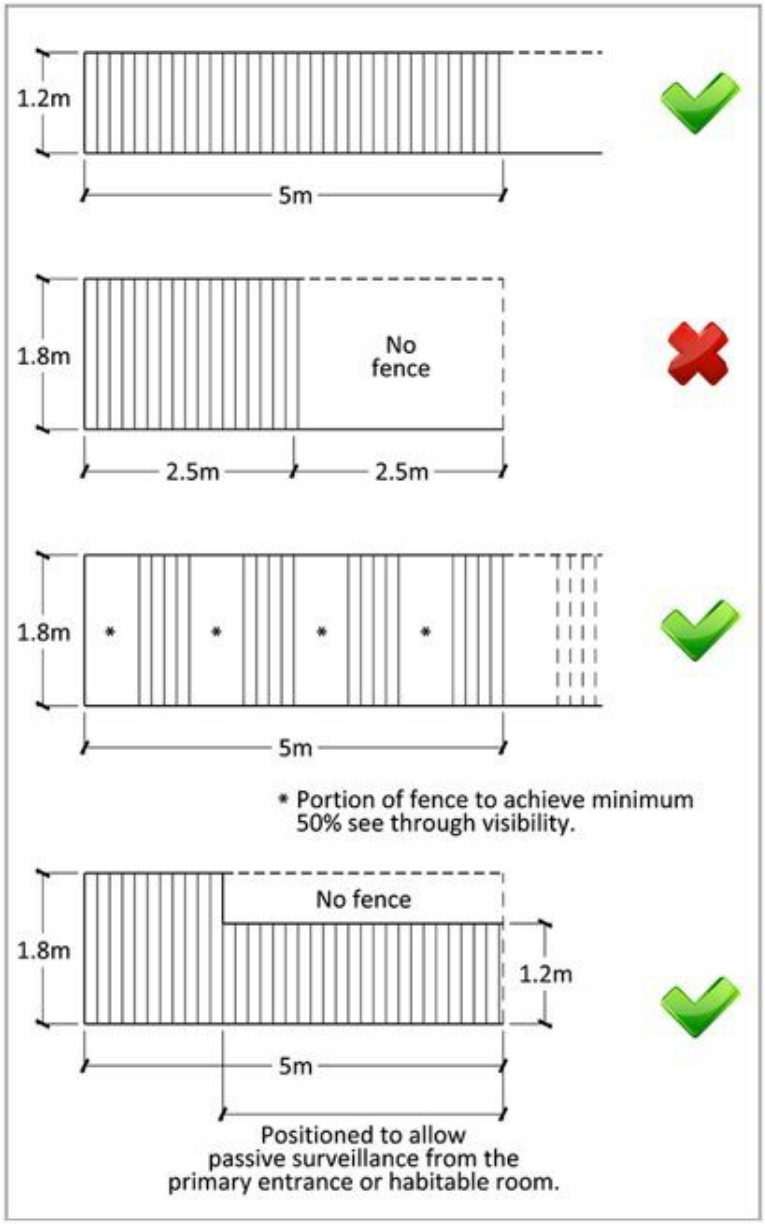
a. The following design and dimensions shall apply to fences on boundaries adjoining a Transport Corridor, Residential or Special Character Zone.

i. Designed and constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m maximum height
ii. Materials with 50% or more see-through visibility	1.8m maximum height

Note

1. *Refer to Figure 15.5.6b for examples of acceptable solutions.*
2. *Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.*

Figure 15.5.6b: Examples of acceptable solutions



15.4.7 Hours of Operation

Open Space Zone	Sport and Recreation	Destination
Day	**Operating hours**	**Operating hours**
Organised recreation, clubrooms, community centre, conference facilities, indoor recreation, retail, restaurant		
a. Sunday to Thursday	0700-2230 hours	0700-2400 hours
b. Friday and Saturday	0700-2400 hours	-

c. Friday/Saturday and Saturday/Sunday	-	0700-0100 hours (next day)
Floodlights		
d. All days	0800-2130 hours	0800-2130 hours

15.4.8 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 3: Structure Plans
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully Systems
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contribution
- Chapter 25: City-wide

15.5 Rules – Specific Standards

15.5.1 Retail Activity

a. Retail activities in any Open Space Zone shall not exceed a total of 100m^2 gross floor area per park.

15.5.2 Community Centre

a. Hours of operation may be exceeded for any 24-hour period up to five days per calendar year.

15.5.3 Organised Recreation in the Natural, Neighbourhood and Ruakura Open Space Zones

a. Participants shall use existing walkways, cycleways, structures, buildings, facilities and landform in the manner intended.

15.5.4 Garden Place

a. No structures or activities shall prevent private vehicle access from Lot 3 DP29657 to Alexandra Street.

Note

1. *Movable bollards are an acceptable means of complying with this standard.*

15.5.5 Walkways and Cycleways

a. Walkways and cycleways within the Waikato Hydro System operating range will be designed to withstand the effects of inundation.

15.5.6 Ruakura Open Space Minimum Width

a. A 40 metre width of open space shall be provided between the carriageway of the Spine Road and the eastern boundary of the AgResearch site at 113B Ruakura Lane, legally described as Lot 3 DPS 78549.

15.5.7 Parking Lot in Ruakura Open Space Zone (Lot 3 DPS 66853)

a. A minimum 30 metre setback from Ruakura Road

b. No parking lot is to be used for commercial purposes (excluding staff parking).

15.5.8 Interpretation of Ruakura Open Space Zone

a. From the date that any land within Land Development Plan Areas M, I, L and K, identified on Figure 2-16, is vested as reserve, the land shall be subject to the rules of the Ruakura Open Space Zone and the land shall be treated as Ruakura Open Space Zone for determining whether any other rule in the district plan is relevant.

b. The Ruakura Medium-Density Residential Zone within Land Development Plan Areas M, I, L, and K is retained, until such time as the zone maps are updated to show land which is vested as reserve as Open Space Zone.

15.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located with the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New buildings and alterations to buildings*	• B – Design and Layout • D – Natural Character and Open Space
ii. Removal of vegetation or trees*	• D – Natural Character and Open Space • F – Hazards and Safety

iii. Commercial activities on the surface of water	• D – Natural Character and Open Space • F – Hazards and Safety
iv. Pontoon/jetty	• D – Natural Character and Open Space • F – Hazards and Safety
v. Stormwater treatment ponds and wetlands (excluding swales) in the Ruakura Open Space Zone adjoining existing residential properties (as of 11 November 2015), except where approved as part of a Land Development Consent	• N – Ruakura
vi. Land Development Activities (refer Rule 3.7.4.2)*	• N – Ruakura
vii. Parking Lot (Lot 3 DPS 66853)	• C – Character and Amenity • G – Transportation

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

15.7 Notification Rule Ruakura Open Space Zone

a. Except as provided for by Section 95A(2)(b) and (c), 95B(2) and (3) and 95C(1) to (4) of the Act applications for any Restricted Discretionary Activity identified with an asterisk (*) in the table above and the activity status table 15.3 will be considered without notification or the need to obtain approval from affected persons except that applications for:

   i. Land Development Activities

   ii. Activities Generating 1500 or More Vehicle Movements Per Day

   shall be limited notified to the following unless they have given their affected party approval:

   - Waka Kotahi New Zealand Transport Agency

b. Notwithstanding clause (a), where an activity identified in Rule 15.3 requires resource consent for a Restricted Discretionary Activity under two or more activity descriptions, and only one of the Restricted Discretionary Activities is identified with an asterisk (*), notification of the activity shall be at the Council's discretion in accordance with Section 95A, 95B and 95C of the Act.

15.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults

- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

16 Community Facilities Zone

16.1 Purpose

a. Community facilities include places of worship, schools and community houses. Community facilities are an essential component of the urban environment and contribute significantly to quality of life. The intent of the Community Facilities Zone is to provide for the development and operation of a range of community facilities while protecting local amenity.

b. Not all community facilities are in the Community Facilities Zone. Many small facilities are suitably catered for in other zones, for example small childcare centres in Residential Zones and community centres in Open Space Zones.

c. Some community facilities, for example schools, are established and operated through designations. When considering a notice of requirement for a designation, Council must consider the effects on the environment of allowing the requirement, having particular regard to the District Plan.

16.2 Objectives and Policies: Community Facilities Zone

Objective	Policies
16.2.1 Ongoing operation and development of accessible community facilities.	**16.2.1a** Subdivision, use and development shall provide community facilities and services that support the social wellbeing of the community.
	16.2.1b Retailing, office and industrial activities shall not take place, except small-scale activities ancillary to a community facility.
Explanation	
The primary purpose of the Community Facilities Zone is to ensure the accessibility of community facilities within existing neighbourhoods. The facilities covered by the Community Facilities Zone already play an important role in the social and community framework of Hamilton. It is a role that is not adequately catered for in the other zones.	
Objective	**Policies**
16.2.2 Activities have minimal adverse environmental effects.	**16.2.2a** Adverse visual impacts of buildings shall be minimised through building and landscape design, including by: i. Building setback and separation. ii. Height control, outdoor space, planting and landscaping.

	iii. Building design that contributes to the streetscape. iv. Development scaled appropriately for the locality and site, considering the site area, shape, frontage, topography and existing development. v. Providing adequate servicing areas. vi. Allowing passive surveillance between the public and private realm.
	16.2.2b Adverse effects of activities on the amenity values of the locality shall be minimised.
	16.2.2c Hours of operation shall be compatible with activities in the locality.
	16.2.2d The development and use within the historic heritage areas shall protect and appropriately be integrated and sympathetic to the identified heritage values of the area.
Explanation	
Community facilities are predominantly surrounded by the Residential and Special Character Zones. Non-residential activities can undermine the quality of residential areas. Control is exercised to mitigate the adverse effects of community facilities on surrounding areas. *Buildings that interface with a public area such as the Open Space Zone or the Transport Corridor Zone require greater control in terms of building design, site layout and landscaping. Bulk and location standards are appropriate to control the interface with other zones.*	

16.3 Rules – Activity Status Table

Activity	Class
Buildings	
a. Accessory buildings	P
b. New buildings and relocated buildings (except for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
c. Alterations and additions to buildings (except heritage buildings and structures in scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P

d. Demolition or removal of ~~existing~~ buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
e. Maintenance and repair of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas) (see note 5)	P
Activities	
f. Activities ancillary to any permitted activity, including libraries, offices, retail, workshops, depots and storage	P
g. Ancillary residential units (e.g. clergy, caregiver, caretaker)	P
h. Community centre	P
i. Childcare facilities	P
j. Informal recreation	P
k. Indoor recreation	P
l. Managed care facilities	P
m. Marae	P
n. Papakainga	P
o. Public Art	P
p. Organised recreation	P
q. Places of worship	P
r. Residential centres	P
s. Rest homes	P
t. Schools	RD
u. The expansions of existing lawfully established schools	P
v. Emergency service facilities	RD
w. Hospital and Healthcare Services on Braemar Hospital Site[2] (Figure 16.3v)	P

Note

1. *For activities and buildings in the Electricity National Grid Corridor, see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
2. *Braemar Hospital Site consists of: Sec 14 SO 431446, Sec 16 SO 431446, Sec 18 SO 431446, Sec 24 SO 431446, Pt Lot 2 DP S2686, Pt Lot 3 DP S2686, Pt Lot 2 DP 6867, Pt Lot 3 DP 6867,*
   Pt Lot 4 DP 6867, and Pt Lot 4 DP S1925.
3. *For any activity not identified above, see Section 1.1.8.1*
4. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*

5. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage and/or for sites located within a Scheduled HHA in Volume 2, Appendix 8, Schedule 8D: Historic Heritage Areas see Chapter 19: Historic Heritage.*

Figure 16.3v: Braemar Hospital Site

16.4 Rules – General Standards

16.4.1 Site Coverage

a. Site coverage	Maximum 40%

16.4.2 Density

Activity	Net site area
a. Residential centres, managed care facilities, papakainga and rest homes	50m^2 minimum per resident

16.4.3 Building Height

a. Building height	Maximum 15m
b. Height control plane	• Angle: 45 degrees • Starting point: 3m above the site boundary
c. Where a building is on land that adjoins the General Residential Zone or Special Character Zone: i. No part of any building shall protrude through a height control plane rising at an angle of 28 degrees between northwest (315 degrees) and northeast (45 degrees), and rising at an angle of 45 degrees in all other directions. This angle is measured from 3m above ground level at all boundaries (see Figure 16.4.3d). Except that: ii. Where a boundary adjoins a transport corridor or access, the 45 degree angle applies to that boundary, measured 3m above the boundary (see Figure 16.4.3e).	

Figure 16.4.3d: Height Control Plane for a boundary adjoining a General Residential Zone or Special Character Zone

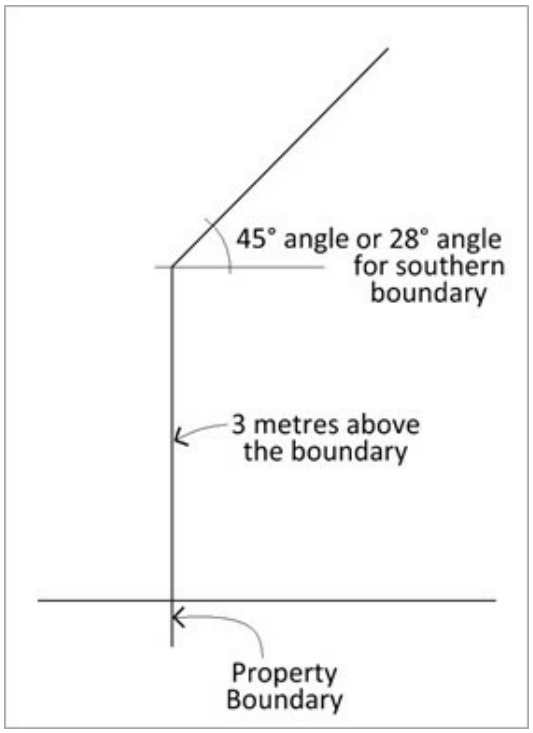
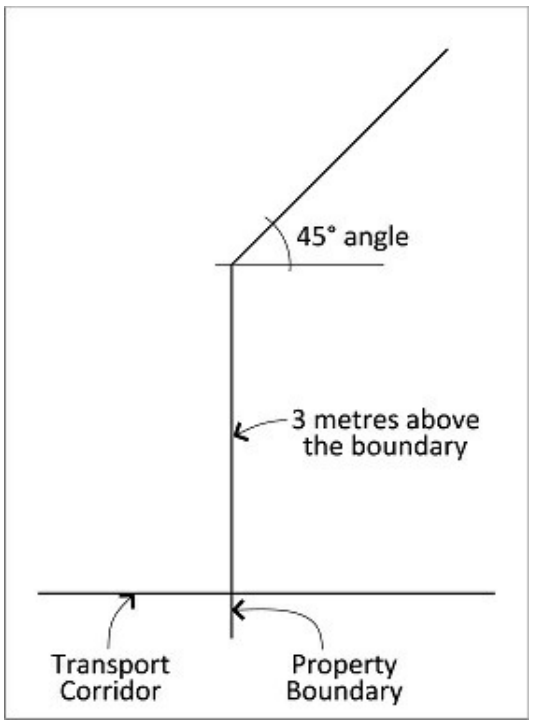


Figure 16.4.3e: Height Control Plane for boundaries adjoining a Transport Corridor or Access



16.4.4 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary	5m
b. Boundary with a Residential or Special Character Zone	5m
c. All other boundaries	3m
d. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: *refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

16.4.5 Service and Outdoor Areas

Description	Minimum requirements
a. Service area per site	i. At least $10m^2$ ii. Capable of containing a 2.5m-diameter circle iii. All-weather dust-free surface
b. Outdoor recreation and amenity space	i. At least 10% of net site area ii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas

16.4.6 Fences and Walls

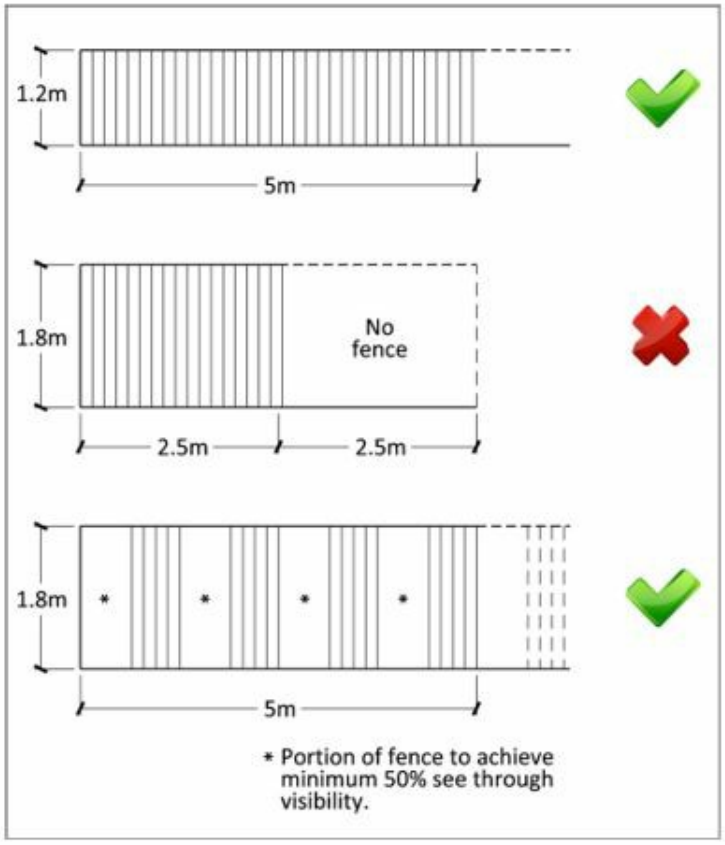
a. Boundary fences have a maximum height of 1.8m, except as provided below.
   i. The following design and dimensions apply to fences or walls on boundaries adjoining any Residential or Special Character Zones, or Transport Corridor.

A. Designed/constructed for less than 50% see-through visibility (e.g. close paling, masonry, or other opaque material)	1.2m maximum height
B. Materials with 50% or more see-through visibility	1.8m maximum height

Note

1. *Refer to Figure 16.4.6b for examples of acceptable fencing solutions.*
2. *Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.*

Figure 16.4.6b: Examples of acceptable fencing solutions



16.4.7 Hours of Operation

Day or activity	Time
a. Sunday to Thursday	0700 to 2230 hours
b. Friday and Saturday	0700 to 2400 hours
c. These hours of operation may be exceeded for any 24-hour period up to five days per calendar year	
d. Hours of operation exclude residential activities on site	

16.4.8 Residential Buildings – Separation and Privacy

a. Residential buildings shall be setback at least 3m from the nearest part of any other residential building, except:

   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, separation distance is a minimum of 1.5m.

b. A balcony or window of a habitable room at upper-floor level shall be setback at least 5m from boundaries. This does not apply to a boundary along a road, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

16.4.9 Outdoor Living Area

a. Each residential unit shall be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

   iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

   iv. Located on a side of the residential unit which faces north of east or west.

b. Outdoor living areas shall have areas and dimensions as follows:

Residential units	Outdoor living area per residential unit	Shape
i. Ancillary residential unit	12m^2	No dimension less than 2.5m
ii. Communal open space for four or more residential units for the exclusive use of the residential units	12m^2	• Capable of containing a 8m diameter circle • No dimension less than 4m

c. The communal open space shall serve four or more residential units for the exclusive use of the residential units. Any communal open space shall be optional.

16.4.10 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

16.5 Rules – Specific Standards

16.5.1 New Buildings, Relocated Buildings and Alterations and Additions to Existing Buildings

Where located within 10m of a Transport Corridor or Open Space Zone shall be designed to:

a. Have the main building entrance (where not already existing) facing the Transport Corridor; and

b. Have a minimum of 30% of the façade facing the Transport Corridor and Open Space Zone comprised of clear glazing which enables the achievement of passive surveillance from within the building; and

c. Not have any service or outdoor storage area or loading space (where not already existing located between the building and Transport Corridor or Open Space Zone.

16.5.2 Ancillary Retail Activity

There shall be:

a. A maximum of one ancillary retail activity per site.

b. It shall have a maximum gross floor area of 50m^2.

16.5.3 Ancillary Residential Unit

There shall be:

a. A maximum of one ancillary residential unit per site (excluding papakainga).

16.5.4 Managed Care Facility

a. An outdoor living area shall be provided which is:

   i. For the exclusive use of the residents.

   ii. Readily accessible for all residents.

   iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

   iv. Comprises no more than 35% impermeable surface area.

   v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.

b. The outdoor living area shall be provided communally which shall comprise:

   i. At least 12m^2 per resident.

   ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m diameter circle.

iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

c. A service area shall be provided that has:

i. A minimum area of 20m²; with a minimum dimension of 3m.

ii. In cases where a fully equipped laundry (washing and drying machines) is provided, then the service area can be reduced to a minimum of 16m² with a minimum dimension of 2m.

d. Staff providing supervision for managed care facilities accommodating eight or more residents shall be present on site at all times that residents are in occupation.

e. No part of any site or premises used as a managed care facility shall contain a secure unit.

16.5.5 Residential Centres

a. An outdoor living area shall be provided which is:

i. For the exclusive use of the occupiers.

ii. Readily accessible for all occupiers.

iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Comprised of no more than 35% impermeable surface area.

v. Provided with a screen, wall or fence along that part of any site boundary adjoining the outdoor living area in order to screen the area from abutting properties.

b. The outdoor living area shall be provided communally which shall comprise:

i. At least 12m^2 per resident.

ii. A minimum dimension of not less than 4m.

iii. An area capable of containing a 6m diameter circle.

iv. At least 60% at ground level, and any outdoor living space that is not at ground level is provided on upper floor decks wider than 1m.

16.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. New schools	• B – Design and Layout • C – Character and Amenity
ii. Emergency service facilities	• B – Design and Layout • C – Character and Amenity • F – Hazards and Safety

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

16.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following:

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

17 Major Facilities Zone

17.1 Purpose

a. Major facilities are substantial, distinct entities which differ significantly from their surroundings. Included in the Major Facilities Zone are Waikato Stadium, Seddon Park, Claudelands Events Centre, Te Rapa Racecourse, Waikato Hospital, Wintec City Campus, Wintec Rotokauri Campus and Te Awa Lakes Adventure Park.

b. In addition to these principal uses it should also be recognised that major facilities include a number of related or supporting activities that contribute to the overall functioning of the facility.

c. The City's major institutions and facilities enable the community to meet its social, cultural and economic needs. These facilities also contribute to the visual amenity of the City through their landscaping and provision of open space. They make a positive design contribution in terms of their identity, through landmark buildings and other development.

17.2 Objectives and Policies: Major Facilities Zone

Objective	Policies
17.2.1 Major facilities develop and operate successfully and contribute to the economic, social and cultural wellbeing of the City.	**17.2.1a** Major facilities enable a mixture of activities while retaining the principal purpose.
	17.2.1b The positive effects of the use and development of major facilities are recognised and acknowledged.
	17.2.1c The adverse effects of use and development of major facilities on neighbourhood amenity values are minimised.
	17.2.1d Development of major facilities enables the scale and configuration of buildings and open space to contribute positively to the visual amenity values of the City.
	17.2.1e Development of major facilities demonstrates quality urban design, particularly at their interface with public areas.
	17.2.1f Development of major facilities is in general accordance with a Concept Development Consent.
Explanation	
Each major facility is a large-scale complex with a range of activities. Therefore the	

flexibility to develop and adapt is important. However, the size and complexity of major facilities can make it difficult to accommodate them under the normal District Plan provisions and zones.

The intention of the Major Facilities policies is that each major facility will continue to be used for the principal purpose currently associated with that site, together with other complementary activities. It is not contemplated that land use at any of the sites will change fundamentally.

The effect of major facilities on the wider environment and on those areas which immediately adjoin the facility must be addressed. Harmonious existence with neighbours is an important element in the long-term success of major facilities.

The development of major facilities provides opportunities, because of the scale of development and single ownership of these large sites, with innovative and attractive designs which will enhance the locality.

17.3 Rules – Activity Status Table

Activity	Class
All Major Facilities: Concept Plan	
a. Concept Development Consent or an update to a Concept Development Consent (except Te Awa Lakes Adventure Park)	RD
All Major Facilities: Buildings	
b. Accessory buildings	P
c. Alterations or additions to buildings (excluding accessory buildings) where there is no approved Concept Plan (except heritage buildings and structures in scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	RD
d. Demolition or removal of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
e. Maintenance and repair of buildings and structures (except heritage buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage) (see note 3)	P
f. New buildings or relocated buildings not identified in an approved Concept Development Consent or where there is no approved Concept Development Consent (excluding accessory buildings)	RD
g. New buildings, relocated buildings, alterations or additions to buildings identified on an approved Concept Development Consent	P
All Major Facilities: Activities	
h. Ancillary residential (residential centres, managed care facilities, rest homes, apartments, single dwellings, visitor accommodation)	P
i. Ancillary retail	P
j. Ancillary offices	P
k. Organised recreation, informal recreation and indoor recreation	P

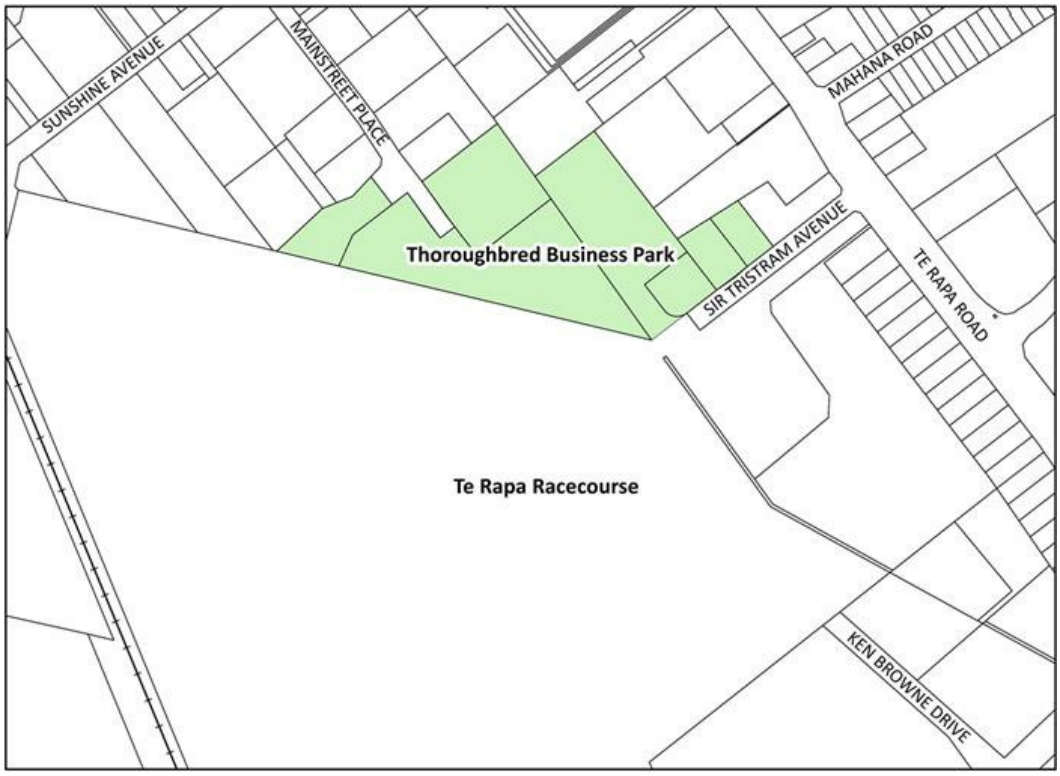
l. Licensed premises	P
m. Parking lots and parking buildings	P
n. Restaurants	P
o. Support services, including workshops, plant and vehicle depots, heating and power stations, laundries, printing and publishing, telecommunications and broadcasting	P
p. Public art	P
Waikato Hospital Campus	
q. Tertiary education and specialised training facilities	P
r. Community centre	P
s. Heliport, for the provision of emergency services	P
t. Hospital	P
u. Health care services	P
v. Emergency service facilities	P
w. Marae	P
x. Places of worship	P
y. Research laboratories	P
z. Residential centre	P
aa. Childcare facilities	P
Seddon Park, Waikato Stadium and Claudelands Events Centre	
bb. Overnight accommodation of campervans, motorhomes and caravans, whether or not in association with an on-site event (Claudelands Events Centre only)	P
cc. Multi-purpose facilities for international sports, events and functions	P
dd. Park-and-ride facilities whether or not in association with an on-site event (Claudelands Events Centre only)	P
ee. Places of assembly	P
Te Rapa Racecourse	
ff. Heliport	P
gg. Places of assembly (racecourse only)	P
hh. Multi-purpose facilities for international sports, events and functions (racecourse only)	P
ii. Horse grazing and training	P
jj. Business activities associated with the racing industry (Thoroughbred Business Park, see Figure 17.3a)	P
kk. Any of the following activities where they are located in the Thoroughbred Business Park (See Figure 17.3a) – light industrial	P

activity, service industrial activity, warehouses, ancillary offices to the above activities, ancillary retail to the above activities and trade and industry training facilities	
ll. New buildings and alterations or additions to buildings within the Thoroughbred Business Park (see Figure 17.3a)	C
Wintec City Campus and Wintec Rotokauri Campus	
mm. Any activity that is listed as a permitted activity in the Central City Zone - Precinct 1, in the Activity Status Table in Rule 7.3, where it is located in the Wintec City Campus	P
nn. Community centre	P
oo. Tertiary education and specialised training facilities	P
pp. Farming (Wintec Rotokauri Campus only)	P
qq. Health care services	P
rr. Library	P
ss. Marae	P
tt. Places of assembly	P
uu. Places of worship	P
vv. Research and development facilities including manufacturing (excluding any noxious or offensive activity)	P
ww. Residential centre	P
xx. Childcare facilities	P
Te Awa Lakes Adventure Park	
yy. All activities listed in 17.3.b. to p.	RD
zz. Places of assembly	RD
aaa. Motorised recreation activity	RD
bbb. Motorised vehicle activity	RD
ccc. Motorised water activity	RD
ddd. Visitor accommodation where any part of the building is within the Visitor Accommodation Overlay area	RD

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *Table 15-2d of Volume 2, Appendix 15-2 contains guidance for converting vehicles per day into other units of measure.*
3. *For the activity status and provisions applying to the demolition or removal, maintenance and repair, and alterations and additions to buildings and structures scheduled in Volume 2, Appendix 8, Schedule 8A: Built Heritage see Chapter 19: Historic Heritage and Site.*

Figure 17.3a: Thoroughbred Business Park



17.4 Rules – Concept Development Consent

17.4.1 Provision of Concept Development Consent (excluding Te Awa Lakes Adventure Park)

a. New buildings are a permitted activity in the Major Facilities Zone when a Concept Development Consent application has been granted by Council, unless otherwise provided for in 17.4.1.b., c. d. and h. below.

b. Buildings and/or work that are permitted before the approval of a Concept Development Consent shall be:

   i. Maintenance or repair to existing buildings

   ii. Demolition or removal of buildings

   iii. Accessory buildings

c. An application for a Concept Development Consent shall be for a whole major facility site; however development of the site may proceed in stages.

d. The activity status of a Concept Development Consent application shall be classified as restricted discretionary, unless an activity that forms part of the application is:

   i. Discretionary, in which case the Concept Development Consent application is a discretionary activity.

ii. Non-complying, in which case the Concept Development Consent application is a non-complying activity.

e. Concept Development Consents shall be formulated in accordance with the standards in this chapter.

f. The development of a Concept Development Consent shall not preclude the requirement to comply with the relevant standards of the plan not addressed in the Concept Development Consent.

g. Where any development or activity is not in accordance with the provisions of the Concept Development Consent, then assessment against the provisions of the Major Facilities Zone or separate resource consent shall be required for that development or activity.

h. The Concept Development Consent for the Te Rapa Racecourse is not required to cover the Thoroughbred Business Park (see Figure 17.3a).

Note

1. *A Concept Plan granted under the previous District Plan provisions is deemed to be a Concept Development Consent for the purposes of this rule.*

17.5 Rules – General Standards

a. All activities shall comply with the following standards. For the sake of clarity, if there is a conflict between a general and specific standard within this chapter then the specific standard shall apply.

17.5.1 Building Setbacks

Building setback from	Minimum distance
a. Residential or Special Character Zone boundary	5m
b. Fronting an arterial transport corridor	5m
c. Waikato Riverbank and Gully Hazard Area	6m (applies to buildings and swimming pools)

Note: *Refer to chapter 21 and 22 for objectives and policies relevant to the setback from the Waikato Riverbank and Gully Hazard Area.*

17.5.2 Service Areas

Description	Minimum requirements
a. Service area per site	i. $10m^2$ or 1% of the gross floor area of buildings on the site, whichever is the greater ii. Minimum dimension of 2.5m iii. All-weather, dust-free surface iv. Alternatively a common service area may be provided for if identified on an approved Concept Development Consent

17.5.3 Provisions in Other Chapters

The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 2: Strategic Framework
- Chapter 19: Historic Heritage
- Chapter 20: Natural Environments
- Chapter 21: Waikato River Corridor and Gully System
- Chapter 22: Natural Hazards
- Chapter 23: Subdivision
- Chapter 24: Financial Contributions
- Chapter 25: City-wide

17.6 Rules – Specific Standards

17.6.1 Seddon Park

17.6.1.1 Building Standards

a. Site coverage	Maximum 40%
b. Building height	Maximum 20m
c. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of Seddon Park: • 20m above the boundary along Seddon Road and Tristram Street • 3m above a boundary opposite the Residential or Special Character Zone • 10m above other boundaries iii. Does not apply to lighting towers

17.6.1.2 Pyrotechnics

a. Pyrotechnics shall be deployed no more than five days in any calendar year.

b. Pyrotechnics shall be deployed only between 1000 and 2230 hours, except on New Year's Eve when they may be deployed up to 0030 hours on the following day (January 1).

17.6.1.3 Fences

a. Wire mesh fencing (for the purpose of security or crowd control)	Maximum 2.5m

17.6.2 Waikato Stadium

17.6.2.1 Building Standards

a. Site coverage	Maximum 25%
b. Height control plane	i. Angle: 45 degrees

	ii. Starting point above the boundaries of Waikato Stadium: • 20m above the boundary along Seddon Road and Tristram Street • 3m above a boundary opposite the Residential or Special Character Zone • 10m above other boundaries iii. Does not apply to lighting towers

17.6.2.2 Pyrotechnics

a. Pyrotechnics shall be deployed on no more than 25 days in any calendar year.

b. Pyrotechnics shall not be deployed before 1000 hours or after 2200 hours on more than 15 days per calendar year. All pyrotechnic displays shall conclude by 2200 hours, except on New Year's Eve when pyrotechnics may be deployed up to 0030 hours on the following day (January 1).

17.6.2.3 Hours of Operation

a. Restaurants and licensed premises (which include cafes and bars and the like) providing services (food, entertainment, alcohol and other beverages) to the general public shall not operate between 0100 and 0600 hours. 'General public' does not include in-house guests (visitors staying on site overnight) and patrons attending events at Waikato Stadium.

b. No retail activities that provide food and services to the general public shall operate between 0100 and 0600 hours. 'General public' does not include in-house guests (visitors staying on site overnight) and patrons attending events at Waikato Stadium.

c. No office activities shall operate between 0100 and 0600 hours.

17.6.2.4 Fences

a. Wire mesh fencing (for the purpose of security or crowd control)	Maximum 2.5m

17.6.3 Waikato Hospital

17.6.3.1 Building Standards

a. Site coverage	Maximum 45%
b. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of hospital site: • 20m above the boundary along the east side of Pembroke Street north of the brow of the hill • 3m above a boundary adjoining a site in the Residential, Special Character or Community Facilities Zone • 10m above other boundaries

17.6.4 Wintec Rotokauri Campus

17.6.4.1 Building Standards

a. Site coverage	Maximum 25%
b. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of campus site: • 3m above a boundary adjoining a site in the Residential, Special Character, Community Facilities, or Future Urban Zone • 10m above other boundaries

17.6.5 Wintec City Campus

17.6.5.1 Building Standards

a. Site coverage	Maximum 100%
b. Floor area ratio	1.5:1
c. Height limit	20m

17.6.6 Claudelands Events Centre and Claudelands Park

17.6.6.1 Building Standards

a. Site coverage	Maximum 25%
b. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries of Events Centre site: • 3m above a boundary adjoining a site in the Residential or Special Character Zone • 10m above other boundaries

17.6.6.2 Pyrotechnics

a. Pyrotechnics shall be deployed no more than five days in any calendar year.

b. Pyrotechnics shall be deployed between 1000 and 2230 hours, except on New Year's Eve when pyrotechnics may be deployed up to 0030hrs on the following day (January 1).

17.6.7 Te Rapa Racecourse

17.6.7.1 Building Standards

a. Site coverage	Maximum 25%, except Thoroughbred Business Park where there is no maximum.
b. Setback from transport corridor (Thoroughbred Business Park)	Minimum 5m
c. Height control plane	i. Angle: 45 degrees ii. Starting point above the boundaries where the Major Facilities Zone adjoins any other zone:

	• 3m above a boundary adjoining a site in the Residential Zone • 10m above other boundaries

17.6.7.2 Heliport

a. Flights (landings and takeoffs) per calendar year shall not exceed 24.

17.6.8 Te Awa Lakes Adventure Park

17.6.8.1 Building Standards

a. Site coverage over whole zoned site	Maximum 40%
b. Building setback	Minimum setback from any residential building (excluding visitor accommodation) 10m
c. Height limit (including Visitor Accommodation Overlay area)	16.5m except for floodlighting towers, masts and poles which may be 20m

17.6.8.2

The water quality in the cable ski lake and any other water bodies designed for swimming in the Adventure Park shall be maintained to a swimmable standard.

17.7 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to the relevant standards within Rules 17.4 to 17.6, the Council shall have control over the following matters referenced below:

Activity Specific	Matter of Control (Refer to Volume 2, Appendix 1.3.2)
i. New buildings, relocated buildings, alterations or additions to buildings within the Thoroughbred Business Park	• B Industrial Zone • C Knowledge Zone and Major Facilities Zone

17.8 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies for Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment

	Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Concept Development Consent or an update to a Concept Development Consent (All Major Facilities)	• B – Design and Layout • C – Character and Amenity • K – Major Facilities Concept Development Consent Consistency
ii. Alterations or additions to buildings (excluding accessory buildings) where there is no approved Concept Development Consent	• B – Design and Layout • K – Major Facilities Concept Development Consent Consistency
iii. New buildings or relocated buildings not identified on an approved Concept Development Consent or where there is no approved Concept Development Consent (excluding accessory buildings)	• B – Design and Layout • C – Character and Amenity • K – Major Facilities Concept Development Consent Consistency
iv. All activities listed in 17.3 for Te Awa Lakes Adventure Park	• B – Design and Layout • C – Character and Amenity • G – Transportation • J – Three Waters Capacity and Techniques • K – Te Awa Lakes Adventure Park
v. Visitor Accommodation where any part of the building is within the Visitor Accommodation Overlay (Te Awa Lakes Adventure Park)	• B – Design and Layout • C – Character and Amenity

17. 9 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

19 Historic Heritage

19.1 Purpose

a. Historic heritage is a natural or physical resource and is defined in the Act. This chapter addresses historic structures and their immediate surroundings, historic heritage areas, and ~~sites~~sites of archaeological or cultural significance, and relates to the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.

b. ~~The purpose of this chapter is to identify those individual buildings, structures, places and sites that are significant~~Hamilton has a rich history, and ~~therefore warrant recognition~~in addition to the knowledge, wisdom and ~~protection.~~guidance gained from past generations; there are as well, a number of key documents and statutes are particularly relevant These ~~items are listed in~~include the Resource Management Act; and the Waikato Tainui Raupatu Claims (Waikato River) Settlement Act 2010 (the Settlement Act) and Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River (refer Volume 2, Appendix ~~8:~~10)

.

i. ~~Schedule 8A: Built Heritage (buildings, structures~~The Settlement Act recognises the Waikato River as tuupuna which has mana ~~associated sites~~ and in turn represents the mana and mauri (life force) of Waikato-Tainui. The Waikato River is both a physical and a metaphysical being. The relationship of Waikato-Tainui with the Waikato River gives rise to responsibilities to protect te mana o te awa and to exercise mana whakahaere in accordance with long-established tikanga to ensure the restoration and protection of the wellbeing of the river.

ii. ~~Schedule 8B: Group 1 Archaeological~~While many sites of archaeological or cultural significance have been destroyed, damaged or highly modified by urban development and ~~Cultural Sites.~~

c. ~~There is potential~~are not easily recognisable for ~~cultural artefacts to be found~~their original purpose and ~~for archaeological sites to be discovered throughout the City. Schedule 8C: Group 2 Archaeological~~form, their historical and cultural importance has not diminished. ~~Sites in Volume 2, Appendix 8, identify areas where there is a higher potential for finding artefacts~~ Archaeological sites~~.~~ ~~There are no additional controls in~~form an important part of the ~~plan on these sites~~cultural history of the City and should be appropriately recognised and protected for the benefit of current and future generations.

d. In many cases, a site has both archaeological significance and significance to Maaori and the extent of such sites can be more extensive, than the recorded archaeological site. Council acknowledges that ~~are identified~~it is only appropriate for ~~information purposes only. If artefacts or~~Mana Whenua to identify their relationship and that of their culture and traditions with their ancestral lands, water, areas, waahi tapu and other taonga, including the extent of the values associated with the archaeological sites.

e. Mana ~~are discovered an Authority must be obtained from Heritage New Zealand Pouhere Taonga~~Whenua have historical rights, authority and control associated with their taonga, sites of significance within Hamilton, despite Mana Whenua historically not being involved in decision making that fulfils their obligations and responsibilities as kaitiaki. This has meant that Mana Whenua have been unable to prevent the desecration of some taonga, areas of significance, at the expense of development. Furthermore, the relationship of Mana Whenua with sites and areas of significance has deteriorated, as access to these areas has either been extinguished or restricted.

~~Buildings~~Built Heritage (Buildings and Structures)

g. Rapid growth over the last decade has resulted in redevelopment and intensification of both residential and business sites and in some circumstances this has led to the loss of heritage values. Demolition of heritage buildings often results because a viable use has not been, or cannot be, identified, or because of the high cost of maintenance, restoration or adaptation. Heritage items are a finite resource which cannot be replaced.

h. Unsympathetic alterations or additions can damage heritage values associated with heritage buildings or structures. While modifications are often needed to make built heritage usable (e.g. telecommunication upgrading, energy-efficiency and conforming with fire, earthquake and access standards) these need to be undertaken in a manner that protects the heritage value~~.~~

i. Removing ~~buildings~~buildings from their original setting or partial demolition that retains only the façade of the building, can change their context and diminish their historic significance. The modification of the surrounding environment can also reduce heritage values. For example, the removal of mature trees and vegetation, changes to fences, or the addition of new buildings on the site can all reduce the overall heritage value.

Historical Heritage Areas

j. The intention of the Historic Heritage Area is to identify, protect, maintain and enhance the respective heritage attributes of those areas. A total of 32 areas in Hamilton are recognised as having a distinctive historical heritage value (Refer to Volume 2, Appendix 8: 8D – Historic Heritage Area). The historic significances for an area are influenced by the representative of a period of development which has historic heritage significance in the development of the city, as well as the consistency in physical and visual qualities.

k. The physical and visual qualities are attributes to the heritage values and they include the consistencies of:

i. Street and block layout
ii. Street design and street trees,
iii. Lot sizes, dimensions and development density,
iv. Lot layout and position of buildings and structures onsite,

v. Topography and natural environment,
vi. Architecture and building typologies and
vii. Street frontage treatments.

The values of these heritage areas can be compromised by site redevelopment, infill development, demolition of existing buildings and structures, additions and alterations of existing buildings, and additions of other buildings and structures such as accessory buildings, fences and retaining walls, if these have little regard to the area's representatives and consistencies of those heritage attributes.

l. Design and layout of the sites and the placement of buildings are critically important, and they must address potential adverse environmental effects and ensure a good quality urban environment is achieved through design and heritage impact assessment to consider their compatibility and be sympathetic with identified heritage values of the area. Standards have been placed on the use, development and demolition of buildings to manage change in these areas.

m. Each historic heritage area is supported by a Historic Heritage Statement identifying the locations and representativeness of the area. Assessment of proposals for development and modifications to buildings within these areas will be considered against the relevant policies and the historic heritage area statements and a site-specific Heritage Impact Assessment to be provided as part of the development.

n. For activities that are not specifically within an HHA, they will be managed by the provisions and controls of the underlying zoning chapters.

Archaeological and Cultural Sites

o. Hamilton has many ~~sites~~sites of historic and cultural heritage significance that are of archaeological and cultural significance. Some of these are associated with European settlement, while others are significant to Waikato iwi and local ~~hapu~~hapuu.

p. ~~Archaeological~~The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPT Act) is the primary legislation for the management of archaeological sites, and all archaeological sites ~~include~~are protected under the HNZPT Act. An archaeological site is defined in the HNZPT as any place in New Zealand, including buildings, structures and shipwrecks, that was associated with pre-1900 human activity where there is evidence relating to the history of New Zealand that ~~occurred before 1900~~can be investigated using archaeological methods. ~~Archaeological~~The District Plan must recognise and provide for the protection of historic heritage from inappropriate subdivision, use and development, and also can play an important role in providing information to assist in awareness of the protection of archaeological sites ~~can include military redoubts, objects and locations associated with industry (e.g. flour mills and a lime kiln), as well as locations of early settlement~~under the HNZPT Act.

q. Many ~~sites~~archaeological sites in the City are not visible on the surface, but may have underground features and artefacts which could be disturbed or damaged through earthworks and construction. Digging foundations and other activities can damage ~~historical sites~~archaeological sites, especially if there is a lack of

awareness of historical significance or the potential to uncover historic features. Important features of a site (like filled-in trenches of a pa or kumara pits or building foundations) may still exist below the surface.

r. While many ~~sites~~sites have been ~~destroyed or damaged~~extensively modified by urban development and are not easily recognisable for their original purpose and form, their historical or cultural importance has not been diminished. ~~Sites~~Subsurface features, such as artifacts, taonga and physical forms may still exist. Sites of archaeological and cultural significance form an important part of the cultural history of the City and should be protected for the ~~benefit~~benefits of current and future generations.

s. The relationship of Maaori and their culture and traditions with their ancestral lands, water, waahi tapu and other taonga may be destroyed or compromised through inappropriate subdivision, use or development. Kaitiakitanga or guardianship and protection of the land, water, waahi tapu and other taonga is an important ~~issue~~matter for Waikato iwi and local ~~hapu~~hapuu and section 7a of the Act requires particular regard to be had to Kaitiakitanga. The majority of the identified archaeological sites are considered by Mana Whenua to also be part of wider sites of significance to Maaori.

t. Section 6e of the Act requires that in relation to managing the use, development, and protection of natural and physical resources: the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga is recognised and provided for. Section 6f of the Act requires the recognition and provision for the protection of historic heritage from inappropriate subdivision, use, and development. Under section 7a of the Act, as a matter of national importance, particular regard must be had to kaitiakitanga.

u. The potential adverse effects of subdivision, use and development that the provisions address, include inhibiting or improving the responsibility of Kaitiaki in relation cultural sites, and effects on mauri, mana, tapu, hononga, taonga, tikanga, kawa, cultural activities and customary activities.

v. The information regarding archaeological sites is not exhaustive and the obligations of the Heritage New Zealand Pouhere Taonga Act 2014 apply throughout the City. There is potential for cultural artefacts and physical remnants from past human activities that are of cultural, historic, or scientific interest and that are not recorded or scheduled to be found and for archaeological and cultural sites to be discovered throughout the City. Those obligations include that if an archaeological site is discovered an Authority must be obtained from Heritage New Zealand Pouhere Taonga before undertaking any activity that will or may modify or destroy the whole or any part of any archaeological site.

Policy Framework of the Chapter

a. The policy framework of this chapter addresses the protection of historic heritage in three categories: buildings and structures, historic heritage areas and archaeological and cultural sites.

b. Schedules in Volume 2, Appendix 8 – Historic Heritage identify:

i. Schedule 8A: Built Heritage (buildings and structures).
ii. Schedule 8B: Group 1 Archaeological and Cultural Sites.
iii. Schedule 8C: Group 2 Archaeological and Cultural Sites.
iv. Schedule 8D: Historic Heritage Areas

19.2 Objectives and Policies: Historic Heritage

All Historic Heritage

Objective	Policies
19.2~~.1a~~.1 ~~The City's historic~~Historic heritage ~~shall be protected from~~that contributes to an understanding and appreciation of the ~~adverse effects~~history and culture of ~~subdivision~~the City is identified, ~~use~~ and ~~development~~significant heritage resources are protected.	**19.2.1a** The City's historic heritage ~~shall be~~is protected from the adverse effects of inappropriate subdivision, use and development.
	19.2.1b ~~Ensuring that where features have been destroyed or damaged, the historical~~Historic heritage resources and heritage values ~~of these sites are~~shall be identified, recorded and recognised to ~~ensure~~maintain and enhance the sense of identity and wellbeing of the City's residents and the historical legibility of ~~Hamilton~~the City.
	19.2.1c Subdivision and development shall adhere to the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value where applicable.
	9.2.1d The relationship Mana Whenua have with both the whenua and awa, and the spiritual, cultural and/or historical significance of the whenua and awa has to Mana Whenua shall be recognised and provided for.
	19.2.1e Signs on buildings, structures and/or sites listed in Schedule 8A or 8B must: i. be associated with lawful activities on the site; ii. be consistent with and maintain or enhance the historic heritage values; iii. avoid, remedy or mitigate adverse effects on the heritage resource.
Explanation	
Historic places make a significant contribution to the sense of identity and wellbeing of the City's residents. A wide range of heritage values need to be protected, including buildings, structures, sites and their setting and surroundings with historical, ~~social,~~ cultural, architectural, scientific, archaeological or technological significance. The District Plan matches levels of protection with the classification of the item so the City's most significant items are protected. For Iwi and Hapuu this provides for the mana and wairua of the site to be recognised, and for owners and developers the identification provides certainty for the future. *Heritage resources are vulnerable to change, and once lost cannot be replaced. It is therefore*	

important to seek means to avoid adverse effects on historic places. The District Plan controls activities recognised as having an adverse effect on the heritage values of identified historic places. Heritage New Zealand Pouhere Taonga has the primary responsibility for the regulation of activities relating to archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Guidance on the principles for the conservation of places of cultural heritage value can be found in ICOMOS being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value.

Objective	Policies
19.2.2 The heritage values of a diverse and representative range of natural, physical and cultural resources are protected.	**19.2.2a** Items of significant heritage value ~~(buildings, objects, areas, trees and sites) shall~~will be scheduled.
	19.2.2b The loss of heritage values associated with scheduled items shall be avoided.
	19.2.2c Outstanding examples of a particular type of ~~site, or sites~~historic heritage that are highly significant to the community shall be scheduled.

Explanation

Historic heritage is an integral part of Hamilton's character and its future development. ~~For~~ For this reason the destruction or alteration of ~~buildings~~buildings, or significant elements of ~~buildings, objects, areas, trees~~buildings and ~~Maaori sites~~structures, that are of heritage significance will be assessed against criteria which seek to maintain an item's heritage ~~value~~values. As well, works within the extent of archaeological and cultural site, must recognise the heritage significance to ensure these heritage values are maintained. The items and areas of historic heritage (built heritage and archaeological and cultural sites), set out the Schedules in Appendix 8 have been assessed against the criteria contained in Appendix 8 respectively. The loss of heritage values will be considered through a resource consent process.

~~Buildings~~

Built Heritage (Buildings and Structures)

Objective	Policies
19.2.3 The heritage values of significant buildings, structures and their ~~immediate~~setting and surroundings are protected.	**19.2.3b** Relocation of buildings and structures in Schedule 8A within the site identified in Schedule 8A is avoided, except where: i. The relocation is necessary to facilitate the on-going use, adaptive re-use, or protection of the building or structure or to ensure public safety; ii. The relocation allows for significant public benefit that would not otherwise be achieved; iii. Measures will be taken to minimise the risk of damage to the building or structure; iv. The relocation will provide continuity of the heritage values of the building or structure; v. The building or structure will remain within the site and is as close to the original location as is practicable; and vi. The relocation maintains the heritage values and significance of the building or structure.

	19.2.~~3b~~.3c ~~Demolition or relocation~~Subdivision and/or development of ~~buildings and structures ranked B~~the site identified in Schedule 8A ~~should be discouraged.~~shall retain, protect and enhance the heritage values of any building or structure listed within Schedule 8A, including by ensuring that: i. The proposal is compatible with the sensitivity of the heritage building or structure and its setting and surroundings to change and its capacity to accommodate change without compromising the heritage values of the building or structure; ii. The proposal is compatible with the heritage values, including the form, character, scale, proportions, materials and finishes; and iii. Subdivision and/or development of the site identified in Schedule 8A will not adversely affect the visibility of the heritage building or structure from public places; iv. The resulting setting of the building or structure is sufficient to maintain or enhance the heritage values.
	19.2.3d Subdivision and development shall avoid any potential cumulative adverse effects on any building or structure listed in Schedule 8A.
	19.2.~~3c~~.3e Heritage ~~Subdivision~~buildings and ~~development~~structures shall ~~retain, protect and enhance the~~be used in a manner that ensures heritage values ~~of any building~~are not damaged or ~~structure listed within Schedule 8A~~destroyed.
	19.2.~~3e~~.3f ~~Heritage buildings~~The form, scale, character, location, design, materials and ~~structures~~finish of any development within the setting of a historic heritage building or structure in Schedule 8A, shall be ~~used in a manner that ensures essential~~consistent with identified heritage ~~qualities are not damaged or destroyed.~~
	19.2.~~3f~~.3g The ~~design, materials and finish~~continued use or adaptive reuse of any ~~development~~building or structure of identified heritage value shall be encouraged where: i. The continued use is integral to the heritage values of the building or structure, that use should be retained ii. any works undertaken to adapt the building or structure for the new use are undertaken in a manner that is consistent with ~~identified~~and protects the heritage values of the building or structure and its surroundings; and ; iii. any works undertaken are kept to the minimum necessary for the use or adaptive reuse and keep the heritage fabric of the building or structure as intact as possible.

	19.2.3h The site surrounding the heritage building or structure shall be protected to the extent that it contributes to the heritage values.
	19.2~~.3g~~.3i ~~The continued use~~Any work for earthquake strengthening, fire protection, building services and accessibility upgrades to heritage buildings and structures must ensure that the materials and design reflect the heritage values, and avoid, remedy or ~~adaptive reuse~~mitigate any adverse effects on heritage values, including by: i. Protecting, as far as practicable, architectural features and details that contribute to the heritage values of ~~any building~~the building or structure; ii. Retaining or reinstating the appearance of ~~identified~~the original façade; and iii. Minimising the visual effects of additions to the heritage ~~value shall be encouraged~~building or structure.
	19.2.3j Any work on heritage buildings and structures in Schedule 8A shall be carried out in a manner that: i. focuses any changes to those parts of the heritage building or structure that have more potential to accommodate change (other than where works are undertaken as a result of damage); ii. conserves, and wherever possible enhances, the authenticity and integrity of the building or structure; iii. identifies, minimises and manages risks or threats to the structural integrity and heritage values of the building or structure, including from natural hazards; iv. documents the material changes to the heritage building or structure and heritage setting; v. is reversible wherever practicable (other than where works are undertaken as a result of damage); vi. distinguishes between new work and existing heritage fabric in a manner that is sensitive to the heritage values; vii. maintains the building or structure to prevent deterioration and to retain its heritage value
	19.2~~.3i~~ **.3k**~~Encourage~~ Modification of the ~~strengthening~~interior of ~~buildings~~buildings or structures in Schedule 8A ~~to increase their ability to withstand future earthquakes while minimising~~is enabled as a means of encouraging use, re-use or adaptive reuse and facilitating the ~~significant loss~~retention and protection of ~~associated~~the exterior heritage values.
Explanation	
The demolition of historic places can result in the loss of associated heritage values. The aim of the District Plan is to minimise the loss of any historic buildings and structures within Volume 2, Appendix 8, Schedule 8A. Demolition of highly significant historic buildings and structures will be considered	

only in exceptional circumstances.
Inappropriate additions or major alterations to historic buildings and structures also have the potential to destroy or degrade heritage values. However, minor or routine maintenance and repair enables items to be maintained. In most cases, the exterior of historic buildings and structures is more sensitive to change through unsympathetic changes than the interior. Changes to the interior of heritage buildings are not controlled as change is considered necessary to ensure buildings are useable. The strengthening of historic heritage buildings to meet earthquake strengthening requirements is important to ensure heritage buildings and structures are safe and useable. However, the strengthening of these buildings and structures still needs to ensure the heritage values are retained.
Removal of a building from its original site or changes to a building's setting (e.g. destruction of gardens, trees and other heritage buildings) can affect heritage values and reduce its significance. However, in some circumstances, relocating the item off-site may be the only way to protect the item. Other structures, signs or lighting on historic buildings and structures can also impact on heritage values.
The District Plan also encourages activities that will facilitate the retention and enhancement of historic buildings and structures. Greater flexibility in what historic buildings and structures can be used for, while ensuring the management of any potential adverse effects, can help their preservation by finding an ongoing use.

Historic Heritage Areas

Objective	**Policies**
19.2.4 **The heritage values of a historic heritage area are identified and protected.**	**19.2.4a** **Cumulative adverse effects on the heritage values of the areas are avoided wherever practicable.**
	19.2.4b **The design, material use and placement of buildings and structures is compatible and sympathetic with the heritage values for the area being identified.**
	19.2.4c **The design, material use and placement of buildings and structures, including relocated buildings and additions and alterations to existing buildings, demonstrate consistency with the physical and visual qualities of the historic heritage area through a Heritage Impact Assessment**
	19.2.4d **The effects of demolition or removal of existing building, including detached accessory building, on a front, corner or through site within a historic heritage area is managed to protect the identified historic heritage values.**
Explanation	

These policies seek to retain and manage the historic values of specific areas identified

as having collective and cohesive values, importance, relevance and interest to the historic heritage significance in the development of Hamilton City. Each historic heritage area is supported by a Historic Heritage Area statement identifying the key physical and visual qualities of the area. Assessment of proposals for development and modifications to buildings within these areas will be considered against the relevant policies, the historic heritage area statements and the historic values that are identified in those statements.

19.2.5 Recognise, protect and, where possible, enhance the physical and visual qualities of the heritage values of a residential zoned site within a historic heritage area.	**19.2.5a** Development is sympathetic with the existing historic values found within the historic heritage area through: • Being compatible with the design, material used and placement of buildings and structures within the area. • Mitigating the effects of the demolition or removal of existing buildings and structures from the site. • Ensuring that any car parking, servicing, lighting and sign requirements do not adversely affect the heritage values of the area or the relationship of a building with the streetscape • Providing a site-specific Heritage Impact Assessment
Explanation	

All the areas which have been identified as historic heritage areas have particular physical and visual qualities which make them represent a period of development with historic heritage significance in the development of the city. It is important that these unique qualities are identified and any new development is sensitive and is compatible with them.

Archaeological and Cultural Sites

Objective	Policies
19.2~~.4~~.6 Significant archaeological and cultural sites shall be protected from modification, damage or destruction.	**19.2~~.4a~~.6a** ~~Subdivision~~Inappropriate subdivision, use and development shall be managed to avoid ~~damage to~~adverse effects on archaeological and cultural sites where they are known to exist, or are likely to exist.
	19.2.6b The risk of damage to archaeological and cultural sites is reduced by identifying the known archaeological resource and the extent of the recorded identified site.
	19.2~~.4b~~.6c The protection and management of ~~sites~~sites of archaeological ~~and~~ad cultural significance shall be informed by their significance.
	19.2~~.4c~~.6d

	Activities or development shall not adversely affect the physical structure and integrity of scheduled sites. This may include: i. Inappropriate planting, ii. The removal of vegetation where it affects the stability of the site, and iii. Addition, excavation or compaction of any soil, rock or other materials.
	19.2.~~4d~~.6e The relationships of ~~tangata whenua~~Mana Whenua with sites of spiritual, cultural or historical significance that are archaeological and cultural sites shall be recognised and provided for.
	19.2.~~4e~~.6f Where features of significant archaeological and cultural sites are lost, these features ~~should~~must be recorded and recognised through on-site marking to ensure the historical legibility of Hamilton City.
	19.2.6g Minor work, including the maintenance of existing site landscape features such as gardens and planting beds, is enabled, but earthworks on Schedule 8B: Group 1 and Schedule 8C: Group 2 archaeological and cultural sites are managed so as to ensure adverse effects on the archaeological and cultural site are avoided, remedied or mitigated.

Explanation

The policies recognise that activities that disturb the ground pose a significant threat to archaeological and cultural sites, and aim to control these activities. In some cases, the original surface features of a ~~site~~site may be lost or damaged through exposure to weather, earthworks, damage from tree roots and coverage of a ~~site~~site by buildings or impermeable surfaces. However, sub-surface features may still survive. The aim of the policies is to protect the physical integrity and features of the ~~site~~site. Identification of ~~sites~~sites before development occurs is particularly important. If the general location of ~~sites~~sites can be signalled then developers and landowners are able to plan development that minimises or avoids disturbance. Known archaeological sites, and the extent of those sites, are identified by mapping.

An important ~~concern~~matter for ~~tangata whenua~~Mana Whenua is the need to protect ~~sites~~sites from accidental or intentional interference. The District Plan will record and protect only those ~~sites~~sites which ~~iwi~~Mana Whenua are comfortable to make known or are recorded by NZAA. ~~The~~ The location of other ~~sites~~sites is known only to Waikato iwi and local ~~hapu~~hapuu. ~~The~~While not identified in the District Plan or a recorded archaeological site it is important that awareness is had for there to be further, yet discovered archaeological and cultural sites to be present within the City's boundaries. Accordingly, the policies and ~~also recognise~~notes regarding accidental discover ensures there is recognitions of the ongoing importance of these ~~sites~~sites to Maaori.

Where development has already taken place and the ~~site~~site's features have been destroyed or damaged, recognition of the ~~site~~site's existence is desirable through signs, planting or some other method. Even where these ~~sites~~sites no longer exist physically they still hold cultural significance,

particularly to Waikato iwi and local hapu.

19.3 Rules - Activity Status Table

19.3.1 Built Heritage (Buildings and Structures)

~~Volume 2, Appendix 8, Schedule 8A: Built Heritage (structures, buildings and associated sites)~~	
a. Maintenance and repair of buildings or structures where compliance with Rule 19.4.1 is achieved	P
b. ~~Internal alterations~~Maintenance and repair of buildings and structures where compliance with Rule 19.4.1 is not achieved	~~P~~RD
c. ~~Accessory~~Internal alterations of buildings ~~or new buildings within any scheduled site ranked A~~	~~D~~P
d. Accessory buildings or new buildings within any scheduled ~~site~~site ranked ~~B~~A	~~RD*~~D
e. Accessory buildings or new buildings within ~~the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus~~any scheduled site ranked B	~~P~~RD*
f. ~~Alterations~~Accessory buildings or ~~additions (excluding maintenance~~new buildings within the Major Facilities Zone – Waikato Hospital Campus and ~~repair) to the exterior of any structure or building ranked A~~Wintec City Campus	~~D~~P
g. Alterations or additions (excluding maintenance and repair) to the exterior of any structure or building ranked ~~B~~A	~~RD~~D
h. ~~Demolition~~Alterations or additions (excluding maintenance and repair) to the exterior of any structure or ~~building~~building ranked ~~A~~B	~~NC~~RD
i. ~~Demolition of~~Alterations necessary to any structure or ~~building~~building ranked ~~B~~A for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades and/or building services.	~~D~~RD
j. ~~Earthquake strengthening works~~Alterations necessary to ~~the external façade of~~ any structure or ~~building~~building ranked ~~A~~B for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades, and /or building services	~~RD*~~C
k. ~~Earthquake strengthening works to the external façade~~Demolition of any structure or ~~building~~building ranked ~~B~~A	~~C~~NC
l. ~~Erecting, constructing or extending~~Demolition of any structure or ~~fence on a site~~building ranked B	~~RD*~~D
m. ~~Erecting, constructing~~Earthquake strengthening works to the external façade or ~~extending~~to the interior where the strengthening will be externally visible, of any structure or ~~fence on a site within the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus~~building ranked A	~~P~~RD*
n. ~~Signs (refer also~~Earthquake strengthening works to ~~Chapter 25.10: City-wide – Signs)~~the external façade or to the interior where the strengthening will be visible externally visible, of any structure or building ranked B	~~RD*~~C
o. ~~Signs within the Major Facilities Zone – Waikato Hospital Campus and Wintec~~	~~Refer to~~

	~~City Campus~~Erecting, constructing or extending any structure or fence on a site	~~Chapter 25.10: City-wide – Signs~~RD*
p.	~~Subdivision of an allotment containing~~Erecting, constructing or extending any structure or fence on a ~~scheduled Historic Heritage Item~~site within the Major Facilities Zone – Waikato Hospital Campus and ~~sites identified in Volume 2 Appendix 8, Schedule 8A and 8B~~Wintec City Campus	~~Refer to Chapter 23: Subdivision~~P
q.	~~Change of use~~Signs (refer also to ~~an activity otherwise listed as non-complying in the underlying zone rules for any historic place identified in Schedule 8A~~Chapter 25.10: City-wide – Signs)	~~D~~RD*
r.	~~Removal off site of any structure or building ranked A~~Signs within the Major Facilities Zone – Waikato Hospital Campus and Wintec City Campus	~~NC~~Refer to Chapter 25.10: Citywide – Signs
s.	~~Relocation on existing site~~Subdivision of ~~any structure or building ranked A~~an allotment containing a scheduled Built-Heritage Item identified in Volume 2 Appendix 8, Schedule 8A (See note 2)	~~D~~Refer to Chapter 23: Subdivision
t.	~~Removal off site~~ Change of use to an activity otherwise listed as non-complying in the underlying zone rules for any ~~structure or building ranked B~~historic place identified in Schedule 8A	D
u.	~~Relocation on site~~Removal off site of any structure or ~~building~~building ranked ~~B~~A	~~RD~~NC
~~Volume 2, Appendix 8, Schedule 8B: Group 1 Archaeological and Cultural Sites~~		
v.	~~Minor work~~Relocation on ~~all sites~~existing site of any structure or building ranked A	~~P~~D
w.	~~Any earthworks on a site in Group 1~~Removal off site of any structure or building ranked B	~~RD~~D
x.	~~Signs~~Relocation on ~~a site in Group 1 (refer also to Chapter 25.10: City-wide – Signs)~~site of any structure or building ranked B	RD~~*~~
y.	~~Any earthworks on a site in Group 2~~Reconstruction and reinstatement of any structure or building ranked A	~~P~~D
z.	Reconstruction and reinstatement of any structure or building ranked B	RD
aa.	Minor work on a site of any structure or building identified in Schedule 8A that complies with Rule 19.4.2 (See note 1)	P

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *If archaeological material, koiwi or taonga is uncovered on a site which pre-dates 1900, then the site is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. Any disturbance of archaeological sites, regardless of their listing or otherwise in this District Plan, is not permitted under the Heritage New Zealand Pouhere Taonga Act 2014. Consent of Heritage New Zealand Pouhere Taonga is required to modify or disturb an*

archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. For further information or to make an application, contact the nearest office of Heritage New Zealand Pouhere Taonga. An authority is required for all such activity whether or not the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Regional or District Plan.

19.3.2 Historic Heritage Areas

Activity	Class
a. Alterations and additions to an existing building on a front, corner or through site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	RD
b. Alterations and additions to an existing building on a rear site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
c. Ancillary residential structure, excluding fences and/or walls provided in (h) and (i) below.	P
d. Demolition of existing curtilage wall	RD
e. Demolition of existing dwellings on a front, corner or through site within an HHA (excluding detached accessory buildings, or heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	D
f. Demolition of existing detached accessory buildings on a front, corner or through site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	RD
g. Demolition of existing buildings on a rear site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	P
h. Fences and/or walls located forward of the front building line of the dwelling: • Have a maximum height of 1.2m • Have a maximum height of 1.8m	P RD
i. Fences and/walls except provided in (h) above	P
j. New buildings	RD
k. Relocated buildings off the original site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	D
l. Relocated buildings on the original sites within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	RD
m. Relocated buildings onto sites within an HHA	RD

19.3.3 Archaeological and Cultural Sites

Activity	Class
a. Minor work on all sites in Schedule 8B or Schedule 8C	P
b. Any earthworks on a site in Schedule 8B: subject to Rule 19.4.2b (see note 1)	RD
c. Signs on a site in Schedule 8B: Group 1 (refer also to Chapter 25.10: City-wide – Signs)	RD*

d. Any earthworks on a site in Schedule 8C: Group 2 (see note 1)	C
e. Subdivision of a site containing a scheduled archaeological and cultural site identified in Volume 2 Appendix 8, Schedule 8B and 8C (see note 2)	Refer to Chapter 23: Subdivision

Note

1. *Refer to Volume 2, Appendix 8-2 Accidental Discovery Protocol (ADP): Archaeological and Cultural Sites, Archaeological Areas, Historic Areas or Waahi Tapu, Appendix 8, for the protocol that must be followed where during earthworks on any site any archaeological feature, artefact or human remains are accidentally discovered. If archaeological material, koiwi or taonga is uncovered on a site which pre-dates 1900, then the site is an archaeological site in terms of the Heritage New Zealand Pouhere Taonga Act 2014. Any disturbance of archaeological sites, regardless of their listing or otherwise in this District Plan, is not permitted under the Heritage New Zealand Pouhere Taonga Act 2014. Consent of Heritage New Zealand Pouhere Taonga is required to modify or disturb an archaeological site under the Heritage New Zealand Pouhere Taonga Act 2014. For further information or to make an application, contact the nearest office of Heritage New Zealand Pouhere Taonga. An authority is required for all such activity whether or not the land on which an archaeological site may be present is designated, a resource or building consent has been granted, or the activity is permitted under the Regional or District Plan. The consent holder or proponent must engage with a representative of Mana Whenua to ensure cultural protocols are adhered to and decisions made are culturally appropriate.*
2. *Refer Rule 23.3 and other relevant provisions of Chapter 23 Subdivision*

19.4 Rules – Specific Standards

19.4.1 Maintenance and Repairs to a Schedule 8A ~~Item~~Built Heritage (Building or Structure)

a. ~~In any repair or maintenance to the exterior of a building or structure, the heritage values for which the Historic Place was scheduled shall be respected. This will be achieved by:~~

   i. ~~Using the same or similar materials.~~

   ii. ~~Maintaining consistency with the scale, proportion, finishes and techniques.~~

b. Maintenance ~~to a building or structure~~and repair of building and structures in Schedule 8A shall be limited to~~:~~

   i. ~~Works~~ ~~for~~those works that come within the ~~purpose~~definition of ~~weatherproofing.~~

   ii. ~~Plumbing~~‘maintenance and ~~electrical work.~~

   repair of buildings and structures’ in Volume 2, Appendix 1.1

c. ~~Repairs shall be for the purpose of repair, patching, piecing in, splicing or consolidating.~~

19.4.2 Archaeological and Cultural Sites

a. In the event that during earthworks on any site any archaeological feature, artifact or human remains are found, the Accidental Discovery Protocol within Volume 2,

Appendix 8-2 will be complied with.

b. Applications for earthworks within a site in Schedule 8B: Group 1 Archaeological and Cultural Sites, must provide in the assessment of environmental effects for the proposal, identification of any measures to avoid, remedy or mitigate adverse effects recommended by representatives of Mana Whenua in any engagement carried out for the proposal by the applicant.

19.4.3 Historic Heritage Areas - Fences and Walls

a. Sites within Victoria Street HHA shall have no fence or wall along the street front boundary.

b. The following design and dimension shall apply to fences and/or walls located forward of the front building line of the dwelling:

Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite	1.2m maximum height
Designed and constructed with the use of material, colour texture and form as the existing dwelling onsite; and achieve with 50% or more see-through visibility (see note 1)	1.8m maximum height

c. The height of any fence and/or wall shall be measured in terms of natural ground level.

d. All other fences and/or walls shall have a maximum height of 1.8m.

Note
1. Glass, metal bars or louvres are acceptable fence designs to achieve minimum 50% see-through visibility.

19.5 Controlled Activities: Matters of Control

a. In determining any application for resource consent for a controlled activity in addition to compliance with the relevant standard within 19.4 the Council shall have control over the following matter referenced below.

Activity Specific	Matter of Control and Reference Number (Refer to Volume 2, Appendix 1.3.2)
i. Earthquake strengthening works to the external building façade or to the interior where the strengthening will be externally visible, of any structure or building ranked B*	• E – Historic Heritage and Special Character
ii. ~~Earthquake strengthening works~~Alterations necessary to ~~the external building façade of~~ any structure or ~~building~~building ranked B~~*~~ for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades, and /or building services.	• E – Historic Heritage and Special Character

Archaeological and Cultural Sites	
iii. Any earthworks on a site in Schedule 8C: Group 2	• E – Heritage Values and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

19.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	**Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)**
~~Schedule 8A:~~ ~~(structures, buildings~~(buildings ~~associated sites~~structures	
i. ~~Accessory buildings or new buildings within any scheduled site ranked B*~~Maintenance and repairs that does not comply with Rule 19.4.1	• E – Heritage Values and Special Character
ii. ~~Alterations~~Accessory buildings or ~~additions (excluding maintenance and repair) to the exterior of~~new buildings within any ~~structure or building~~scheduled site ranked B*	• E – Heritage Values ~~and~~ and Special Character
iii. ~~Earthquake strengthening works~~Alterations or additions (excluding maintenance and repair) to the ~~external building façade~~exterior of any structure or ~~building~~building ranked ~~A*~~B	• E – Heritage Values ~~and~~ and Special Character
iv. ~~Erecting, constructing or extending~~Alterations necessary to any structure or ~~fence on a site*~~building ranked A for the purpose of providing or improving fire safety, physical access and physical accessibility upgrades, and /or building services	• E - Heritage Values ~~and~~ and Special Character
v. ~~Relocation on site~~Earthquake strengthening works to the external building façade of any structure or ~~building~~building ranked ~~B~~A	• E - Heritage Values ~~and~~ and Special Character

vi. ~~Signs~~Erecting, constructing or extending any structure or fence on a site*	• E – Heritage Values ~~and~~ and Special Character
~~Schedule 8B: Group 1 Archaeological and Cultural Sites~~	
vii. ~~Any earthworks~~Relocation on ~~a site in Group 1~~site of any structure or building ranked B	• E – Heritage Values ~~and~~ and Special Character
viii. Signs ~~on a site in Group 1~~*	• E – Heritage Values ~~and~~ and Special Character
Historical Heritage Areas	
ix. Alterations and additions to an existing building on a front, corner or through site within an HHA (excluding heritage buildings in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	• E – Heritage Values and Special Character
x. Demolition or removal of existing curtilage wall	• E – Heritage Values and Special Character
xi. Demolition or removal of existing detached accessory buildings on a front, corner or through site within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	• E – Heritage Values and Special Character
xii. Fence and/or walls located forward of the front building line of the dwelling and have a maximum height of 1.8m	• E – Heritage Values and Special Character
xiii. New buildings	• E – Heritage Values and Special Character
xiv. Relocated buildings on the original sites within an HHA (excluding heritage buildings listed in Volume 2, Appendix 8, Schedule 8A: Built Heritage)	• E – Heritage Values and Special Character
xv. Relocated buildings onto sites within an HHA	• E – Heritage Values and Special Character
Archaeological and Cultural Sites	
xvi. Any earthworks on a site in Schedule 8B:Group 1 or Schedule 8C: Group 2	• E – Heritage Values and Special Character
xvii. Signs on a site in Schedule 8B:Group 1*	• E – Heritage Values and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

19.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

How to Use this District Plan
Explanation of Activity Status

Activity Status Defaults
Notification / Non-notification Rules
Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

Definitions and Terms Used in the District Plan
Information Requirements
Controlled Activities – Matters of Control
Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
Design Guides
Other Methods of Implementation

19.8 Other Methods

Resource user or activity operator to work with Waikato-Tainui through an agreed consultation and management process, to identify areas or sites of significance that are or could be effected by an existing or proposed resource use or activity.

20 Natural Environments

20.1 Purpose

a. This chapter of the District Plan relates to Significant Natural Areas, ~~significant trees or groups of trees~~Notable Trees, peat lakes, wetlands and peat lake catchments.

Significant Natural Areas

b. The Act identifies the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. This chapter of the District Plan identifies areas of significant indigenous vegetation, biodiversity and habitats of indigenous fauna which qualify as Significant Natural Areas – these areas can be held in public and private ownership or ownership may be split.

c. The sites are identified on the Planning Maps and are listed in Schedule 9C: Significant Natural Areas in Volume 2, Appendix 9. The significance of a site is based on the ecological significance of its indigenous vegetation. The sites were assessed using the criteria for determining significant indigenous biodiversity contained in section 11A of the Waikato Regional Policy Statement (May, 2016). Two classifications of SNAs have been identified:

i. Floristic SNA' (fSNA): Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area.

ii. 'Corridor/indigenous fauna habitat SNA' (cSNA): Areas that are able to be delineated by topographical or vegetation features (such as gully systems) which provide significant fauna habitats, including At Risk or Threatened indigenous fauna species, or provide connectivity and ecological buffering to a regionally or nationally important Significant Natural Area.

d. As restoration efforts continue in the City, additional Significant Natural Areas may be created. These will be added to Schedule 9C through changes to the plan through the First Schedule process under the Act.

e. Significant Natural Areas include

i. The Waikato River corridor and gully systems.

ii. Peat lakes and wetlands.

iii. Remnant indigenous vegetation or trees.

iv. Other areas that contribute to indigenous biodiversity.

f. Threats to Significant Natural Areas include the reduction or loss of habitats due to contamination, disturbance, destruction, invasive weeds, vertebrate pests and

surrounding land uses. Maintaining the City's indigenous biodiversity is challenging because:

i. Areas and habitats of indigenous species often occur on both private and public land. There can be tensions between the aspirations of landowners for land use and development and the need to protect those areas and habitats.

ii. Ecosystems are not always confined to definable sites; maintaining indigenous biodiversity requires more than the protection of sites of especially high biodiversity value. It also involves the growth, creation and restoration of new or past sites and the protection of areas that provide an ecological buffering or connectivity function.

iii. The costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional and national.

b. ~~The Act identifies the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna as a matter of national importance. This chapter of the District Plan identifies areas of significant indigenous vegetation, biodiversity and habitats of indigenous fauna which qualify as Significant Natural Areas – these areas can be held in public and private ownership or ownership may be split.~~

c. ~~The sites are identified on the Planning Maps and are listed in Schedule 9C: Significant Natural Areas in Volume 2, Appendix 9. The significance of a site is based on the ecological significance of its indigenous vegetation. The sites were assessed using the criteria for determining significant indigenous vegetation and significant habitats of indigenous fauna contained in the Regional Policy Statement (2000).~~

d. ~~As restoration efforts continue in the City, additional Significant Natural Areas may be created. These will be added to Schedule 9C through changes to the plan through the First Schedule process under the Act.~~

e. ~~Significant Natural Areas include:~~

i. ~~Identified areas of the Waikato River corridor and gully systems.~~

ii. ~~Peat lakes and wetlands.~~

iii. ~~Remnant indigenous vegetation or trees.~~

iv. ~~Other areas that contribute to indigenous biodiversity.~~

f. ~~Threats to significant natural areas include the reduction or loss of habitats due to contamination, disturbance, destruction, invasive weeds, vertebrate pests and surrounding land uses. Maintaining the City's biodiversity is challenging because:~~

i. ~~Areas and habitats of indigenous species often occur on both private and public land. There can be tensions between the aspirations of landowners for land use and development and the need to protect those areas and habitats.~~

ii. ~~Ecosystems are not always confined to definable sites; maintaining indigenous biodiversity requires more than the protection of sites of especially high biodiversity value. It also involves the growth, creation and restoration of new or past sites.~~

iii. ~~The costs of protecting areas and habitats are local and often specific to an individual, yet the benefits may be local, regional and national.~~

~~Significant trees or groups of trees~~Notable Trees

g. Volume 2, Appendix 9, Schedule 9D identifies individual trees or groups of trees on both public and private land. These are trees that have special value to the community or are outstanding specimen examples and individually or collectively are worthy of protection.

h. Trees make an important contribution to the health and wellbeing of the residents of the City and to the quality of the ~~City~~city's landscape. Trees contribute significantly to urban amenity values, and perform a range of environmental functions such as releasing oxygen; absorbing carbon dioxide and water; moderating micro-climates; giving shade and shelter from winds; providing land stability, particularly on gully and river banks; and providing habitat for wildlife – birds and insects, both native and exotic species.

i. ~~Development~~Development can have significant adverse effects on the extent and condition of trees, particularly in terms of removal of larger trees and works within the Protected root ~~protection~~ zone. Retention of trees, particularly on private land, is a significant challenge.

j. Once mature trees are lost, it takes time to establish a replacement. There are cumulative effects of the loss of individual trees and stands of trees, including loss of habitat, adverse effects on the urban ecosystem, loss of urban amenity and the green character of the City.

Peat Lakes, Wetlands and Peat Lake Catchments

k. Peat lakes and wetlands have been degraded or lost because of a lack of information. A lack of knowledge about the location or significance of lakes and wetlands has led to their modification or destruction. Significant areas of the city's original wetlands have been drained and subsequently developed for urban purposes and this is likely to continue without adequate assessment and identification.

l. Land use activities undertaken around peat lake and wetland margins, and within wider peat lake catchments can affect the ecological viability of these natural features. The protection of peat lakes and wetlands is dependent upon managing the effects of activities within the surrounding catchment as well as around the lake margins. Activities within this wider catchment can adversely affect the drainage (e.g. lowering of the water table) and water quality of the lakes.

m. Recreation and amenity values can be lost through urban development and

subsequent use. Destruction of lakes or wetlands precludes their use as recreation assets, while degradation of lakes and wetlands affects their visual values and limits their potential as attractive amenity features.

n. Peat Lakes, Wetlands and Peat Lake Catchments are identified in the Features Maps of Volume 2, Appendix 17

20.2 Objectives and Policies: Natural Environments

Significant Natural Areas

Objective	Policies
20.2.1 Significant Natural Areas are protected, maintained, restored and enhanced.	**20.2.1a** ~~The~~Identify the values and characteristics that define the City's Significant Natural Areas ~~shall be identified~~ as a schedule in Appendix 9C.
	20.2.1b ~~Areas~~Map areas of significant indigenous vegetation and, ~~biodiversity and~~significant habitats of indigenous fauna ~~shall be scheduled~~on the planning maps as Significant Natural Areas.
	~~**20.2.1c**~~ ~~The particular values and characteristics that make an area a Significant Natural Area shall be protected from adverse effects by having regard to:~~ ~~i. The character and degree of modification, damage, loss or destruction that will result from the activity.~~ ~~ii. The duration and frequency of effect (e.g. long-term or recurring effects).~~ ~~iii. The magnitude or scale of effect, including effects on ecological processes supporting or provided by the Significant Natural Area.~~ ~~iv. The irreversibility of effect.~~ ~~v. The resilience of the area to assimilate change.~~ ~~vi. The opportunities to minimise pre-existing or potential adverse effects (e.g. restoration or enhancement), where avoidance is not practicable.~~ ~~vii. The probability of effect.~~ ~~viii. Cumulative effects.~~ ~~ix. Need for, or purpose of, the works.~~
	20.2~~.1d~~.1c ~~Adverse~~

	Avoid the following adverse effects ~~of development~~ on ~~the City's~~ Significant Natural Areas ~~shall be avoided.~~: i. Loss of ecosystem function, representation and extent; and ii. Fragmentation; and iii. Loss of connectivity or buffer function; and iv. A reduction in the habitat of any Threatened or At-Risk species to the extent it may result in a reduction in the occupancy and presence of those species.
	20.2~~.1e~~.1d ~~The reduction, fragmentation~~Where it is not possible for infrastructure and ~~isolation~~public walkways and cycleways to avoid the adverse effects on Significant Natural Areas listed in Policy 20.2.1c, manage adverse effects on Significant Natural Areas in accordance with the following effects management hierarchy: i. Adverse effects are avoided where practicable; and ii. Where adverse effects cannot be demonstrably avoided, they are minimised where practicable; and iii. Where adverse effects cannot be demonstrably minimised, they are remedied where practicable; and iv. Where more than minor residual adverse effects cannot be demonstrably avoided, minimised, or remedied, biodiversity offsetting is provided where possible; and v. Where biodiversity offsetting of ~~indigenous ecosystems~~more than minor residual adverse effects is not demonstrably possible, biodiversity compensation is provided; and vi. If ~~habitats shall be~~biodiversity compensation is not appropriate, the activity itself is avoided.
	~~**20.2.1f**~~ ~~The loss or disruption of corridors or connections linking indigenous ecosystems and habitat fragments shall be avoided.~~
	20.2~~.1g~~.1e Recognise that biodiversity offsetting and biodiversity compensation will not be appropriate when: i. The ~~loss~~indigenous biodiversity affected is irreplaceable or ~~disruption~~vulnerable; or ii. The adverse effects on indigenous biodiversity are uncertain or unknown, but those adverse effects are significantly adverse; or iii. There are no technically feasible options to ~~migratory pathways in water, land or air shall be avoided~~secure the proposed indigenous biodiversity gains.
	~~**20.2.1h**~~ ~~Adverse effects on ecosystems resulting from changes to hydrological flows, water levels and water quality shall be avoided.~~
	20.2~~.1i~~.1f

	When assessing adverse effects on Significant Natural Areas, recognise the value and ecological function of mapped Significant Natural Areas in Appendix 9C by considering: i. The ~~loss~~ecological significance criteria that have been identified for each Significant Natural Area in Appendix 9C; and ii. The classification of the Significant Natural Area as follows: a. Floristic SNA (fSNA) as areas of significant naturally indigenous vegetation, including wetland and terrestrial vegetation, that is under-represented in the Hamilton Ecological District, is regionally or ~~disruption~~nationally uncommon or forms part of ~~protective buffering~~an exceptional or uncommon ecological sequence. b. Corridor SNA (cSNA) as areas of indigenous ~~ecosystems shall be avoided~~and exotic vegetation that provide significant indigenous fauna habitats, including Threatened or At-Risk indigenous species, and connectivity and ecological buffering between regionally and nationally important Significant Natural Areas.
	~~20.2.1j~~ ~~The loss of ecosystem services shall be avoided.~~
	20.2~~.1k~~ **.1g**~~The loss, damage~~ Enable infrastructure and public walkways and cycleways to be located near or ~~disruption~~within Significant Natural Areas where they: i. Have an operational and functional need for that location; ii. Provide public benefits; and iii. Contribute to ~~ecological processes~~the economic, ~~functions~~social, cultural and ~~ecological integrity shall be avoided~~environmental well-being of people and communities.
	20.2~~.1l~~.1h ~~The loss or reduction of~~Recognise the ~~cultural~~need for essential pruning, maintenance and ~~spiritual association with~~tree removal in Significant Natural Areas where these have minor adverse effects on indigenous biodiversity, ~~which are held by tangata whenua shall be avoided~~including customary activities and actions necessary to address a high risk to public health and safety, and property.
	20.2~~.1m~~

	.1i~~Non-native pest species within~~ Promote increasing the extent of Significant Natural Areas ~~shall be controlled~~and indigenous biodiversity to meet the target of 10% indigenous vegetation cover in the City.
	20.2.~~1n~~.1j ~~The loss~~Recognise the role of ~~habitat that supports~~mana whenua as kaitiaki and landowners as stewards in protecting and restoring Significant Natural Areas and indigenous ~~species classified as at risk or threatened shall be avoided~~biodiversity.
	20.2.~~1o~~.1k Enable activities that improve public connection to, and appreciation of, Significant Natural Areas ~~shall be restored~~and indigenous biodiversity provided that: i. Significant Natural Areas are protected; and ii. Indigenous biodiversity is maintained or enhanced~~ to meet at least the 10% threshold for habitat sustainability~~.
	20.2.~~1p~~.1l ~~Develop a local indigenous biodiversity strategy~~Enable activities that seek to ~~identify opportunities to restore~~implement the vision, goals and ~~enhance biodiversity~~outcomes in ~~Hamilton~~the Nature in the City Strategy 2020-2050.

Explanation

Protection of indigenous biodiversity will be promoted through the identification and protection of Significant Natural Areas. These exist throughout the ~~City~~city on both public and private land. Recognition of these areas within the District Plan will result in protection through a restriction on activities that can occur within, and adjacent to, such areas.

New Significant Natural Areas may be identified in the future. Where new areas meet the criteria, they will be added to the Schedule through the First Schedule process under the Act and protected.

Managing any further loss to areas of biodiversity value and restoring and enhancing sites is critically important. At least 10% of remnant habitat cover is needed across a landscape in order to protect biodiversity and the functions of ecosystems. Only 1.5% of Hamilton City is covered by ecologically significant land. Hamilton City will need to keep maintaining and restoring sites as well as enhance ~~significant natural areas~~Significant Natural Areas to cover a variety of landforms and vegetation types within Hamilton City.

The protection of significant habitats of indigenous fauna, particularly those that are at risk or under threat, is an important role of Significant Natural Areas. Retaining these significant habitats is important for the protection of those species that are supported within Hamilton City.

Key methods available include controlling pests, removal and modifications to areas of indigenous species or habitats. Protecting biodiversity is challenging, as many areas and habitats occur on private land and there can be tensions between the aspirations of private landowners for land use and development and the need to protect those areas.

Indigenous biodiversity within the ~~City~~city is valued by ~~Tangata~~Mana Whenua. As people of the land, ~~Maori~~Maaori have a connection with the indigenous flora and fauna of New Zealand and their ecological processes. This relationship must be preserved through the maintenance and enhancement of indigenous biodiversity.

~~In order~~Hamilton City Council's Nature in the City Strategy 2020-2050 has an overall vision of 'Nature thrives in Kirikiriroa/Hamilton'. The strategy seeks to ~~provide~~achieve this vision through four outcome

areas with an overall goal to achieve 10% native vegetation cover in Kirikiriroa/ Hamilton by 2050'. The District Plan provides an important role in achieving the ~~most appropriate combination of regulatory~~vision, goal and ~~non-regulatory tools to help~~outcomes in the Nature in the City Strategy 2020-2050 by providing an enabling framework for activities which restore and enhance ~~biodiversity~~Significant Natural Areas and increase indigenous vegetation in ~~Hamilton City, an Indigenous Biodiversity Strategy will be developed and adopted in accordance with the Waikato Regional Policy Statement~~Kirikiriroa/Hamilton. ~~This will occur in partnership with the Waikato Regional Council, tangata whenua, landowners, and other key stakeholders, with development of the policy to commence no later than 2016.~~

Objective	Policies
20.2.2 Public awareness and appreciation of Significant Natural Areas and their values is increased.	**20.2.2a** ~~Communication~~Encourage communication between ~~affected~~ landowners, Department of Conservation, iwi and other organisations that can assist in the management, protection and ~~conservation~~restoration of ~~these areas shall be encouraged~~Significant Natural Areas.
	20.2.2b ~~**Information**~~Provide information to the public and landowners on the management, protection and restoration of Significant Natural Areas and other legislative means of protection. ~~shall be readily available to the public.~~

Explanation
Education and information assists landowners and residents in understanding the values and dynamics of Hamilton's biodiversity, as well as methods for managing areas of indigenous habitats. In addition, Council, in conjunction with Waikato Regional Council, will support landowners' voluntary protection initiatives, including promoting QEII National Trust Covenants, as well as directing landowners to sources of funding support, such as for fencing or pest control.

~~Significant~~ Notable Trees

Objective	Policies
20.2.3 The values of ~~significant trees~~Notable Trees are protected and maintained.	**20.2.3a** The particular factors, values and features of trees listed in Schedule 9D shall be protected from inappropriate subdivision, use and development, by assessing: ~~The need for emergency removal.~~ The extent that any proposed maintenance will adversely affect the health of the tree. The character of the area in which the tree is located, including streetscape and public realm areas. The potential adverse effects on the health of the tree. The nature and extent of any proposed activities to be undertaken within the ~~root protection~~Protected Root zone of

	the tree. ~~The extent to which the removal, re-location, or trimming can be mitigated by replacement planting. Where the removal of significant trees cannot be avoided, any loss of value must be appropriately remedied or mitigated.~~
	20.2.3b ~~Scheduled trees~~ Removal or transplantation of Notable Trees within established urban areas shall be ~~removed or transplanted only under exceptional circumstances, and~~avoided except where~~-~~: i. alternative options for the retention of the tree have been exhausted. ii. The extent to which the removal, re-location, or trimming can be mitigated by replacement planting.
	20.2.3c Within areas of greenfield development the values of significant trees shall be maintained and taken into account in the layout and design of new development.
	20.2.3d Any work on a ~~scheduled~~notable tree, or work within the protected root ~~protection~~ zone of any ~~scheduled~~notable tree shall not adversely affect the values of the tree, having regard to the reasons for the tree's scheduling.
	~~**20.2.3e**~~ ~~Before undertaking any activity that adversely affects a tree identified in Schedule 9D:~~ i. ~~Alternatives shall be considered and evaluated.~~ ii. ~~Recommendations from a suitably qualified practitioner (e.g. arborist) should be sought.~~
	20.2~~.3f~~ **.3e** Ongoing care and maintenance of ~~scheduled trees shall be undertaken~~Notable Trees to ensure the ongoing health, wellbeing and longevity of the notable tree is protected.
Explanation	
Much of Hamilton's distinctive character is derived from its trees, which are an integral part of the City's amenity and identity. ~~Significant~~Notable trees can be individual specimens or groups of trees on ~~such~~public or private properties, as ~~Jubilee Bush~~well as significant street trees. *Trees also have an important role in terms of maintaining life-supporting processes and assisting the functioning of the urban ecosystem. The protection of identified ~~significant~~notable trees is important. The policies identify that both works to ~~significant~~Notable trees and works within the protected root ~~protection~~ zone of ~~significant~~Notable trees need to be managed.* *It is acknowledged that ~~within greenfield~~through the development ~~areas there are~~of sites, opportunities to design development to minimise the impact on ~~significant~~Notable trees should be explored. A specific assessment of the values of trees within the development area is required, with the greatest protection given to those trees with the highest values. There may however be times*	

when full retention is not practicable and trees have to be removed. In this case the Council expects the loss of these trees to be mitigated through replacement planting.

Peat Lakes, Wetlands and Peat Lake Catchments

Objective	Policies
20.2.4 The natural character and ecological viability of peat lakes, wetlands and their margins as visual, cultural, wildlife, and recreational assets are protected and enhanced.	**20.2.4a** Identify and protect the remaining peat lake and wetland areas within the city from the adverse effects of urban development.
	20.2.4b Avoid, remedy or mitigate the adverse effects of urban stormwater to maintain and enhance the water quality of the city's peat lakes and wetlands as habitats for fish, other aquatic species, and plants.
	20.2.4c Control development within identified peatland catchments surrounding lakes and wetlands to maintain and enhance the quantity and quality of groundwater and ecological viability of peat lakes and wetlands.
	20.2.4d Ensure public access around peat lake and wetland margins and recreational activities on the surface of water are compatible with maintaining ecological values.
	20.2.4e Maintain those aspects of the environment that are of significance to Waikato iwi, in particular the spiritual dimension and mauri (life force) of water.

Explanation

Several wetland areas remain in the city, although significant areas of the city's original wetlands have been drained. It is because of this rarity that these areas are of such significance. They also identified as matters of national importance under Sections 6 and 7 of the RMA.
Knowledge about existing sites (particularly wetlands) is limited. Identification and assessment of these sites will be the first step towards their protection.
The fragility of existing peat lake and wetland habitats within the city is exacerbated by a lack of adequate buffer protection. If land use activities on the surrounding peatland catchment are controlled (particularly in terms of maintaining the water table) this will help to maintain their natural functioning i.e. the ecological services they provide (such as acting as a stormwater sponge). Subsequent effects on infrastructure will also be minimised due to a slowing of differential shrinkage.
The provision of open space and extension of green areas around peat lakes and wetlands where practicable will enhance their protection and enable public access. This will affect the proximity of structures and impermeable surfaces to peat lakes and wetlands. It will provide for potential disposal of stormwater to ground in appropriate areas, reducing stormwater discharges, improving surface water quality and maintaining the watertable.

20.3 Rules – Activity Status Table

Vegetation pruning, maintenance, planting, and removal in a Significant Natural	**cSNA**	**fSNA**

Area, Schedule 9C (Volume 2, Appendix 9)		
~~Activities within a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)~~		
a. Pruning, maintenance or removal of indigenous and exotic vegetation or trees (excluding as provided for by h) Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees) where: i. Necessitated by disease or age; or ii. There is an unacceptable risk to public health, safety or property; or iii. The pruning or maintenance work is necessary to maintain or upgrade existing private tracks and fencing where Standard 20.5.1 is complied with; or iv. The pruning, maintenance or removal is for customary activities.	P	P
b. Removal or management of pest species, including pest control	P	P
c. Planting and management of indigenous vegetation or trees for the purposes of restoration, including relocation of indigenous vegetation or trees within the same Significant Natural Area	P	P
d. Planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.5 is complied with	P	P
e. Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration where: i. This is not provided for by either 20.3(a) or 20.3(b); and ii. Standard Link 20.5.6 is complied with in a cSNA	P	RD
f. Planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.5 is not complied with	~~RD~~NC	NC
Earthworks for specified activities in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
g. Earthworks associated with maintaining or upgrading existing private tracks and/or fencing or maintaining or upgrading existing walking access tracks used for restoration projects.	~~NC~~P	P
h. Earthworks associated with permitted vegetation removal	P	P
Buildings and structures, infrastructure, public walkways and cycleways in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
i. Alterations to, or the replacement of, any existing building or structure that does not exceed the existing envelope or footprint in a Significant Natural Area	P	P
j. Structures associated with erosion protection and sediment control in a Significant Natural Area where Hamilton City Council is provided with confirmation that these are required under a regional plan rule or regional consent from Waikato Regional Council prior to undertaking the works.	P	P
k. The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks where:	P	P

i. This is not provided for by either 20.3(a) or 20.3(b) and ii. Standard 20.5.7 is complied with.		
l. Construction of new public walkways and cycleways through a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	RD	RD
m. Alterations to, or the replacement of, any existing building or structure that is proposed to exceed the existing envelope or footprint in a Significant Natural Area	D	D
n. Construction of, or access to, new infrastructure in a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	D	NC
Activities not otherwise provided for in this rule table in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
o. All other earthworks in a Significant Natural Area not provided for by another rule in this table	D	NC
p. All other pruning, maintenance, planting or removal of indigenous or exotic vegetation in a Significant Natural Area not provided for by another rule in this table	NC	NC
q. The placement and/or construction of any new building or structures in a Significant Natural Area not provided for by another rule in this table	NC	NC
r. The storage of hazardous substances in a Significant Natural Area	NC	NC
~~Volume~~**Notable Trees, Schedule 9D (Volume ~~, Schedule 9D: Significant Trees~~)**		
s. ~~Emergency~~ Emergency works to, or removal of, a ~~scheduled~~Notable tree where: i. ~~There~~The tree has failed and is an imminent ~~threat~~risk to ~~life,~~public health or safety and property, or a network utility ii. The ~~scheduled tree~~ Notable Tree carries a fatal disease	P	
t. Minor pruning ~~and~~ and maintenance of a ~~scheduled~~Notable tree i. All pruning ensures the ongoing health, wellbeing, and longevity of the tree ii. Pruning of branches and/or roots that does not exceed the standards outlined in 20.5.2 iii. Removal of broken branches, deadwood or diseased vegetation. iv. Retention of the natural shape, form and branch habit of the notable tree v. Removal of branches that physically are interfering with buildings, infrastructure, pedestrian or vehicle accessway when the work is carried out by or under the guidance of a qualified Works Arborist	P	
u. Pruning and maintenance of a notable tree not in accordance with Rule 20.3 t.	RD	
v. The following activities located no closer than 3m from the base of any notable tree in the Protected Root zone: i. Earthworks using non-mechanical practices (hand digging, hydro and/or airspade), for the purpose of installing, replacing, repairing and maintaining underground network utilities, which do not exceed the standards outlined in 20.5.3	P	

ii. Gardening or non-mechanical cultivation iii. Digging of holes for fence posts using non-mechanical practices. iv. Directional drilling or boring for trenchless pipe/duct installation deeper than 800mm below the ground surface	
w. The following activities located within the ~~root protection~~Protected Root zone of any ~~scheduled~~notable tree: i. Earthworks (excluding as provided for by v. i., ii. or iii.) ii. The laying, sealing, paving or forming of any impervious surface iii. The alteration of the ground level by either permeable or impervious materials iv. Additions to, or the replacement of, any existing building or structure that is proposed to exceed the envelope or footprint of the existing building(s) or structure(s) v. The placement and/or construction of any building or structure vi. Directional drilling or boring for trenchless pipe/duct installation less than 800mm below the ground surface vii. The storage, release, injection or placement of chemicals or other toxic ~~substances~~substance viii. The storage of materials, vehicles, plant or equipment. ix. Planting of trees	RD
x. Non-emergency works to, removal of, or transplanting of a ~~scheduled~~notable tree	D

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *For activities and buildings in the Electricity National Grid Corridor see Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.*
3. *Any works to a notable tree located close to power lines are required to be undertaken in accordance with clause 14 of the Electricity (Hazards from Trees) Regulations 2003, or clause 128 of the Telecommunications Act 2001, and works are undertaken by or under the supervision of a qualified arborist employed by a network utility operator.*

20.4 Rules – General Standards

20.4.1 Activities within or affecting the Peat Lakes, Wetlands and Peat Lake Catchments

a. Building Setback

The minimum building setback from the margin of any Peat Lake or Wetland shall be 50m plus the relevant setback requirement for the relevant zone.

b. Impermeable Surfaces

The maximum area of impermeable surfaces of that part of the site within the Peat Lakes, Wetlands and Peat Lake Catchments, shall not exceed 40%.

c. Vegetation Removal

Any area of vegetation removed in or within 5m of the margin of any Peat Lake or Wetland shall be replanted with an equivalent area of appropriate wetland species within one calendar month.

Note
Any replanting of vegetation shall have regard to the Regional Pest Management Strategy, and should not include plant pest species as identified within the strategy.

d. Earthworks (Including Clean Fill)

i. The maximum volume of earthworks within the Peat Lake Catchment shall not exceed 40m^3 per site per calendar year

ii. Earthworks shall not take place in or within 5m of the margin of any Peat lake or Wetland.

e. Stormwater Disposal

i. Stormwater run-off from any new building on any site that is wholly or partly covered by any Peat Lake, Wetland and Peat Lake Catchment shall be disposed of directly to the ground.

Note
The Hamilton City Infrastructure Technical Specifications contains acceptable means of compliance for the design and implementation of any stormwater disposal system.

20.5 Rules – Specific Standards

20.5.1 Pruning and Maintenance in a Significant Natural Area

a. Maximum amount of foliage to be removed per tree per calendar year	15%
b. Maximum thickness (cross-section) of any branch or root that may be cut	50mm

~~OR~~
~~For Significant Trees identified in Schedule 9D only:~~
~~c. Confirmation of the necessity for the works shall be provided to Council:~~
~~i. Before any works are undertaken, and~~
~~ii. The works shall be carried out by an appropriately qualified person (e.g. an arborist)~~

20.5.2 Pruning and Maintenance of Notable Trees

a. Maximum amount of foliage to be removed per any 12-month period	5%
b. The maximum pruning of living canopy and only lower branches over any three-year period.	10%
c. Maximum thickness (cross-section at point of severance) of any branch that may be cut to retain the natural shape, form and branch habitat of the tree is retained	50mm 100mm
d. Maximum thickness (cross-section at point of severance) of any branch that may be cut to retain the natural shape, form and branch habitat of the tree is retained and the work is undertaken, or supervised by a qualified Works Arborist.	35mm
e. Maximum thickness (cross-section at point of severance) of any root that may be cut.	

20.5.3 Activities in the Protected Root Zone of a Notable Tree

a. Maximum thickness (cross-section at point of severance) of any root that may be cut	35mm
b. The maximum soil level depth	50mm
c. Maximum mulch layer depth	100mm
d. Maximum area of earthworks using non-mechanical practices, for the purpose of installing, replacing, repairing and maintaining underground network utilities, with the exception of the use of an airvac.	1sqm
e. Maximum amount of ground disturbance when gardening using hand tools or non-mechanical cultivation within existing garden beds per an 12-month period	10%
f. Roots over 35mm in diameter shall be protected using methods that ensure no bark or cambium tissue is damaged	

20.5.~~2~~.4 Emergency Works to, or Removal of, an Indigenous Tree in a Significant Natural Area or a ~~Scheduled~~Notable Tree

a. Confirmation of the necessity for the works or removal shall be provided to Council:

   i. Before any works are undertaken, and

   ii. The works shall be carried out by an appropriately qualified person (e.g. an arborist).

20.5.5 Planting of Exotic Vegetation or Trees in a Significant Natural Area

Either:

a. The planting is for the purpose of erosion stability and:
   i. Written confirmation is provided to Hamilton City Council that the planting is in accordance with a willow management strategy that has been approved by Hamilton City Council or Waikato Regional Council prior to the planting taking place; and
   ii. The exotic vegetation or tree(s) is removed no longer than 10 years after it was planted, or as otherwise advised by a suitably qualified person; or

b. It is for the purpose of restoration and written confirmation is provided to Hamilton City Council that the planting is in accordance with a restoration plan that has been approved by Hamilton City Council prior to the planting taking place.

20.5.6 Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration in a cSNA

a. Either:
   i. The works are required to maintain an existing walking access track used for restoration activities; or.

ii. No more than 50m² of vegetation or trees are removed per site per calendar year; and

b. The area cleared is planted with indigenous vegetation or trees within 12 months; and

c. Either:

i. Any tree removed must have a diameter of no more than 150mm measured at 1.4m in height above ground level; or
ii. The tree has a diameter greater than 150mm, measured at 1.4m in height above ground level and:

1. A suitably qualified person has confirmed that there is a low potential for the tree to be used as habitat for either bats or any other Threatened or At-Risk indigenous fauna; and
2. The report from the suitably qualified person is provided to Hamilton City Council prior to the removal of the tree(s).

20.5.7 The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways

a. Pruning, maintenance or removal of indigenous or exotic vegetation or trees

i. The works are required to maintain an existing walking access track to access existing infrastructure; and

ii. Either;
1. The works do not result in the removal of more than 100m2 of indigenous vegetation per site, per calendar year; or
2. The works are limited to areas within two metres of the existing asset; and

iii. Either
1. Any tree removed must have a diameter of no more than 150mm measured at 1.4m in height above ground level; or
2. The tree has a diameter greater than 150mm, measured at 1.4m in height above ground level; and:
    i. A suitably qualified person has confirmed that there is a low potential for the tree to be used as habitat for either bats or any other Threatened or At-Risk indigenous fauna; and
    ii. The report from the suitably qualified person is provided to Hamilton City Council prior to the removal of the tree(s).

b. Earthworks

i. The disturbance is limited to areas within 2m of the asset being operated, maintained, renewed or upgraded; or

ii. No more than 100m² of land is disturbed per site, per calendar year; and

iii. The area disturbed is reinstated as soon as practicable following the completion of

the works.

c. Renewal or upgrading of infrastructure

The asset being renewed or upgraded is increasing in footprint by a maximum of 5% or 30m², whichever is the greater.

20.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
~~i. Earthworks; laying of impervious surfaces; additions to existing structures; placement/construction of a new structure; directional drilling or boring; or storage of chemicals within the root protectionProtected Root zone of any scheduledtree~~	~~• D – Natural Character and Open Space~~ ~~• F – Hazards and Safety~~
i. ~~Removal~~Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration where this is not provided for by either 20.3(a) or 20.3(b) in a fSNA	• D – Natural Character and Open Space • F – Hazards and Safety
ii. Construction of new public walkways and cycleways through a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	• D – Natural Character and Open Space • F – Hazards and Safety
iii. Pruning and maintenance of a notable tree not in accordance with {Link,18902,Rule 20.3 t.}	• D – Natural Character and Open Space
iv. The activities located within the Protected Root zone of any notable tree as provided in {Link,18903,Rule 20.3.w.}	• D – Natural Character and Open Space • F – Hazards and Safety

20.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

How to Use this District Plan
Explanation of Activity Status
Activity Status Defaults
Notification / Non-notification Rules
Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

Definitions and Terms Used in the District Plan
Information Requirements
Controlled Activities – Matters of Control
Restricted Discretionary, Discretionary and Non-Complying Activities and Assessment Criteria
Design Guides
Other Methods of Implementation

22 Natural Hazards

22.1 Purpose

a. This chapter establishes a city-wide framework for managing the use, development and subdivision of land affected by natural hazards.

b. A natural hazard is the result of natural processes that form, shape and alter the environment. Natural hazards are any atmospheric, earth or water-related occurrence that may adversely affect human life, property or the environment. They include earthquakes, tsunami, erosion, volcanic and geothermal activity, landslips, subsidence, sedimentation, wind, drought, fire, and flooding.

c. Flooding and land instability (erosion, land slips and subsidence) are natural hazards of particular relevance to Hamilton. It is these hazards that this chapter focuses on. Other natural hazards are managed by other statutory instruments or processes.

d. Land may fall within one or more hazard areas identified within the Planning Maps. These are:

   i. High Flood Hazard Area.

   ii. Medium Flood Hazard Area.

   iii. Low Flood Hazard Area.

   iv. Temple View Flood Hazard Area.

   v. Culvert Block Flood Hazard Area.

   vi. Waikato Riverbank and Gully Hazard Area.

Flood Hazard Areas

e. The Low, Medium and High Flood Hazard Areas have been identified using flood hazard modelling. The flood hazard modelling covers five areas of the City and the Waikato River corridor. These Flood Hazard Areas show land predicted to be affected by river flooding, water ponding or overland flowpaths in a storm event that has a 1% chance of occurring in any one year. New development on sites predicted to be affected will need to comply with minimum floor level standards.

f. The Low, Medium and High categories of Flood Hazard Areas are based on combinations of water depth and speed, and proximity to the Waikato River. Generally, the deeper or faster the water the greater the consequence if people or property are exposed to it (i.e. the greater the risk). This is reflected in the policies and rules that relate to Flood Hazard Areas whereby a more restrictive approach exists within High Flood Hazard Areas compared with the Medium or Low Flood Hazard Areas.

g. The modelling process on which the Low, Medium and High categories are based will be undertaken for the rest of the City over time.

h. For the rest of the City, specific Flood Hazard Areas have been derived from the Operative District Plan 2012, which identified areas of potential flooding in Temple View and if specific culverts become blocked in a storm event.

i. The Temple View Flood Hazard Area applies to parts of Temple View that are susceptible to flooding. These areas are associated with small-scale farm dams and secondary flow paths that are part of the Waipa Flood Prevention Scheme.

j. The Culvert Block Flood Hazard Areas apply upstream of significant culverts along the gully system. These represent the maximum effect of a culvert becoming blocked whereby water backs up the gully until it eventually overtops the accessway or transport corridor above the culvert.

Waikato Riverbank and Gully Hazard Area

k. The slopes and soil types of the Waikato Riverbank and Gully systems potentially make these areas more susceptible to land instability (erosion, land slips and subsidence). In addition to controls within the Waikato Riverbank and Gully Hazard Area there are setbacks for nearby new development.

Note

1. Subdivision and development may also be managed with respect to natural hazards under s106 of the Act, and the Building Act 1991.
2. The boundaries for all hazard areas are derived from information that Council currently holds.
3. Details about the flood hazard modelling methodology, assumptions, limitations and validation, and a more detailed breakdown of flood water depth and speed components of the flood hazard mapping are held by Council.
4. There is no guarantee that specific sites outside the identified hazard areas will be unaffected by flooding or land instability during a natural hazard event.

22.2 Objectives and Policies: Natural Hazards

Objective	Policies
22.2.1 Manage activities to avoid or mitigate adverse effects on, and minimise risk to: • People; • Property; and • The environment, from natural hazards, in order to increase community resilience, reduce the risks from natural hazards, and support effective and efficient response and	**22.2.1a** Subdivision, use and development shall be managed to reduce the risks from natural hazards to an acceptable level, including by: i. Ensuring risk and likely effects are assessed for new activities on land subject to natural hazards. ii. Reducing the risk to which existing use and development is exposed to tolerable or acceptable levels where these risks are considered unacceptable. iii. Controlling new use and development in areas

recovery from natural hazard events.	subject to significant natural hazards to ensure that the natural hazard risk does not exceed acceptable levels. iv. Taking a precautionary approach by minimising the vulnerability of new development adjoining natural hazard areas. v. Recognising that sites may be subject to multiple hazards and the potential cumulative effect this may create. vi. When mitigation options are being considered in response to unacceptable hazard risks, giving priority to the use of non-structural solutions over new construction of natural hazard protection works or structures. vii. Recognising, maintaining or enhancing the role of natural features to avoid or minimise natural hazards. viii. Ensuring new activities do not create new or exacerbate existing natural hazards. ix. Having regard to the actual or potential effects of climate change on the occurrence or severity of natural hazards. x. Recognising that providing for redevelopment resulting in an increased level of development on site may create opportunities to reduce the overall level of existing risk.
	Subdivision **22.2.1b** Subdivision that increases the demand or potential for a greater number or extent of buildings and structures within the High Flood Hazard Areas shall be avoided.
	22.2.1c Subdivision creating new allotments shall ensure building platforms are identified and located on parts of the site that are free from any Hazard Area.
	22.2.1d Subdivision within a Flood Hazard Area shall only be allowed when: i. The adverse effects of a flood event have been minimised and risk reduced to an acceptable level.

	ii. The activity does not create a new or exacerbate existing flood hazards.
	Flood Hazard Areas **22.2.1e** New use and development that is vulnerable to the adverse effects of flooding events (including but not limited to residential units, child care facilities, community centres, schools and health care services) shall avoid High and Medium Flood Hazard Areas, Culvert Block Flood Hazard Areas and the Temple View Flood Hazard Area.
	22.2.1f Recognise that there are some new uses and development that are resilient to the adverse effects of flooding events and can be carried out in Flood Hazard Areas.
	22.2.1g New essential service infrastructure shall avoid Flood Hazard Areas if the infrastructure could become unusable or inaccessible during flood events.
	22.2.1h New regionally significant infrastructure shall be allowed within a Flood Hazard Area only when: i. The infrastructure can not reasonably or practicably be located elsewhere. ii. The adverse effects of a flood event on the infrastructure are minimised to the extent practicable.
	22.2.1i New use and development within a Flood Hazard Area shall only be allowed when: i. The adverse effects of a flood event have been minimised and risk reduced to an acceptable level. ii. The activity does not create a new or exacerbate existing flood hazards.
	22.2.1j New development shall avoid overland flow paths.
	22.2.1k New development shall be considered in areas subject to ponding hazards only where: i. The extent of ponding is localised and not part

	of a widespread and contiguous ponding hazard. ii. The ponding depth does not hinder safe movement by the expected users of the development and evacuation routes are maintained.
	Waikato Riverbank and Gully Hazard Area 22.2.1l New use and development which is vulnerable to the adverse effects of land instability shall avoid the Waikato Riverbank and Gully Hazard Area, where the adverse effects and risks have not been minimised to an acceptable or tolerable level.
	22.2.1m New use and development which is resilient to the adverse effects of land instability shall be provided for in the Waikato Riverbank and Gully Hazard Area.

Explanation

The potential consequences of allowing activities within areas affected by natural hazard events vary according to the nature and scale of the proposed activity. The hazard areas identified within this District Plan are affected by potentially significant hazards. Most activities within these areas will involve the preparation of a Risk Assessment Report as part of information requirements for building and resource consents.

Climate change can have the effect of increasing the occurrence or severity of natural hazards. When assessing risk of any activity, the effects of climate change should be considered. In addition to Ministry for Environment guidance reports, the Hamilton City Infrastructure Technical Specifications contain guidance on determining the effects of climate change on rainfall and how to reflect this in the design of stormwater infrastructure.

Some land uses have the effect of concentrating people into defined locations. Concentrating people in locations (e.g. residential activities at urban densities) that may be subject to natural hazards creates a greater risk than if the land was used only for lower population density uses.

Some activities are vital for emergency response and disaster recovery, including hospitals, emergency service facilities, and lifeline utilities. These activities need to be located in areas where their exposure to natural hazards is minimised. In some situations it will be impossible to provide lifeline utility services to the City without entering a hazard area (e.g. Three Waters infrastructure or the strategic transport network crossing the Waikato River). Where it has been established that there is no reasonable or practical alternative that would avoid a hazard area, then the activity should be allowed to proceed in a manner that minimises the level of risk.

Some activities are not sensitive to the effects of natural hazards and are considered low risk. These should be allowed to occur in hazard areas. For example outdoor

recreational spaces and their associated activities. This ensures that the land is still able to contribute towards the functioning of the City while minimising the consequences of a natural hazard event.

New activities should not be allowed to create a new, or exacerbate an existing, hazard, e.g. development which diverts flood water on to a neighbouring site or alters the hydrological capacity of a flood plain. These include walls, fences, earthworks, vegetation removal, construction of buildings and structures, and increasing impervious surfaces.

The policy of minimising the vulnerability of new development beyond the identified hazard layers is a precautionary approach intended to respond to potential inaccuracies in modelling and data, and the uncertainty that exists with designing for hazard events.

In some situations redevelopment on a site affected by a natural hazard may provide an opportunity to reduce the overall level of existing risk. For example, the added risk from increasing the amount of habitable floor area on land in a flood hazard area may be offset by the reduction in overall risk if the redevelopment also involves raising floor levels of existing habitable areas to meet minimum freeboard levels.

22.3 Rules – Activity Status Table

Activity	Hazard Areas					
	High Flood	Medium Flood	Low Flood	Temple View Flood	Culvert Block Flood	Waikato Riverba and Gully
Trees and Other Vegetation						
a. Removal of trees or other vegetation (excluding as provided for by g) and Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	P	P	P	P	P	P
b. Planting of trees or other vegetation (excluding as provided for by g) and Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	P	P	P	P	P	P
c. Trimming and maintenance of existing trees or other vegetation (excluding as provided for by g) and Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	P	P	P	P	P	P
d. Pest control	P	P	P	P	P	P

e. Removal of dead, diseased or damaged trees or other vegetation where this is necessary to: i. Avoid the death, destruction or irreparable damage of remaining trees or vegetation ii. Where it constitutes an imminent hazard to people and property iii. Where it affects the operation of existing network utilities, or iv. For the purpose of maintaining existing tracks and fencing	P	P	P	P	P	P
f. Removal of vegetation as part of any farming, horticultural or domestic gardening activity	P	P	P	P	P	P
g. Removal, trimming or maintenance of trees and vegetation identified in: • Volume 2, Appendix 9, Schedule 9C: Significant Natural Areas, or • Volume 2, Appendix 9, Schedule 9D: ~~Significant Trees~~NotableTrees	Refer to Chapter 20: Natural Environments.					
Building, Structures, Earthworks and Development						
h. New buildings	NC	D	P	D	P	D
i. Replacement or rebuilding of existing lawfully established buildings	P	P	P	P	P	P
j. Alterations or additions to buildings which results in: i. Greater building site coverage, or ii. An increase in habitable floor area	NC	D	P	D	P	D
k. Other alterations or additions to buildings	P	P	P	P	P	P
l. Demolition or removal of buildings	P	P	P	P	P	P
m. Maintenance or repair of buildings	P	P	P	P	P	P

n. Demolition, or removal, maintenance, and repair, alterations or additions to buildings identified in Volume 2, Appendix 8, Schedule 8A: Built Heritage	Refer to Chapter 19: Historic Heritage					
o. Earthworks ancillary to a permitted activity in this table	P	P	P	P	P	P
p. Earthworks not otherwise identified in this table	D	D	D	D	D	D
q. Flood protection structures	D	D	D	D	D	D
r. Ancillary residential structures (excluding swimming pools, walls and fences)	P	P	P	P	P	P
s. Soil conservation, river and erosion control works	P	P	P	P	P	P
t. Walkways and cycle paths	P	P	P	P	P	P
u. Swimming pools	P	P	P	P	P	D
v. Fences and walls	RD	RD	P	P	P	P
w. External storage of goods and materials (excluding hazardous facilities – refer Chapter 25.4: City-wide – Hazardous Facilities)	P	P	P	P	P	P
Land Uses – Tolerant						
x. Recreational activities	P	P	P	P	P	P
y. Farming, horticultural or domestic gardening activities	P	P	P	P	P	P
z. Events	Refer to Chapter 25.3: City-wide - Events and Temporary Activities					
aa. All temporary activities						
Land Uses – Vulnerable						
bb. Any residential activity	NC	NC	P	NC	P	D
cc. Any industrial activity	NC	D	P	D	P	D
dd. Any retail activity	NC	D	P	D	P	D
ee. Childcare facility	NC	NC	P	NC	P	D
ff. Community centre	NC	D	P	D	P	D
gg. Health care services	NC	D	P	D	P	D
hh. Offices	NC	D	P	D	P	D

ii. Schools	NC	NC	P	NC	P	D
Activities on the Surface of Water						
jj. Events or activities associated with events on the Waikato River or Lakes (motorised or non-motorised)	Refer to Chapter 25.3: City-wide - Events and Temporary Activities					
kk. Private recreation on the surface of water	Refer to Chapter 15: Open Space Zones					
ll. Commercial activities on the surface of water						
mm. Pontoon/jetty						
Land Uses – Essential Services and Regionally Significant Infrastructure						
nn. Emergency service facilities	NC	NC	P	NC	P	NC
oo. Hospitals	NC	NC	P	NC	P	NC
pp. Lifeline utilities – excluding stormwater infrastructure (at ground level)	NC	NC	P	NC	P	NC
qq. Lifeline utilities – stormwater infrastructure only (at ground level)	P	P	P	P	P	NC
rr. Lifeline utilities (above ground level)	P	P	P	P	P	P
ss. Lifeline utilities (below ground level)	P	P	P	P	P	NC
tt. Maintenance and repair of existing lifeline utilities	P	P	P	P	P	P
uu. Regionally Significant Infrastructure (not otherwise covered in this table)	NC	NC	P	NC	P	NC

Note

1. *For any activity not identified above, see Section 1.1.8.1.*
2. *This chapter focuses on the hazard risk element of land-use management. Activities identified in the table above may also be subject to standards within the relevant zone or other City-wide chapters. When there is a more onerous rule in another chapter then the more onerous rule prevails.*
3. *The Regional Plan also contains rules relevant to natural hazards.*

22.4 Rules – General Standards

22.4.1 Impermeable Surfaces

a. The maximum area of impermeable surface in that part of a site within a Hazard Area shall be 40%.

b. This standard does not apply to transport corridors.

22.5 Rules – Specific Standards

22.5.1 Earthworks Ancillary to a Permitted Activity

a. The following standards apply within the Waikato Riverbank and Gully Hazard Area only.

Earthworks must not exceed the following maximums	
i. Volume: • Per site per calendar year; or • Per 50m length of the watercourse or gully if part of an esplanade reserve or Open Space Zone per calendar year	$25m^3$
ii. Cut depth	0.5m
iii. Fill height	0.5m

c. Earthworks shall be clean fill only.

d. Earthworks shall not:

i. Result in the subject site or any other site becoming unstable, or

ii. Create or exacerbate any natural hazards at the subject site or any other site.

e. All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month following the completion of earthworks.

f. If this can not be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

Note

1. *Also refer to standards in Chapter 25.2: City-wide – Earthworks and Vegetation Removal.*

22.5.2 Earthworks Ancillary to a Permitted Activity

a. The following standards apply within Flood Hazard Areas only.

b. Earthworks shall be clean fill only.

c. Earthworks shall not:

i. Raise natural ground level,

ii. Impede flood flows,

iii. Increase the adverse effects of flooding at the subject site, or

iv. Results in flood waters being diverted or displaced onto any other site to any greater degree.

d. All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month following the completion of earthworks.

e. If this can not be achieved the area shall be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

Note

1. *Also refer to standards in Chapter 25.2: City-wide – Earthworks and Vegetation Removal.*

22.5.3 External Storage of Goods and Materials

a. The following standards apply within the Flood Hazard Areas only.

b. In a 1% annual exceedance probability event goods or materials that are stored outside shall not:

i. Be able to be mobilised by flood water,

ii. Impede flood flows,

iii. Increase the adverse effects of flooding at the subject site, or

iv. Result in flood waters being diverted or displaced onto any other site to any greater degree.

Note

1. *Acceptable means of compliance with this standard includes storing goods and materials above the 1% annual exceedance probability event flood level on a structure designed to allow flood waters to pass beneath, through or around, in a manner that ensures flood waters are not diverted or displaced onto any other site.*

c. Rule 22.5.3.b. above shall not apply to the temporary storage of goods and materials for on-site construction work or as part of an event or temporary activity.

22.5.4 Removal of Trees and Other Vegetation

a. The following standards apply within the Waikato Riverbank and Gully Hazard Area only.

b. The removal of any tree or other vegetation shall not:

i. Result in the subject site or any other site becoming unstable, or

ii. Create or exacerbate any natural hazards at the subject site or any other site.

Note

1. *In order to provide for people's health and safety and to minimise adverse effects on the*

stability of a site, the removal of any tree or other vegetation within the Waikato Riverbank and Gully Hazard Area should be undertaken by, or under the direction of, a suitably experienced person. In addition, the removal of large trees, or groups of smaller trees, on steep sites may require geotechnical engineering input.

c. All bare earth shall be re-vegetated or re-grassed as soon as practicably possible and within one calendar month following the completion of earthworks.

d. If this can not be achieved the area must be temporarily covered by a surface suitable to protect against soil erosion until such time as re-vegetation or re-grassing can occur.

e. The area of vegetation clearance shall not exceed:

   i. 50m^2 per calendar year, per site, or

   ii. 100m^2 per calendar year for each 50m length of watercourse or gully that is part of an esplanade reserve or Open Space Zone.

Note

1. *Also refer to standards in Chapter 20: Natural Environments and Chapter 25.2: City-wide – Earthworks and Vegetation Removal.*

22.5.5 Fences and Walls

a. All fences and walls within a Flood Hazard Area (excluding Low Flood Hazard Areas) shall be designed to allow flood waters, in a 1% annual exceedance probability event, to pass beneath, through or around, in a manner that ensures flood waters are not diverted or displaced onto any other site to any greater degree.

Note

1. *Hedges are not affected by this standard.*

22.5.6 New Buildings, Replacement or Rebuilding of Existing Lawfully Established Buildings, and Alterations or Additions to Existing Buildings

Displacement of Flood water and structural design

a. New buildings, replacement or rebuilding of existing lawfully established buildings within any Flood Hazard Area shall:

   i. Ensure that floodwaters in a 1% annual exceedance probability event are not diverted or displaced onto any other site.

   ii. Be structurally sufficient to withstand the effects of inundation in a 1% annual exceedance probability event.

   iii. In the Low Flood Hazard Area, i. above does not apply where compliance with the building site coverage rules (if any) of the relevant zone are achieved, and ii) above does not apply at all.

Minimum floor heights and freeboard

b. On any site that is fully or partly affected by the Culvert Block Flood Hazard Area the minimum floor levels shall be 150mm above the flood level shown on the Planning Maps.

c. On any site that is fully or partly affected by any Flood Hazard Area (excluding the Culvert Block Flood Hazard Area) the following minimum freeboard heights shall be complied with, which are additional to the top water flood level of the 1% annual exceedance probability event.

Building use	Minimum freeboard height
i. Residential buildings (including attached garages)	0.5m
ii. Commercial and industrial buildings	0.3m
iii. Non-habitable residential buildings and detached garages	0.2m

Except that in the Low Flood Hazard Area i. and iii. shall not apply to:

- Habitable extensions and alterations to existing residential buildings, which instead shall be no lower than the floor level of the existing building.
- Non-habitable extensions and alterations to existing residential buildings.
- Detached garages and accessory buildings.

Note

1. *Building Act provisions regarding minimum floor levels and freeboard will continue to apply for all buildings.*

d. Minimum freeboard heights shall be measured from the top water level of the 1% annual exceedance probability design storm to whichever is applicable of the following:

i. Building platform level

ii. The underside of the floor joists, or

iii. Underside of the floor slab.

e. As an alternative to the minimum freeboard heights contained in d) above the recommended freeboards of a site-specific flood risk assessment report prepared in accordance with Information Requirements in Volume 2, Appendix 1.2.2.9, can be used.

22.5.7 Vulnerable Activities, Essential Services and Regionally Significant Infrastructure

a. The following activities may operate from buildings on a site that is fully or partly affected by any Flood Hazard Area only if those buildings comply with the relevant standards in Rule 22.5.6:

   i. Any residential activity

   ii. Any industrial activity

   iii. Any retail activity

   iv. Childcare facility

   v. Community centre

   vi. Tertiary education and specialised training facilities

   vii. Health care services

   viii. Offices

   ix. Schools

   x. Emergency service facilities

   xi. Hospitals

   xii. Lifeline utilities – excluding stormwater infrastructure (at ground level)

   xiii. Regionally Significant Infrastructure

22.5.8 Lifeline Utilities (Above Ground Level)

a. Lifeline utilities (above ground level) shall be at least 1m above the top water flood level of the 1% annual exceedance probability event.

b. Lifeline utilities (above ground level) in the Culvert Block Flood Hazard Area shall be at least 1m above the flood level shown on the Planning Maps.

22.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Fences and walls	F – Hazards and Safety

22.7 Non-Complying Activities in a Flood Hazard Area

a. A flood risk assessment report in accordance with Information Requirements in Volume 2, Appendix 1.2.2.9, submitted as part of an application for a non-complying activity may be considered by Council to satisfy itself, under section 104D of the Act, that either:

   i. The adverse effects of the activity on the environment will be minor, or

   ii. The activity will not be contrary to the objectives and policies of the District Plan,

   on the basis that the actual site specific flood hazard and risk is lower than the assessment and categorisation set out in Rule 22.3.

22.8 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification Defaults
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

23 Subdivision

23.1 Purpose

a. Subdivision is essentially the process of dividing a parcel of land or a building into one or more further parcels, or changing an existing boundary location. Subdivision by itself is not a use of land, however it often sets the platform for future development and land use.

b. The development and use of land and buildings can be facilitated by subdivision. As such, the purpose of this chapter is to ensure that subdivision activities within the City are undertaken in a manner that supports the outcomes sought in the underlying zone. It is also to ensure the integrated management of the effects of the use, development or protection of land and associated natural and physical resources.

23.2 Objectives and Policies: Subdivision

Objective	Policies
23.2.1 To ensure that risk to people, the environment and property is not exacerbated by subdivision.	**23.2.1a** Subdivision: i. Does not result in increased risk of erosion, subsidence, slippage or inundation. ii. Minimises any adverse effects on water quality. iii. Ensures that a building platform can be accommodated within the subdivided allotment clear of any areas subject to natural hazards. iv. Ensures that any risks associated with soil contamination are appropriately remedied as part of the subdivision process. v. Ensures reverse sensitivity mitigation measures avoid or minimise effects such as noise associated from an arterial transport corridor or State Highway.
Explanation	
The policies ensure that land is suitable for subdivision and will not increase risks to people, the environment and property.	
Objective	**Policies**
23.2.2	**23.2.2a**

	Subdivision contributes to the achievement of functional, attractive, sustainable, safe and well designed environments.	Subdivision: i. Is in general accordance with Subdivision Design Assessment Criteria to achieve good amenity and design outcomes. ii. Is in general accordance with any relevant Structure Plan. iii. Is in general accordance with any relevant Integrated Catchment Management Plan. iv. Maintains and, where possible, enhances existing amenity values. v. Promotes energy, water and resource efficiency. vi. Provides for the recreational needs of the community. vii. Discourages cross-lease land ownership. viii. Ensures that any allotment is suitable for activities anticipated for the zone in which the subdivision is occurring. ix. Contributes to the achievement of identified residential yield requirements over time where appropriate. x. Avoids or minimises adverse effects on the safe and efficient operation, maintenance of and access to network utilities and the transport network. xi. Is avoided where significant adverse effects on established network utilities or the transport network are likely to occur. xii. Promotes connectivity and the integration of transport networks. xiii. Provides appropriate facilities for walking, cycling and passenger transport usage. xiv. Provides and enhances public access to and along the margins of the Waikato River and the City's lakes, gullies and rivers. xv. Facilitates good amenity and urban design outcomes by taking existing electricity transmission infrastructure into account in subdivision design, and where possible locating compatible activities such as

	infrastructure, roads or open space under or in close proximity to electricity transmission infrastructure. xvi. Ensures that a compliant building platform can be accommodated within the subdivided allotment outside of the National Grid Yard.

Explanation

Subdivision has a lasting impact on the built form and function of a city. These policies require that the subdivision process respond to the range of form and function matters, such as urban design and resource efficiency, identified in the policy in order to achieve good environmental and built form outcomes in Hamilton City.

Objective	Policies
23.2.3 Medium-Density Residential Zone (excluding Rotokauri North) and Rototuna Town Centre Zone areas are developed comprehensively.	**23.2.3a** Subdivision that creates additional allotments in the Medium-Density Residential Zone (excluding Rotokauri North) or the Rototuna Town Centre Zone does not occur without an approved Comprehensive Development Plan or Land Development Consents for Ruakura and Te Awa Lakes.

Explanation

Comprehensive Development Plans are a useful tool to ensure a comprehensive approach to the layout and design of medium-density development. The Board of Inquiry Decision for Ruakura included a Land Development Consent process to ensure a comprehensive approach to layout and design within the medium density development occurs.

Objective	Policies
23.2.4 To ensure the provision of infrastructure services as part of the subdivision process.	**23.2.4a** Subdivision: i. Provides an adequate level of infrastructure and services appropriate for the proposed development. ii. Takes into account and shall not compromise the infrastructural needs of anticipated future development. iii. Does not occur unless appropriate infrastructure and/or infrastructure capacity is available to service the proposed development. iv. Ensures that the capacity, efficiency, performance and sustainability of the wider infrastructure network is not compromised. v. Uses public infrastructure ahead of private

	infrastructure where appropriate.

Explanation

Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications. The Ruakura Structure Plan area includes two areas of Large Lot Residential Zones which are not anticipated to be serviced with Three Waters infrastructure, and should accommodate on-site servicing. Parts of the Future Urban Zone, where rural uses are to predominate, will also contain on-site servicing.

Objective	Policies
23.2.5 Subdivision occurs in a manner that recognises natural environments and recognises and provides for the protection of historic heritage ~~and natural environments.~~	**23.2.5a** Subdivision avoids, remedies or mitigates adverse effects on: i. Scheduled heritage ~~items~~buildings and structures. ii. Scheduled archaeological and cultural sites. iii. Scheduled ~~significant~~Historic Heritage Areas iv. Scheduled notable trees. v. Scheduled significant natural areas. vi. ~~The~~ vi. The Waikato River and gullies and river banks, lakes, rivers and streams.~~-~~
	23.2.5b Subdivision protects, and where possible enhances any: i. Landforms and natural features. ii. Vegetation.
	23.2.5c Subdivision of land which protects and enhances the riparian margins of the Waikato River and the City's lakes, gullies and rivers.

Explanation

Subdivision and the associated development of land often involves modification and this has the potential to cause or exacerbate adverse effects. These effects should be managed through the location and design of subdivision.

Objective	Policies
23.2.6 Subdivision of an existing, or an approved, development shall have suitable instruments in place to manage individual ownership, and any shared rights	**23.2.6a** To ensure that any subdivision is supported by management structures and legal mechanisms that provides certainty of, and enables effective ongoing, management, maintenance and operation of land, structures,

and interests in common.	services, apartment buildings, and common areas.
Explanation	
The objective and policy ensures that the type of land tenure proposed is the most appropriate to the nature and configuration of underlying development. In the case of fee simple subdivision of apartment buildings, the means by which shared and common components are to be managed by multiple parties is clearly demonstrated and established at the time of application for subdivision.	
Objective	**Policies**
23.2.7 Subdivision in Rotokauri North is designed comprehensively to ensure a medium-density environment with a high standard of urban design quality.	**23.2.7a** Enable subdivision in Rotokauri North that: i. Creates lots that are generally rectangular in shape with a greater depth than width; ii. Provides lots of a suitable shape and size for apartment developments; iii. Forms a well-connected block structure that avoids: • rear lots wherever possible; and • culs-de-sac, except where there is no practical alternative (e.g., adjoining the green spine) and pedestrian connectivity can still be achieved; iv. Maximises street or pedestrian frontage to public spaces, including at least one side of streams or drainage reserves that are longer than 250m; v. Maximises land efficiency to promote affordable housing while achieving clauses iii and iv above; vi. Can accommodate a permitted activity duplex dwelling.
Explanation	

The objective reflects the overall design approach for Rotokauri North, which is to create a well-planned medium-density living environment that enables a variety of lifestyle and housing choices (and therefore a range of price points and provision of affordable housing). It recognises that the environment must create liveable and useable spaces. The policies require the development of urban blocks and interconnected roading networks at the time of subdivision, and for dwellings to create public fronts which address the street and encourage interaction, whilst generally ensuring that back yards are provided for private outdoor living spaces.

Achieving the Rotokauri North subdivision pattern of development through lot and urban block layout is important to establishing a high-quality medium-density living environment, and ensuring the integration of subdivision and land use outcomes.

particularly where these relate to the creation of vacant fee simple lots and their subsequent development with individual houses.

23.3 Rules – Activity Status Tables

Table 23.3a: General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 to 7, Industrial, Knowledge, Ruakura Logistics, Ruakura Industrial Park, Future Urban, All Open Space, Major Facilities, Community Facilities and Transport Corridor Zones and All Hazard Areas

Activity	General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 – 7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park Zones	Future Urban Zone	All Open Space Zones, Major Facilities, Community Facilities, Transport Corridor Zones	All Hazard Areas
For Medium-Density Residential, Rototuna Town Centre Zone and Te Rapa North Industrial Zone see Table 23.3b below. For Special Character Zones see Table 23.3c below. For Rotokauri North see Table 23.3d below.				
i. Boundary adjustments	P	RD	P	RD
ii. Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P	P	P	P
iii. Conversion of cross-lease titles into fee simple titles	P	P	P	P
iv. Subdivision to accommodate a network utility service or transport corridor	RD	RD	RD	D
v. Fee simple subdivision* (includes fee simple subdivision of apartment buildings)	RD*	RD*	RD*	D
vi. Cross-lease subdivision	NC	NC	NC	NC

vii.	Company-lease subdivision*	RD*	RD*	RD*	D
viii.	Unit-title Subdivision*	RD*	RD*	RD*	D
ix.	Leasehold Subdivision	RD	RD	RD	D
x.	Subdivision involving any allotment within the Electricity National Grid Corridor	RD	RD	RD	D
xi.	Any subdivision of an allotment within a archaeological and cultural site, or containing a Scheduled Historic Heritage ~~Site~~building or structure identified in Volume 2, Appendix 8, ~~{Link~~Schedules 8A, ~~10178,Schedules 8A}~~8B and ~~8B~~8C	D	D	D	D
xii.	Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C	D	D	D	D

Table 23.3b: Medium-Density Residential Zones (excluding Rotokauri North) and Rototuna Town Centre Zones, and Te Rapa North Industrial Zone

Activity	Medium-Density Residential and Rototuna Town Centre Zones		Ruakura and Te Awa Lakes Medium-Density Residential Zone	Te Rapa North Industrial Zone			
	Without an approved CDP	As part of or after a CDP has been approved	With an approved LDC or an LDC with subdivision activity	Deferred Industrial outside of Stage 1A	Within Stage 1A without a CDP	Within Stage 1A after a CDP	Te Rapa Dairy Manufac Site?
For General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 to 7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park, Future Urban, all Open Space, Major Facilities, Community Facilities and Transport Corridor Zones, and all Hazard Areas see Table 23.3a above. For Special Character Zones see Table 23.3c below.							

i. Boundary adjustments Inclusive where no LDC exists for Ruakura and Te Awa Lakes Medium-Density Residential Zone	P	P	P	P	P	P	P
ii. Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P	P	P	P	P	P	P
iii. Conversion of cross-lease titles into fee simple titles	P	P	P	P	P	P	P
iv. Subdivision to accommodate a network utility service or transport corridor inclusive where no LDC exists for Ruakura and Te Awa Lakes Medium-Density Residential Zone	RD	RD	RD	RD	D	RD	RD
v. Fee simple subdivision	NC	D	RD*	NC	D	RD*	RD*
vi. Cross-lease subdivision*	NC	NC	NC	NC	NC	NC	NC
vii. Company-lease	NC	RD	RD	NC	D	RD	RD

	subdivision						
viii.	Unit-title Subdivision*	NC	RD*	RD*	NC	D	RD*	RD*
ix.	Leasehold Subdivision	NC	RD	RD	NC	D	RD	RD
x.	Subdivision involving any allotment within the Electricity National Grid Corridor	NC	RD	RD	RD	D	RD	RD
xi.	Any subdivision of an allotment within an archaeological and cultural site, or containing a Scheduled Historic Heritage ~~Site~~building or structure identified in Volume 2, Appendix 8, Schedules 8A, 8B and ~~8B~~8C	NC	D	D	NC	D	D	D
xii.	Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C	NC	D	D	NC	D	RD	RD

Table 23.3c: Special Character Zones

Activity	All Special Character zones			Special Natural Zone		Rototuna North East Character Zone, Special Residentia Zone,
	Temple View Zone	Peacocke Character Zone		Lot 2 DP425316		
		Without an approved	As part of or after a	Without an Approved	As part of an application	

		Master Plan	Master Plan has been approved	CDP	for a CDP or after a CDP has been approved	Special Heritage Zone and Special Natural Zone
For Medium-Density Residential, Rototuna Town Centre Zone and Te Rapa North Industrial Zone see Table 23.3b above. For General Residential, Residential Intensification, Large Lot Residential, Central City, Business 1 – 7, Industrial, Knowledge, Ruakura Logistics and Ruakura Industrial Park, Future Urban, all Open Space, Major Facilities, Community Facilities, and Transport Corridor Zones, and all Hazard Areas see Table 23.3a above.						
i. Boundary adjustments	RD	RD	RD	RD	RD	P
ii. Amendments to cross-lease, unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P	P	P	-	P	P
iii. Conversion of cross-lease titles into fee simple titles	P	P	P	-	-	P
iv. Subdivision to accommodate a: - network utility service or - transport corridor	RD RD	RD RD	RD RD	RD NC	D D	RD RD
v. Fee simple subdivision*	D	-	-	NC	D	RD*
a. Fee Simple Subdivision within the Peacocke Character	-	RD	RD	-	-	-

Zone for lots greater than 10ha						
b. Fee Simple Subdivision within the Peacocke Character Zone for lots between 10ha and 2ha in the Terrace Area and between 10ha and 5000m^2 in the Gully and Hill Areas	-	D	D	-	-	-
c. Fee Simple Subdivision within the Peacocke Character Zone for lots less than 2ha in the Terrace Area and less than 5000m^2 in the Gully and Hill Areas	-	NC	D	-	-	-
d. Subdivision within the Peacocke Character Zone to establish a Master Plan neighbourhood area according to Volume 2,	-	D	D	-	-	-

Appendix 2, Figure 2-3 Peacocke Structure Plan – Character Areas and Neighbourhoods						
e. Boundary relocation	-	D	D	D	D	-
vi. Cross-lease subdivision	NC	NC	NC	NC	NC	NC
vii. Company-lease subdivision*	D	NC	D	NC	D	RD*
viii. Unit-Title subdivision*	D	NC	D	NC	D	RD*
ix. Leasehold subdivision	D	NC	D	NC	D	RD
x. Subdivision involving any allotment within the Electricity National Grid Corridor	-	-	-	-	-	RD
xi. Any subdivision of an allotment within an archaeological and cultural site, or containing a Scheduled Historic Heritage ~~Site~~building or structure identified in Volume 2, Appendix 8, ~~Schedule~~Schedules 8A, 8B and ~~8B~~8C	D	D	D	D	D	D
xii. Any subdivision of an allotment containing a	D	D	D	NC	D	D

Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C						

Table 23.3d: All zones in Rotokauri North

Activity	Activity Status
i. Boundary adjustments	P
ii. Amendments to unit-titles and company lease plans for the purpose of showing alterations to existing buildings or additional lawfully established buildings	P
iii. Subdivision to accommodate a network utility service or transport corridor	RD
iv. Cross-lease subdivision	NC
v. Company-lease subdivision*	RD*
vi. Unit-title Subdivision*	RD*
vii. Leasehold Subdivision	RD
viii. Any subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C	RD
ix. Fee simple subdivision*:	RD*
a. Any subdivision not in accordance with the Rotokauri North Structure Plan (Figure 2-8A)	D
b. Any fee simple subdivision which creates a rear lot	NC
c. Creation of any vacant lots not meeting the minimum lot size specified in Rule 23.7.1 below	NC
d. Creation of any vacant lots not meeting the minimum lot dimensions specified in Rule 23.7.8 below	D
e. Any subdivision not meeting the block layout dimensions or minimum specified in Rule 23.7.8 below	D
f. Any subdivision with access not meeting Rule 23.7.8 below	D
g. Any subdivision to create road to vest that does not meet the minimum widths in 23.7.8	D
x. Any subdivision which results in a permanent	D

cul-de sac	
xi. Subdivision in accordance with a land use consent	RD*
xii. Subdivision of a duplex which meets Rule 4.7.12.a to create fee simple titles	RD*
xiii. Subdivision of apartments to create fee simple or unit titles.	RD*

Note

1. *Consultation with Transpower New Zealand Limited (or its successor) is advised when considering subdivision within the Electricity National Grid Corridor. Transpower New Zealand will be an affected party for any development requiring resource consent for a subdivision under or adjacent to high voltage transmission lines.*
2. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*
3. *For any activity not identified above, see Section 1.1.8.1.*

23.4 Rules – Application of the Transport Corridor Zone

a. After 13 November 2012 land that is vested in the Council or the Crown as road pursuant to any enactment or provision in this plan, and has been formed as road to Council's required standards, then from the date of formation of the road, the land shall be subject to the rules in the Transport Corridor Zone but shall retain its current zoning.

23.5 Rules – General Standards

23.5.1 Telecommunication, Electricity, Gas and Computer Media

a. Telecommunication, electricity, gas and ducting for computer media shall be provided at the time of subdivision, in accordance with the requirements of the relevant network utility operator and the relevant standards of the applicable zone.

b. Telecommunication, electricity, gas and ducting for computer media shall be underground where possible.

Note

1. *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*

23.5.2 Provision of Esplanade Reserves and Strips

a. An Esplanade Reserve or Esplanade Strip of not less than 20m measured from the edge of any river or lake shall be set aside and vested in Council in accordance with section 231 of the Act where any subdivision of land results in the creation of an allotment that adjoins the banks of:

   i. The Waikato River.

   ii. The margins of Lake Rotoroa (Hamilton Lake).

iii. Any watercourse where the average width of the bed is 3m or more where the river flows through or adjoins an allotment.

iv. Where a reserve or road of less than 20m width already exists along the edge of any river or lake, then additional land shall be vested to increase the minimum width to 20m.

23.5.3 Provisions in Other Chapters

a. The provisions of the following chapters apply to activities within this chapter where relevant.

- Chapter 3: Structure Plans
- Chapter 25: City-wide

23.6 Rules – Specific Standards

a. The standards of Rule 23.6 shall not apply to the subdivision of land to accommodate a network utility service.

23.6.1 Subdivision in the Ruakura Structure Plan Area

a. Any subdivision which creates new allotments in the Ruakura Structure Plan area cannot initiate land use or development which is contrary to Rules 3.7.4.1 to 3.7.4.5 and Rule 3.7.5 of Chapter 3: Structure Plans, except as provided for within the Large Lot Residential Zone.

b. A consent notice may be registered against the title of any new allotment to ensure compliance with the Ruakura Structure Plan area rules in Rules 3.7.4.1 to 3.7.4.5 and Rule 3.7.5 of Chapter 3: Structure Plans.

c. Any subdivision which creates new allotments, and is in accordance with (a) and (b) above where applicable, shall be in accordance with the zoning of the land as identified on the Planning Maps and in accordance with Rule 3.7.4.1.

23.6.2 Company Leases and Unit Title Subdivision

a. Where an allotment is subject to an application for subdivision consent by way of company lease or unit title subdivision the following rules shall apply.

i. All existing buildings to which the subdivision relates shall have:

- Existing use rights.
- Been erected in accordance with a resource consent or certificate of compliance and building consent has been issued.
- Comply with any relevant standards.

b. All areas to be set aside for the exclusive use of each building or unit shall be shown on the survey plan, in addition to any areas to be used for common access or parking or such other purpose.

c. In all staged subdivisions, provision shall be made for servicing the building or

buildings and all proposed future buildings on the allotment.

d. Where subdivision consent has been approved, no alterations shall be made to the position of the boundary lines delineated on the survey plan, or otherwise defined, without further subdivision consent.

e. A design report shall be submitted detailing the effects of the proposed subdivision on the existing buildings pursuant to Section 116A of the Building Act 2004.

f. If alterations to buildings are necessary to fulfil the requirements of the Building Act or conditions of subdivision consent, they shall be undertaken in terms of a building consent and completed before the issue of a certificate under Section 224 of the Resource Management Act 1991. Such alterations shall comply with the relevant standards of the relevant zone and this chapter.

23.6.3 Amendments to a Cross-lease, Company Lease or Unit Title Plan

a. The amendments shall be for the purpose of showing alterations to existing buildings or additional lawfully established buildings.

b. The alteration shall be either permitted or otherwise lawfully established.

23.6.4 Cross-lease to Fee Simple Subdivision

a. The proposed boundaries shall align with those exclusive use area boundaries on the cross-lease plan. Where no exclusive use areas are shown on the cross lease plan the boundaries shall align with the exclusive and established pattern of occupation associated with the existing underlying development.

b. Where required to protect services, easements shall be provided.

c. Rule 23.7 – Subdivision Design Standards shall not apply to subdivisions under this rule.

d. The relevant land use rules in the respective zones (excluding Chapter 25.13 Three Waters) shall not apply to existing legally established buildings.

23.6.5 Leasehold Subdivision

Where an allotment is subject to an application for subdivision consent by way of leasehold subdivision the following rules shall apply where relevant.

a. Section 23.4 Application of the Transport Corridor

b. Section 23.5 Rules - General Standards

c. Section 23.6 Rules - Specific Standards

d. Section 23.7 Subdivision Design Standards

23.6.6 Boundary Adjustments

a. Any boundary adjustment shall not result in the creation of additional allotments, except in circumstances where a boundary adjustment creates an additional allotment or allotments which are required to be held together with another allotment or allotments by way of compulsory amalgamation condition.

b. Any boundary adjustment shall not alter the size of an existing allotment by greater than 10% of the registered allotment size.

c. Any allotment subject to a boundary adjustment shall comply with all relevant development and performance standards.

d. Where required to protect services, easements shall be provided.

23.6.7 Subdivision Activities within the Electricity National Grid Corridor

a. Any subdivision which creates new allotments within the Electricity National Grid Corridor shall identify a building envelope, compliant with the relevant zone standards and the standards of this Chapter and clear of the National Grid Yard.

b. Failure to comply with the above standard will result in the proposal being assessed as a non-complying activity.

23.6.8 Subdivision in the Medium-Density Residential Zones and Rototuna Town Centre Zone (excluding Rotokauri North Medium Density Residential Zone)

a. Subdivision shall only take place in conjunction with a Comprehensive Development Plan or Land Development Plan application or after a Comprehensive Development Plan or Land Development Plan application has been granted. References to Land Development Plan in this rule relate to the Te Awa Lakes Medium-Density Residential Zone.

b. Allotment area and configuration shall conform to the allotment areas approved as part of the land-use consent.

c. A consent notice shall be registered against the title of each allotment to ensure compliance with the terms of the land-use consent.

d. The standards in Rule 23.6.8.a to c. do not apply to subdivision to accommodate a network utility service or transport corridor.

e. Subdivision in Land Development Plan Areas Q and R and Area X in the Business 6 Zone, shown on Figure 2-21 in Appendix 2 Structure Plans, that does not comply with a. above is a prohibited activity.

Note

1. *Refer to Rule 23.6.1 for Medium-Density Residential Subdivision in the Ruakura Structure Plan area*

23.6.9 Subdivision in the Te Rapa North Industrial Zone

a. Subdivision occurring in Stage 1A shall only occur over the following land areas:

i. Post the Te Rapa section of the Waikato Expressway being open for public use, and prior to 1 January 2021 no more than 7ha of land shall be able to be subdivided; 7ha only in Stage 1A.

ii. After 1 January 2021 a maximum of 23ha of land shall be able to be subdivided, 23ha in Stage 1A, being additional to the 7ha provided for Stage 1A prior to 2021.

23.6.10 Subdivision Within Stage 1 of the Peacocke Structure Plan Area

a. As part of any subdivision of Sec 1 SO 57582 or the balance of this parent lot, the following infrastructure requirements shall be met and certified by Council.

i. Upgrading of the existing wastewater network to provide for future development on the site.

ii. Implement a solution at the Dixon Road and State Highway 3 intersection that mitigates the adverse effects of potential traffic volumes from within Stage 1.

iii. Any subdivision that does not comply with i. and ii. above will be a non-complying activity.

23.6.11 Subdivision in the Peacocke Character Zone

<table>
<tr><th rowspan="2">Activity</th><th colspan="2">Standards</th></tr>
<tr><th>Terraced Area</th><th>Gully Area and Hill Areas</th></tr>
<tr><td>a. Fee Simple Subdivision for lots greater than 10ha</td><td colspan="2">180m frontage onto a formed and sealed legal road forming part of the City's transport network</td></tr>
<tr><td rowspan="2">b. Fee Simple Subdivision for lots between 10ha and 2ha in the Terrace Area and between 10ha and 5000m^2 in the Gully and Hill Areas</td><td>1. Lots between 10ha and 2ha
i. Only applies to allotments created prior to 1 September 2011 or if the allotment was created by an acquiring authority, or by boundary adjustment
ii. Limited to one new lot per parent title, other than for utility and access allotments</td><td>2. Lots between 10ha and 5000m^2
i. Only applies to allotments created prior to 1 September 2011 or if the allotment was created by a requiring authority, or by boundary adjustment
ii. Average lot Size = 1ha
iii. Limited to one new lot per parent title other than for utility and access allotments</td></tr>
<tr><td colspan="2">Note
1. A simple Integrated Transport Assessment (ITA) is required as part of the subdivision consent information requirements (refer {Link, 6163,Rule 25.14.3)
2. A Subdivision Concept Plan is required as part of the subdivision consent information requirements (refer Volume 2, Appendix 1.2.2.2c)</td></tr>
</table>

c. Fee Simple Subdivision for lots less than 2ha in the Terrace Area and less than 5000m^2 in the Gully and Hill Areas	1. Lots Less than 2ha i. Provide full urban infrastructure ii. Connection to the existing wastewater network to the satisfaction of Council iii. Provision of a transport corridor connection across the Waikato River to join with the existing transport network	2. Lots less than 5000m^2 i. Provide full urban infrastructure ii. Connection to the existing wastewater network to the satisfaction of Council iii. Provision of a transport corridor connection across the Waikato River to join with the existing transport network
	Note 1. A Master Plan is required as part of the subdivision consent information requirements (refer Volume 2, Appendix 1.2.2.3)	
d. Boundary Relocation Subdivision	i. Minimum lot size of 5000m^2 ii. Shall not create any additional certificates of title. iii. All lots involved in the subdivision shall have formed and legal vehicle access iv. A concept plan shall be prepared showing how the allotments in the subdivision can be subsequently re-subdivided in accordance with Volume 2, Appendix 1.2.2.2	

e. Any subdivision, other than for urban purposes, shall be required to have a consent notice placed on all titles issued from the subdivision (including the parent lot) requiring the payment of any outstanding development contributions prior to the subdivision of the title for urban purpose being allowed.

f. Except that the lots approved via subdivision consents (Council Consent Reference Numbers: 11.2009.20620, 11.2009.20621, 11.2099.20769, 11.2009.20770, 11.2007.18574, and 11.2011.22366) granted over the land described as Pt Lot 6 DP 34164, Lot 1 DPS 12991, Lot DPS 78023, Lot 1 DPS 76734, Lot 5 DPS 45202, Lot 2 DP 23381, Lot 5 DP 17475 Lot 8 DP 34164, Allotment 87, Pt Allotment 93 and Pt Allotment 94 Te Rapa PSH, Lot 3 DPS 45202, lots 1, 2 and 3 DPS 40592 and Lots 1, 2, 3, and 4 DPS 81210 can be used to create up to 52 lots for urban purposes without complying with Rule 23.6.10.c.1 or 2 provided that:

   i. A wastewater system sufficient to service urban purposes is provided and certified by Council.

   ii. A stormwater disposal solution is provided and certified by Council.

   iii. A Master Plan for the area of not less than one neighbourhood, as identified within Volume 2, Appendix 2, Figure 2-3. Refer to Volume 2, Appendix 1.2.2.3 for information requirements.

   iv. No further subdivision creating additional allotments is permitted unless Rule 23.6.11.c.1 or 2 is complied with.

g. Any subdivision for urban purposes that is in accordance with an approved Master Plan shall not be required to prepare an Integrated Catchment Management Plan.

h. Any subdivision for urban purposes that is in accordance with an approved Master Plan shall not be required to prepare an Integrated Transport Assessment.

i. Any subdivision within the Peacocke Character Area which does not comply with the standards in Rule 23.6.11 will be a non-complying activity.

23.6.12 Subdivision in the Rototuna North East Character Zone

a. The maximum development yield shall be 1100 residential units.

b. The provision of a neighbourhood park area:

i. The first subdivision of land adjoining the Waikato Expressway designation (Designation E90) shall submit for approval as part of the subdivision, a neighbourhood park concept plan, consisting of detailed plans and supporting documentation for the entire future reserve area as located on the Rototuna Structure Plan.

ii. The neighbourhood park shall:

- Ensure varied widths no less than 20m.
- Address and accommodate topographical constraints to ensure usability of the area for informal recreation.
- Include flat open spaces for informal recreational.
- Include one area of between 300m^2 and 800m^2 for the provision of a children's play area. The location and design of this plan area shall ensure the safe operation of the playground and shall have regard to any stormwater attenuation areas and the roading and cycling network. Where necessary, additional safety measures will be taken, such as fencing.
- Include landscaping areas to provide an interesting and varied visual amenity for the area. These areas are to include varied vegetated areas (with the exception of the proposed Cycle and Walking access point across the Waikato Expressway, stormwater attenuation areas and identified viewing areas shown on the Rototuna Structure Plan) having a minimum planting width of 2m when parallel to the boundary of the Waikato Expressway, and consisting of native vegetation capable of reaching heights of at least 8m at maturity.
- Reflect the principles of Crime Prevention Through Environmental Design (CPTED).
- Include both a walking and cycling network in accordance with the Rototuna Structure Plan.
- Show how the area will relate to its surrounding area, including the Waikato Expressway.

iii. Any subdivision of land adjoining the Waikato Expressway (Designation E90) shall have regard to and implement the portion of the approved neighbourhood concept plan over the land area the subdivision is for at the time of subdivision.

c. At the time of subdivision of land and only if either the location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority; or confirmed through an Outline Plan of Works approval under S.176A of the RMA; or construction is underway or completed; the following shall be identified on the subdivision plan to be submitted for consent:

i. A 55dB$_{LAeq(24hr)}$ contour line from the Waikato Expressway carriageway boundary utilising the following criteria:

- Traffic flow of 12700 vpd
- 10%HCV
- Vehicle speed of 100km/hr (or the posted speed limit if that is lower)
- Noise mitigation as confirmed by an approved Outline Plan of Works for Designation E90
- Finished ground levels based on the proposed subdivision design

ii. Identification of all lots where any boundary is intersected by the 55 dB$_{LAeq(24hr)}$ contour line.

23.6.13 Subdivision of Lot 2 DP425316 Lake Waiwhakareke Landscape Character Area

Subdivision shall only take place in conjunction with a Comprehensive Development Plan application or after a Comprehensive Development Plan application has been granted.

23.6.14 All Subdivision in the Te Awa Lakes Structure Plan area

a. A consent notice shall be registered against the title of each allotment to ensure compliance with the terms of the land use consent relating to the management and eradication of alligator weed.

23.7 Subdivision Design Standards

a. The standards of Rule 23.7 shall not apply to the subdivision of land to accommodate a network utility service.

b. The standards of Rule 23.7.1 shall not apply to:

i. The unit title subdivision of existing lawfully established buildings; or

ii. The fee simple subdivision of existing lawfully established duplex dwellings

Provided that all relevant development and performance standards are met in relation to the proposed boundaries around that building or unless otherwise authorised by

resource consent.

23.7.1 Allotment Size and Shape

Zone	Minimum Net Site Area	Max Net Site Area	Min Shape Factor
a. General Residential Zone (unless otherwise stated)	400m^2	-	15m-diameter circle
b. General Residential Zone (within the Rototuna Structure Plan Area)	400m^2	-	15m-diameter circle
c. General Residential Zone (adjoining the Waikato Expressway)	1000m^2	-	-
d. Residential Intensification Zone	350m^2	-	-
e. Special Residential Zone	Front, corner or through site – 600m^2	-	15m-diameter circle
	Rear Site – 400m^2	-	15m-diameter circle
f. Large Lot Residential – SH26, Ruakura Structure Plan area	2500m^2	-	15m-diameter circle
g. Large Lot Residential – Percival/Ryburn Rd, Ruakura Structure Plan area	2ha Except for Lot 8 DP 9210- 5000m^2	-	Rule 23.7.1.w. applies
h. Rototuna North East Character Zone	500m^2	-	15m-diameter circle
i. Special Heritage Zone (unless otherwise stated)	600m^2	-	15m-diameter circle
j. Special Natural	350m^2	800m^2 where a	15m-diameter circle

Zone (Lake Waiwhakareke Landscape Character Area)		boundary to a site is adjoining the Lake Waiwhakareke Heritage Park or is separated from it only by a road reserve.	
k. Special Natural Zone (Ridgeline Character Area)	600m^2	-	15m-diameter circle
l. Peacocke Character Zone (Terrace Area)	200m^2	-	15m-diameter circle Medium-Density Residential – N/A
m. Peacocke Character Zone (Gully Area)	800m^2	-	15m-diameter circle
n. Peacocke Character Zone (Hill Area where slopes are less than 5 Degrees)	400m^2	800m^2	15m-diameter circle
o. Peacocke Character Zone (Hill Area where slopes are greater than 5 Degrees)	800m^2	-	15m-diameter circle
p. Temple View Zone (Within the Character Areas)	600m^2	-	15m-diameter circle
q. Temple View Zone (As part of a Duplex within precinct 1, 2, 3 and 4)	Duplex dwelling = 200m^2 per unit (400m^2 per duplex)	-	-
r. Central City Zone, Knowledge Zone, Business 1 to 7 Zones	1,000m^2	-	20m-diameter circle
s. Industrial Zone, Rotokauri Employment Area and Riverlea Industrial Area	Front, corner or through site – 1,000m^2	-	Rule 23.7.1.bb. applies
	Rear sites – 500m^2	-	Rule 23.7.1.bb. applies
t. Te Rapa North Industrial Zone	500m^2	-	Rule 23.7.1.bb. applies

u. Ruakura Logistics Zone	3000m^2	-	Rule 23.7.1.bb. applies
v. Ruakura Industrial Park Zone	3000m^2 Except up to a maximum of 20% of sites for each subdivision stage shall have a minimum net site area of 1000m^2 for front sites and 500m^2 for rear sites.	-	Rule 23.7.1.bb. applies
w. Ruakura Industrial Park Zone LDP Areas T & G	Front, corner or through site- 1000m^2	-	Rule 23.7.1.bb. applies
	Rear Sites – 500m^2	-	Rule 23.7.1.bb. applies
x. Future Urban Zone	10ha	-	-
y. Te Awa Lakes Medium-Density Residential Zone lots that adjoin any existing or proposed esplanade reserve adjacent to the Waikato River (River Interface Overlay)	1000m^2	-	15m diameter circle
z. Rotokauri North Medium-Density Residential Zone - applies to vacant lots only	280m^2		

23.7.2 Subdivision Suitability

a. All subdivisions creating fee simple allotments shall ensure that new allotments (excluding any utility, road or reserve allotment, or allotment subject to amalgamation) are of a size and shape to enable activities anticipated in the zone.

b. Where allotments are proposed that contain existing development on the existing title,

i. The applicable general and specific standards for the zone and activity under consideration shall be complied with for each allotment; and

ii. The applicable standards in Chapter 25 – City Wide shall be complied with for each allotment.

Note
For the avoidance of doubt, Rule 23.7.2.b does not apply to an infringement that has existing use rights or was approved under a Land Use Resource Consent.

c. Where allotments are proposed that contain development that has been approved under separate land use consent, compliance with the approved layout shall be achieved as part of the subdivision.

d. Where b. or c. is not complied with, a concurrent application for land use consent for the identified areas of non-compliance with the applicable general and specific standards, or the approved layout shall be made.

23.7.3 General Residential Zone, and All Special Character Zones

a. Minimum transport corridor boundary length for a front site (except in the Terrace area of the Peacocke Character Zone and within the Character Areas of the Temple View Zone)	15m
b. Minimum transport corridor boundary length for a front site within the Terrace area of the Peacocke Character Zone and within the Character Areas of the Temple View Zone	10m
c. Minimum rear boundary length of a front site	10m
d. Maximum number of allotments served by a single private way	20
e. Minimum private way width serving 1-6 allotments	3.6m
f. Minimum private way width serving 7 – 20 principal units where access forms common property under a unit title arrangement or, 7-9 units (where access is part of a fee simple subdivision)	6m
g. Minimum width of vehicle access (to be formed and vested as public road) serving 10-20 fee simple lots	16m
h. Minimum width of vehicle access to be formed and vested as public road: i. Serving more than 20 allotments (Local Road) ii. Serving more than 20 allotments (Collector Road on Structure Plan)	 20m 23m
i. Maximum private way gradient	1:5m
j. Maximum private way length	100m (with passing every 50m)
k. Maximum cul-de-sac length, including private way	150m
l. Maximum number of private ways accessing directly on to a cul-de-sac turning head	1

m. Maximum number of culs-de-sac accessing directly on to a cul-de-sac	0
n. Maximum pedestrian accessway length through a block	80m
o. Minimum pedestrian accessway width through a block	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
p. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

Note
Standard 23.7.3 only has immediate legal effect when subdivision occurs in the Special Heritage Zone or Heritage Area of the Temple View Zone, as shown on Planning Map 60B.

23.7.4 Large Lot Residential Zone

a. Minimum transport corridor boundary length for a front site	40m
b. Minimum rear boundary length of a front site	10m
c. Maximum number of allotments served by a single private way	6
d. Minimum private way width serving 1-6 allotments	3.6m
e. Public road serving 7 – 20 allotments	16m
f. Public road serving more than 20 allotments (Local Road)	20m
g. Public road serving more than 20 allotments (Collector Road)	23m
h. Maximum private way gradient	1:5m
i. Maximum private way length	100m with passing every 50m
j. Maximum cul-de-sac length	150m
k. Maximum number of private ways accessing directly on to a cul-de-sac turning head	0
l. Maximum number of culs-de-sac accessing directly on to a cul-de-sac	0
m. Maximum pedestrian accessway length through a block	80m
n. Minimum pedestrian accessway width through a block	40m or less in length: 6m wide 41m – 60m in length: 9m wide

	61m – 80m in length: 12m wide
o. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

23.7.5 Residential Intensification Zone

a. Minimum transport corridor boundary length for a front site	15m
b. Minimum rear boundary width of a front site	10m
c. Minimum private way width serving 1-4 allotments	3.5m
d. Minimum private way width serving 7 – 20 principal units where access forms common property under a unit title arrangement	6m
e. Minimum width of vehicle access (to be formed and vested as public road) serving 7-20 fee simple lots	16m
f. Minimum width of vehicle access to be formed and vested as public road i. Serving more than 20 allotments (Local Road) ii. Serving more than 20 allotments (Collector Road)	 20m 23m
g. Maximum private way gradient	1:5
h. Maximum private way length	100m
i. Maximum pedestrian accessway length through a block	80m
j. Minimum pedestrian accessway width through a block	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
k. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

23.7.6 Business 1 to 7 Zones, Te Rapa North Industrial Zone, Ruakura Industrial Park Zone, Ruakura Logistics Zone and Industrial Zone

a. Minimum transport corridor boundary length	8m
b. Minimum transport corridor boundary length adjoining a major arterial transport corridor	20m
c. Minimum access or private way width serving an allotment with a net site area of less than 2000m^2	8m
d. Minimum access or private way width serving an allotment with a net site area of 2000m^2–5000m^2	10m

e. Minimum access or private way width serving an allotment with direct access to a major arterial transport corridor	10m
f. Minimum private way width serving 1-5 allotments	10m
g. Maximum private way gradient	1:8
h. Maximum private way length	100m
i. Maximum pedestrian accessway length	80m
j. Minimum pedestrian accessway width	40m or less in length: 6m wide 41m – 60m in length: 9m wide 61m – 80m in length: 12m wide
k. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1.a and 25.14.4.1.c shall be demonstrated.	-

23.7.7 Ruakura and Te Awa Lakes Medium-Density Residential Zone

a. Minimum lot width of front and rear boundary for front sites; except up to a maximum of 10% of sites for each subdivision stage shall be no less than 10m.	12m

23.7.8 Rotokauri North

a. Vacant fee simple residential lots:

i. Minimum transport corridor boundary length	12.5m
ii. Minimum transport corridor boundary length if: • A legal mechanism (consent notice) restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width up to 3.2m; OR • A rear lane provides legal vehicle access	10m
iii. Minimum lot depth	28m
iv. For corner lots only one transport corridor boundary needs to meet the minimum length and the minimum depth needs only be achieved along one side boundary.	

b. Vacant fee simple lot subdivisions:

i. Maximum urban block length	250m
ii. Maximum urban block perimeter (bounded by roads)	750m
iii. For clarity the measurements above may be curvilinear and include frontage to a green linkage or reserve or proposed reserve	

c. All rear lanes and roads:

i. Minimum legal width of a two-way rear lane	7m
ii. All rear lanes to be formed and drained with a permanent sealed or paved all-weather, dust-free surface and in a manner suitable for the type and quantity of vehicles using the site, except permeable pavements are permitted where hydraulic connectivity of the soil, the depth of the water table below ground level and the freeboard available at the site are appropriate.	
iii. Each rear lane shall: • Be connected to a transport corridor at at least two locations. • Have a legal mechanism for ownership and ongoing maintenance of the lane.	
iv. Local Road minimum legal width (to be vested)	16.6m
v. Collector Road minimum legal width (to be vested)	20.8m

23.8 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully hazard Area, or Significant Natural Area Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3)
i. Boundary adjustments	• C – Character and Amenity
ii. Subdivision involving any allotment within the Electricity National Grid Corridor	• I – Network Utilities and Transmission • N – Ruakura
iii. Subdivision in a Hazard Area	• F – Hazards and Safety
iv. Subdivision that may require the provision of Esplanade Reserves and Strips	• C – Character and Amenity • D – Natural Character and Open Space
v. Subdivision to accommodate a network utility service or transport corridor inclusive where no LDC exists for Ruakura Medium-Density Residential Zone	• C – Character and Amenity • I – Network Utilities and Transmission • N – Ruakura
vi. Fee simple subdivision*	• C – Character and Amenity

vii. Company-lease subdivision*	• C – Character and Amenity
viii. Unit-title subdivision*	• C – Character and Amenity
ix. Leasehold Subdivision	• C – Character and Amenity
x. Fee Simple Subdivision in the Peacocke Character Zone for lots greater than 10ha	• C – Character and Amenity • E – Heritage Values and Special Character
xi. Subdivision of an allotment containing a Significant Natural Area identified in Volume 2, Appendix 9, Schedule 9C, within Stage 1A after a CDP in the Te Rapa North Industrial Zone	• D – Natural Character and Open Space
xii. Fee Simple subdivision and Boundary Adjustment (within Special Character Zones)	• C – Character and Amenity • E – Heritage Values and Special Character
xiii. Subdivision to accommodate a network utility service or transport corridor (within Special Character Zones)	• C – Character and Amenity • E – Heritage Values and Special Character • I – Network Utilities and Transmission
xiv. Any restricted discretionary activity subdivision in Rotokauri North (excluding subdivision of a duplex which meets Rule 4.7.12.a)	• C - Character and Amenity • O – Rotokauri North

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*

23.9 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

25.1 Development Suitability

25.1.1 Purpose

a. The purpose of this chapter is to provide guidance on the development of land when it occurs in isolation from, or in conjunction with, a subdivision of land.

b. This chapter also provides objectives and policies complementing the National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health with regard to managing use, development and subdivision on land affected by, or likely to be affected by contaminants. This District Plan concentrates on contamination that poses a risk to human health. The Waikato Regional Plan manages effects on the natural environment with respect to contaminated land.

25.1.2 Objectives and Policies: Development Suitability

Objective	Policies
25.1.2.1 To ensure the provision of safe, efficient and integrated infrastructure as part of land development.	**25.1.2.1a** All development shall provide infrastructure appropriate for the activity proposed.
	25.1.2.1b New development shall be adequately serviced by suitable telecommunication, electricity, Three Waters and transport infrastructure.
	25.1.2.1c Urban development will not be allowed unless appropriate infrastructure is available, or is made available by the developer, and the servicing of this land does not compromise the safety, efficiency and sustainability of planned infrastructure.

Explanation

Infrastructure must be planned in advance of development whether it occurs within Structure Plan areas or within the existing urban areas of the City. Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Council Infrastructure Technical Specifications. Additional or alternative requirements may be required by Waka Kotahi NZTA for any infrastructure which affects a state highway.

Council's Long Term Plan or Annual Plan and the National Land Transport Programme sets out the programme for providing infrastructure to service growth. Where a developer wishes to pursue development ahead of Council's or Waka Kotahi NZTA's programmes, a development agreement will need to be entered into with Council, or Waka Kotahi NZTA, with respect to the state highway network, to ensure that the infrastructure is provided in a way which is safe, efficient and sustainable from a City-wide and network perspective. Structure plans, Integrated Transport plans, Integrated Catchment Management plans, Water Impact

Assessments and the Open Space Strategy will be used as reference points to assess whether a proposal will not compromise existing or planned infrastructure. In these cases it is anticipated that developers will bear the full costs of infrastructure provision.

The reason for Council's approach is due to its inability to fund infrastructure necessary to support the development of growth all at once. This will enable the sustainable management of growth for the social and economic wellbeing of the community and meet the needs of future generations.

Objective	Policies
25.1.2.2 Any development of land is carried out in a manner which reflects the physical constraints on its use and development, and minimises any adverse effects on the environment.	**25.1.2.2a** Development of land shall: i. Not result in increased risk of erosion, subsidence, slippage or inundation, ii. Wherever possible, avoid or mitigate any adverse effects on water quality and quantity, and iii. Avoid or mitigate adverse effects on significant infrastructure.
	25.1.2.2b Development shall be located and designed to maintain or enhance any: i. Scheduled built heritage item, ii. Historic Heritage Areas, iii. Archaeological and cultural site, iv. ~~Significant~~Notable tree, and v. Significant natural area.

Explanation

Development of land often involves modification and this has the potential to cause or exacerbate adverse effects. These effects should be managed through the location and design of development.

Objective	Policies
25.1.2.3 Land affected by soil contaminants is identified and made safe for its intended use before any change of use, development or subdivision.	**25.1.2.3a** Any use, development and subdivision shall minimise the adverse effects that may arise from land affected by soil contaminants.
	25.1.2.3b Land affected by soil contaminants shall be remediated to a level, or managed in a way, that is suitable for its intended use.

	25.1.2.3c Exposure arising from the ongoing use of land affected by soil contaminants shall be managed to avoid or mitigate the risk of adverse effects on human health.

Explanation
The use, development or subdivision of land that is contaminated or potentially contaminated could expose people to levels of contaminants which may be damaging to their health. This provides an objective and policy framework for assessing Discretionary Activities under the National Environmental Standard on Assessing and Managing Contaminants in the Soil to Protect Human Health.

Note: National Environmental Standards on Assessing and Managing Contaminant in Soil to Protect Human Health

1. *The Resource Management (National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 apply to defined activities in specific circumstances.*
2. *Proposals to remove or replace a fuel storage system, sample soil, disturb soil, subdivide or change the use of land must consider whether this National Environmental Standard applies.*
3. *Council is responsible for applying and enforcing the provisions of National Environmental Standards. This National Environmental Standard provides standards relevant to managing the use, development and subdivision of contaminated or potentially contaminated land for the protection of human health. Refer to the Ministry for the Environment's website for relevant documents and guidance material.*
4. *This National Environmental Standard may alter the activity status of activities within this Plan, and additional standards, matters for assessment and criteria may apply. Council holds information that may assist in establishing whether activities on the Hazardous Activities and Industries List, as defined by the National Environmental Standard, currently or have previously operated on the land.*
5. *Activities may have other non-contaminated land related controls relevant to it that are found in other parts of the District Plan.*

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

25.2 Earthworks and Vegetation Removal

25.2.1 Purpose

a. Earthworks refer to the disturbance of land by moving, removing, placing or replacing soil or earth by any means. Earthworks are a necessary part of land subdivision and development, but can result in adverse effects including accelerated erosion and sedimentation, contamination of fresh water, and increased risks from natural hazards. Earthworks can also impact on amenity values, including an unnatural look of the modified land.

b. Hamilton City is predominantly an urban environment. Trees make an important contribution to the health and wellbeing of the residents of the City and to the quality of the City's landscape. Vegetation removal can impact on biodiversity and ecosystems within the City, and the urban amenity of the City.

c. The Waikato Regional Council and Waikato Regional Plan have primary responsibility under the Act for controlling land use for soil conservation and water quality. The District Plan has a supporting role, as the District Plan controls subdivision and development of land.

d. This chapter outlines earthworks and vegetation removal rules relating to the zones, and cross-references to chapters where additional rules relating to earthworks and vegetation removal are outlined. Rules in other chapters (see Rule 25.2.3) address specific matters such as natural hazards, significant natural areas and archaeological or cultural sites and may be more onerous than those contained in this chapter which deals with earthworks and vegetation removal generally and in relation to the Electricity National Grid Corridor.

25.2.2 Objectives and Policies: Earthworks and Vegetation Removal

Objective	Policies
25.2.2.1 Minimise the adverse effects of earthworks and vegetation removal on people, property, and the environment.	**25.2.2.1a** Earthworks and vegetation removal shall occur in a way that: i. Minimises adverse effects on existing landforms, natural features and significant vegetation. ii. Maintains natural processes and features including natural drainage patterns and streams. iii. Does not create new, or exacerbate existing natural hazards. iv. Minimises adverse effects on land and water, especially effects such as erosion and sedimentation.

	v. Creates practicable building sites, efficient use of land and infrastructure, ensures effective stormwater flow paths, and a safe living and working environment. vi. Minimises dust, noise, and runoff. vii. Adopts a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River and, in particular, those effects that threaten serious or irreversible damage to the Waikato River. viii. Maintains or enhances riparian vegetation on the margins of natural watercourses and wetlands.

Explanation

The policy ensures that amenity values and the quality of the natural environment in the City are maintained or enhanced. The policy intends natural landforms (such as ridges and gullies) to be protected as much as possible to retain the natural character and amenity values. Earthworks should also limit the adverse effects of erosion and sedimentation, and minimise soil compaction. The policies aim to ensure that the positive effects of earthworks are realised in terms of practicable building sites, maintaining stormwater flow paths, efficient use of land and infrastructure, and a resulting safe living and working environment.

25.2.3 Rules – Activity Status Table

a. Earthworks (excluding earthworks covered by Rule 25.2.3.b and i.)	P
b. Earthworks and vegetation removal involving trenching, pole installation and replacement, slab foundation (not exceeding 2m in depth) and pile foundations for telecommunication masts, for infrastructure and network utilities	P
c. Trimming, maintenance or removal of vegetation or trees not otherwise mentioned in this Plan	P
d. Trimming and pruning of vegetation necessary to protect all overhead electric lines or telecommunication lines	Activity status and rules contained in Chapter 25.7: Network Utilities and the Electricity National Grid Corridor
e. Removal of vegetation or trees in the Open Space Zones (excluding Notable Trees in Volume 2, Appendix 9, Schedule 9D: Notable Trees)	Activity status and rules contained in Chapter 15: Open Space Zones and Chapter 20: Natural Environments
f. Earthworks and vegetation trimming, maintenance or removal within a: i. High Flood Hazard Area ii. Medium Flood Hazard Area	Also refer to activity status and rules contained in Chapter

iii. Low Flood Hazard Area iv. Temple View Flood Hazard Area v. Culvert Block Flood Hazard Area vi. Waikato Riverbank and Gully Hazard Area	22: Natural Hazards
g. Earthworks and vegetation maintenance, trimming or removal affecting: i. An archaeological and cultural site in ~~Schedule~~Schedules 8B and 8C of Volume 2, Appendix 8 ii. A ~~significant~~notable tree in Schedule 9D of Volume 2, Appendix 9 iii. A significant natural area in Schedule 9C of Volume 2, Appendix 9	Activity status and rules contained in Chapter 19: Historic Heritage and Chapter 20: Natural Environments
h. Works within ~~the root protection zone of a~~: i. ~~Significant~~The protected Root Zone of a Notable tree in Schedule 9D of Volume 2, Appendix 9 ii. ~~Tree within a significant natural area~~ A Significant Natural Area in Schedule 9C of Volume 2, Appendix 9	Activity status and rules contained in Chapter 20: Natural Environments
i. Earthworks associated with the replacement and/or removal of a fuel storage system as defined and controlled in the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.	P
j. Any earthworks within the dripline of a tree where the trunk is located within a Significant Natural Area in Schedule 9C (Volume 2, Appendix 9), provided that Standard 25.2.4.3(a) is complied with.	P
k. Pruning and maintenance of the canopy of a tree overhanging the boundary of a Significant Natural Area, provided that Standard 25.2.4.3(b) is complied with	P

Note

1. *Earthworks and Vegetation Removal must comply with any relevant requirements of the Waikato Regional Plan and the Waikato Regional Pest Management Plan.*
2. *No person may destroy, damage, or modify an archaeological site without an authority from Heritage New Zealand. If items of archaeological significance are found when undertaking earthworks, authority must be obtained from Heritage New Zealand before proceeding with any further works which could potentially destroy, damage, or modify such items. The consent holder or proponent must also engage with a representative of Mana Whenua to ensure cultural protocols are adhered to and decisions made are culturally appropriate. Either contact Council or the Heritage New Zealand Pouhere Taonga for the relevant contact information for Mana Whenua.*
3. *Activity status for earthworks relating to existing high voltage transmission lines as of 14 January 2010, identified on the District Plan Maps and forming part of the National Grid, is set out and determined within the Resource Management (National Environmental Standard for Electricity Transmission Activities) Regulations 2009.*
4. *The Resource Management (National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 may alter the activity status of activities and additional standards, matters for assessment and criteria may apply. Refer to Chapter 25.1: City-wide – Development Suitability for relevant objectives (25.1.2.3) and policies (25.1.2.3a to 25.1.2.3c).*
5. *For any activity not identified above, see Section 1.1.8.1.*

25.2.4 Rules – General Standards

25.2.4.1 Earthworks in All Zones

a. Where fill material is used it is required to be clean fill.

b. All earthworks or areas of bare earth not being worked for three months or more shall be stabilised and sown with ground cover.

c. All earthworks shall retain sediment on site through implementation and maintenance of sediment controls. This standard does not apply to the transportation of material off site.

d. All earthworks activities shall be managed to avoid material deposits on public roads from any vehicles operating on site.

e. Earthworks shall not obstruct or divert any stormwater overland flow path or result in changed stormwater drainage patterns on adjacent land in different ownership.

    i. Rule 25.2.4.1.e does not apply within the Transport Corridor Zone

f. Earthworks must not result in any instability of land or structures at or beyond the boundary of the site where the land disturbance occurs.

g. Earthworks must not:

    i. cause malfunction or result in damage to network utilities;

    ii. create an unstable batter that will affect a support structure for any network or utility; or

    iii. change the cover over network utilities or raise the level of the ground under or near overhead network utilities so as to create the potential for damage or malfunction.

h. Earthworks volumes must not exceed the following maximums in any single activity or cumulative activities in any calendar year following commencement of earthworks activities:

Earthworks associated with any activity requiring building consent (including associated site works)			$500m^3$	$500m^3$	Unlimited
Earthworks associated with subdivision		$500m^3$	$500m^3$	$1000m^3$	
All other earthworks	$40m^3$	$100m^3$	$1000m^3$		

Note

1. *The above volume standards do not apply to:*
    a. *Transport Corridor Zone*

b. Activities authorised by a consent for a concept plan for a Major Facility prepared under Chapter 17
c. A Concept Plan Consent for a Precinct prepared under Chapter 8

2. *Refer to Chapter 22 regarding earthworks in Natural Hazard Areas.*
3. *Refer to Erosion & Sediment Control: Guidelines for Soil Disturbing Activities, which is available on the Waikato Regional Council website: www.waikatoregion.govt.nz*
4. *Consultation with the relevant network utility operator is advised when undertaking any earthworks that may affect network utilities. Such network utility operators are likely to be affected parties for any earthworks not meeting the standards in Rule 25.2.4.1.g. Persons undertaking earthworks near a network utility should also refer to, and comply with, any applicable regulation or code (such as NZECP 34:2001) to ensure earthworks do not compromise health and safety, do not damage network utilities or encroach safe separation distances of network utilities.*

25.2.4.2 Earthworks Within any National Grid Yard

a. Earthworks within a National Grid Yard shall:

i. Be no deeper than 300mm within 2.2m of a transmission pole support structure or stay wire.

ii. Be no deeper than 750mm between 2.2m and 5m from a transmission pole support structure or stay wire.

iii. Be no deeper than 300mm within 6m of the outer visible edge of a transmission tower support structure.

iv. Be no deeper than 3m between 6m and 12m from the outer visible edge of a transmission tower support structure.

v. Not create an unstable batter that will affect a transmission support structure.

vi. Not result in a reduction in the ground to conductor clearance distances as required by NZECP 34:2001.

Provided that:

vii. Earthworks undertaken by a Network Utility Operator are exempt from i to iv above.

viii. Earthworks undertaken as part of agricultural or domestic cultivation, or repair, sealing or resealing of a transport corridor, footpath or driveway are exempt from i to iv above.

ix. Vertical holes less than 500mm in diameter and more than 1.5m from the outer edge of a pole support structure or stay wire are exempt from i and ii above.

25.2.4.3 Earthworks in the dripline of, and pruning and maintenance of, trees overhanging the boundary of a Significant Natural Area

a. When undertaking any earthworks within the dripline of a tree where the trunk is located within a Significant Natural Area, the maximum thickness (cross-section) of any root that may be cut is 50mm.

b. When pruning or maintaining the canopy of a tree overhanging the boundary of a Significant Natural Area:

i. The maximum amount of foliage to be removed per tree per calendar year is 15%
ii. The maximum thickness (cross-section) of any branch or root that may be cut is 50mm

Note

1. *Consultation with Transpower New Zealand Limited (or its successor) is advised when undertaking any earthworks under or adjacent to high voltage transmission lines. Transpower New Zealand will be an affected party for any earthworks not meeting the standards in Rule 25.2.4.2 where the earthworks occur within the Ruakura Structure Plan area. In other areas this will be determined in accordance with S95E of the RMA.*

25.2.5 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

How to Use this District Plan
Explanation of Activity Status
Activity Status Defaults
Notification / Non-notification Rules
Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

Definitions and Terms Used in the District Plan
Information Requirements
Controlled Activities – Matters of Control
Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
Design Guides
Other Methods of Implementation

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

25.6 Lighting and Glare

25.6.1 Purpose

a. ~~Intrusive~~Intrusive lighting is lighting that causes a nuisance to other people or indigenous fauna, usually by glare or light spill on to other people or properties. The District Plan manages these effects to protect amenity and safety values and minimise the potential effects of lighting on indigenous fauna in Significant Natural Areas.

25.6.2 Objectives and Policies: Lighting and Glare

Objective	Policies
25.6.2.1 An environment free from the adverse effects of intrusive lighting.	**25.6.2.1a** Ensure that light spill and glare do not detract from the amenity values of other properties, compromise traffic safety, ~~or~~ have a negative effect on people's health and general welfare, or adversely affect indigenous fauna in a Significant Natural Area.
Explanation	
~~*Intrusive lighting may include light from floodlights, security lights and activities such as welding. Light spill and glare have the potential to disturb people's sleep, which could adversely affect their health and general welfare. Unlike other adverse effects of activities, like smoke or noise, which are difficult to contain completely, light spill is reasonably simple to avoid by correct aiming or baffling (shading) of the light source.*~~	

25.6.3 Rules – General Standards

a. Artificial lighting shall not result in illumination on transport corridors which may dazzle or distract transport corridor users or train drivers, or interfere with any traffic aids or signals. The relevant clauses of Australian Standard AS4282 1997 Control of the Obtrusive Effects of Outdoor Lighting shall apply with respect to the effect of artificial lighting on traffic.

b. Lighting designed to illuminate public spaces and transport corridors, including roads, public car parks and amenity areas, shall be designed in accordance with the Australian and New Zealand AS/NZS suite of standards.

Note

1. *Acceptable means of compliance for the provision, design and construction of transport corridor lighting is contained within the Hamilton City Infrastructure Technical Specifications.*

25.6.4 Rules – Specific Standards

25.6.4.1 Residential, Special Character, Future Urban and Community Facilities Zones

a. For any activity in any Residential or Special Character Zones, or the Future Urban or Community Facilities Zones, the spill of light from artificial lighting (excluding street and navigation lights and traffic signals) on to any other site shall not exceed 3 lux (horizontal and vertical) when measured or calculated at points 1.5m within the boundary of any other site.

25.6.4.2 Open Space Zones

a. Light spill from artificial lighting (excluding street and navigation lights and traffic signals) used in Open Space Zones shall comply with the following standards.

Location of light source (site in Open Space Zone)	Where measured	Standard
i. Sport and Recreation, Neighbourhood, and Natural Open Space Zones	Measured horizontally or vertically, at points 1.5m within the boundary of any other site	Maximum 3 lux
ii. Destination Open Space Zone	Measured horizontally or vertically, at points 1.5m within the boundary of any other site, except as stated in iii below	Maximum 10 lux
iii. Destination Open Space Zone	Measured horizontally or vertically, at points 1.5m within the boundary of any site in the Community Facilities Zone and Future Urban Zone or any Residential, Special Character or other open space zones	Maximum 3 lux

25.6.4.3 Major Facilities Zone and Knowledge Zone

a. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) in the Major Facilities Zone and Knowledge Zone on to any other site in any Residential, Special Character, Open Space, Community Facilities or Future Urban Zones, shall not exceed 3 lux (horizontal and vertical) when measured at points 1.5m within the boundary of the other site, except as provided for in Rule 25.6.4.3.c and 25.6.4.3.d.

b. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) in the Major Facilities Zone and Knowledge Zone on to any other site in any zone not specified in Rule 25.6.4.3.a shall not exceed 10 lux (horizontal and vertical) when measured at points 1.5m within the boundary of the other site, except as provided for in Rule 25.6.4.3.c and 25.6.4.3.d.

c. Seddon Park

i. The flood lights shall not be used at more than 29 night-time events per year.

ii. The lights on the lighting towers shall not be used after:

- 2230 Monday to Thursday inclusive
- 2300 Friday to Sunday inclusive

However, the lights may remain on for the purpose of crowd dispersal for a period of up to one hour after the event or one hour after the time specified above, whichever is the earlier. Except on New Year's Eve when flood lights may be used for crowd dispersal up to 0030 on the following day (January 1).

iii. The level of lighting from Seddon Park shall not exceed 100 lux at all property boundaries.

d. Waikato Stadium

i. The flood lights shall not be used at more than 35 night-time events per year.

ii. The lights on the lighting towers shall not be used after:

- 2230 Monday to Thursday inclusive
- 2300 Friday to Sunday inclusive

However, the lights may remain on for the purpose of crowd dispersal for a period of up to one hour after the event or one hour after the time specified above, whichever is the earlier.

iii. The level of lighting from Waikato Stadium shall not exceed 100 lux at all property boundaries.

25.6.4.4 All Other Zones

a. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) on to any other site shall not exceed 10 lux (horizontal and vertical) when measured or calculated at points 1.5m within the boundary of any other site. In the case of contiguous sites held in the same ownership for the same activity, the spill of light shall be measured or calculated at points 1.5m within the boundary of any other site beyond the boundary of the land holding.

b. The spill of light from artificial lighting (excluding street and navigation lights and traffic signals) on to any site in the Residential, Special Character, Open Space, Community Facilities or Future Urban Zones shall not exceed 3 lux (horizontal and vertical) when measured or calculated at points 1.5m within the boundary of any other site so zoned.

25.6.5 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

25.10 Signs

25.10.1 Purpose

a. Signs and other outdoor advertising displays are important for communicating information to the public. In particular they provide directions, identify premises, assist businesses in selling goods and services, and promote events and activities.

b. The quality and location of signs have the potential to contribute positively to an area but also have the potential to create adverse visual effects, particularly in areas where high amenity levels are expected. The location of signs, particularly on or adjacent to transport corridors, also has the potential to adversely affect traffic safety. The District Plan controls signs to preserve accepted levels of amenity and safety. In particular, the District Plan controls high-intensity signs in all zones, signs on historic heritage buildings and sites, and provides more permissive standards in the Central City, Business, Industrial, Ruakura Logistics and Ruakura Industrial Park Zones such as enabling signs that do not relate to the on-site activity.

25.10.2 Objectives and Policies: Signs

Objective	Policies
25.10.2.1 Provide for signs which contribute positively to an area and do not compromise visual amenity and transport safety.	**25.10.2.1a** The number, size, location and appearance of signs visible from public places shall maintain the character of the area.
	25.10.2.1b Signs shall not create adverse effects from illumination, light spill, flashing or reflection.
	25.10.2.1c Messages or images on signs visible from transport corridors shall not confuse or distract transport corridor users.
	25.10.2.1d Signs in the Central City Zone that contribute to an attractive and vibrant centre should be allowed.
	25.10.2.1e Signs on ~~scheduled historic heritage~~ buildings and ~~sites~~structures and ~~archaeological~~within sites identified in Schedules 8A and ~~cultural sites shall be compatible with~~8B must not compromise the identified heritage values and the heritage ~~values being protected~~resources.
	25.10.2.1f Signs shall be well maintained to minimise impacts on visual amenity values.
Explanation	
Signs have the potential to create adverse effects, particularly in areas where high visual amenity standards are expected. Signs have the potential to adversely affect historic heritage resources and the values of historic heritage. Inappropriate signs can detract from	

the character and values associated with an area, as well as impacting on traffic safety. The objective and policies address the potential adverse effects of signs on traffic safety, visual amenity, light spill, character, historic heritage resources and values, and scheduled heritage buildings.

Signs can contribute positively to a sense of vibrancy and the policies recognise the need to enable signs, particularly in the Central City Zone, where this District Plan is encouraging a vibrant Centre.

The City has many events that require temporary signs and off-site advertising for promotional reasons. These requirements need to be managed so that the adverse visual effects created are minimised and experienced only for a short period. The policies also address impacts from a lack of maintenance when signs age, or are damaged or vandalised.

25.10.3 Rules – Activity Status Table

Activity	Class
a. Temporary signs	P
b. Low-intensity signs	P
c. Any low-intensity sign which is not visible from beyond the site on which it is located	P
d. Traffic control devices and signs erected by a public authority	P
e. Safety signs required to meet legislative requirements	P
f. Low-intensity signs on historic heritage buildings and sites in Volume 2, Appendix 8, Schedule 8A and archaeological and cultural sites in Volume 2, Appendix 8, ~~{Link, 10303,Schedule~~Schedule 8B~~}~~ (except within the Major Facilities Zone – Waikato Hospital Campus) where Rule 25.10.5.11 is complied with.	RD*
g. High-intensity signs other than those in Rule 25.10.3.h ***Note:*** This includes any signs provided for in h~~)~~. below which fails to comply with Rule 25.10.4 and Rule 25.10.5	D
h. Any electronic sign in the Central City, Business 1-7 Zones, Industrial Zone, Ruakura Logistics Zone and Ruakura Industrial Park Zone which complies with Rule 25.10.4 and Rule 25.10.5	RD

Note

1. *The erection of signs on Hamilton City Council land and public places is controlled under a bylaw for public places. Information on the size and format of traffic signs is set out in the Hamilton City Infrastructure Technical Specifications. Signs on state highways are controlled under Waka Kotahi New Zealand Transport Agency's 'Manual of Traffic Signs' and 'Markings and Traffic Control Devices Manual'.*
2. *Activities a. to e. and g. only have immediate legal effect if they are located in the Special Heritage Zone or the Temple View Heritage Area, as shown on Planning Map 60B.*
3. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*).*
4. *For any activity not identified above, see Section 1.1.8.1.*

25.10.4 Rules – General Standards

a. Signs that are not visible from outside the site on which they are located shall not be

required to comply with any of the standards in Rule 25.10.5.

Note

1. *Light spill shall be controlled under the relevant provisions of the District Plan, where it is from a sign not visible from any public place or nearby site.*

b. Signs shall not project over a transport corridor or be located within a transport corridor (except as provided for in 25.10.5.10), other than a traffic sign or safety sign erected by, or at the direction of, a public authority or a sign controlled under a Council bylaw.

c. Signs shall not be placed so they block sight distances at intersections or driveways.

d. A sign must not display any image that:

   i. Resembles or is likely to be confused with any traffic sign or signal;

   ii. Contains reflective, fluorescent or phosphorescent materials that will reflect headlights, or distract and interfere with a road user's vision;

   iii. Uses flashing or revolving lights or lasers or any other method of illumination that will dazzle or distract drivers.

Note

1. *Where the sign is adjacent to a state highway with a speed limit higher than 60 km/h, Waka Kotahi NZTA comments shall be taken into account.*

e. Signs shall not be required to meet the setback requirements specified in the underlying zone rules.

f. Where a maximum permitted area is specified for a sign in Rule 25.10.5:

   i. The area of the sign shall be calculated by measuring the rectangular area which encloses all symbols or letters which make up the sign surface (see Figure 25.10.4a).

   ii. Where the sign is an uneven shape the area shall be calculated by measuring the rectangular area which encloses the uneven shape (see Figure 25.10.4b).

   iii. The total area of a sign is taken to be the sum of the area of all faces of the sign.

Figure 25.10.4a: Calculating the area of a sign

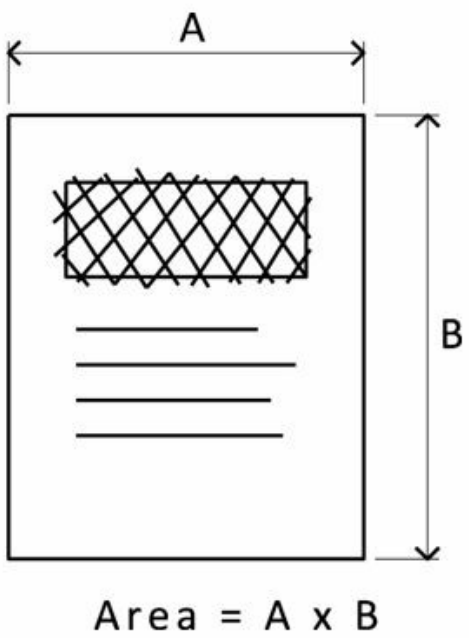
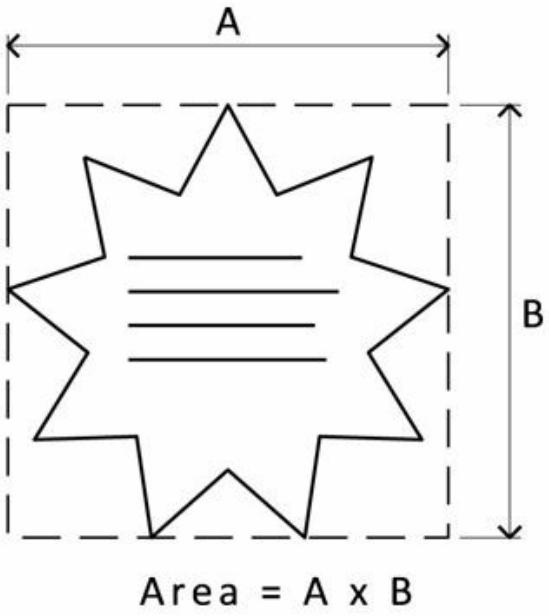


Figure 25.10.4b: Calculating the area of an uneven shaped sign



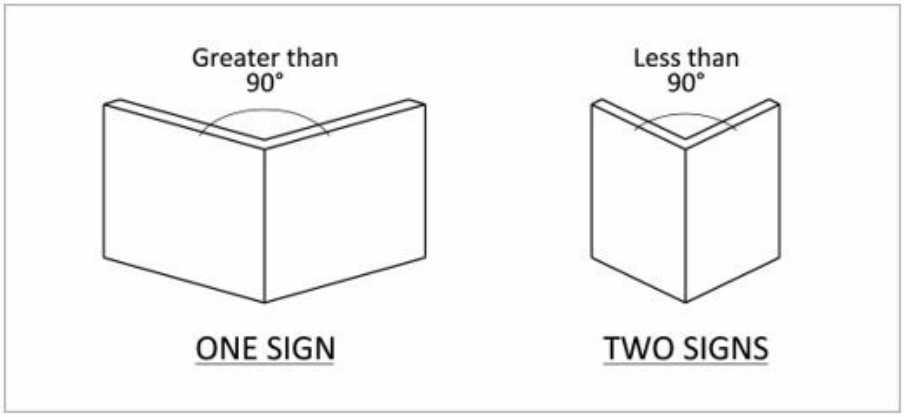
g. Where a standard is specified for a sign in Rule 25.10.5:

   i. Any V-shaped sign containing an interior angle of 90 degrees or more is deemed to be one sign (see Figure 25.10.4c below).

   ii. Any V-shaped sign containing an interior angle of less than 90 degrees is deemed to be two signs (see Figure 25.10.4c below).

h. Advertising signs shall not be similar in appearance to any traffic control device.

Figure 25.10.4c: V-shaped signs



25.10.5 Rules – Specific Standards

25.10.5.1 Low Intensity Signs

Illuminated, Low Intensity signs shall meet the following intensity standards:

a. Subject to Rules 25.10.5.1.b. and c. below, no illuminated sign shall produce:

   i. More than 1000 candelas/m^2 for signs less than 10m^2 in area.

   ii. More than 800 candelas/m^2 for signs equal to or greater than 10m^2 in area.

b. No illuminated sign located in the Future Urban, Large Lot Residential, Residential, Special Character and Open Space zones, shall produce:

   i. 600 candelas/m^2 for signs less than 10m^2 in area.

   ii. 400 candelas/m^2 for signs equal to or greater than 10m^2 in area.

c. Any sign shall conform to the luminance levels in Rule 25.10.5.1.b. if the face of the sign is:

   i. At a 90-degree axis to any transport corridor or railway line, or

   ii. Within 20m of a transport corridor and 20 degrees of either side of a motorist's or train driver's line of sight, or

   iii. At a transport corridor intersection or railway level crossing.

d. The lighting filament used to light any sign shall not be visible from any point measured within 2m of ground level.

25.10.5.2 Future Urban Zone

a. All signs shall be associated with the activity on the site, and shall be located on the site to which they relate.

b. Signs may provide only the property name, or the name, logo and contact information for a home-based business or other activity carried out as a permitted activity on the site, or relate to site access or safety.

c. Signs shall not advertise goods or services, other than as inherent in a business name.

d. Signs in the Future Urban Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
One	0.6m^2	1m	2m

25.10.5.3 Open Space Zones

a. All signs shall be associated with the activity on the site, and shall be located on the site to which they relate.

b. Signs in the Open Space Zones shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
i. One directional sign at each entrance to the site	0.6m^2 per sign	-	1.5m
ii. One single-sided sign at each entrance to the site	3m^2 per sign	2.5m	2m
iii. One park development sign for the purpose of providing proposed park development information	2m^2	2m	-

25.10.5.4 Major Facilities Zone

a. Signs in the Major Facilities Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
One double-sided sign at each entrance to the site	3m^2	3m	3m

b. Seddon Park – the rules in 25.10.5.4.b.i. to vii below are in addition to Rule 25.10.5.4.a.

i. Signs that are 'inset' or attached to the exterior of buildings providing sponsors names shall not exceed an area of 40m^2 per building.

ii. Signs relating to activities within each building shall not exceed an area of 20m^2 per building.

iii. Signs under Rule 25.10.5.4.b.i. or ii shall not exceed an area of 10m² on any building with frontage to Seddon Road that is directly opposite dwellings in any Residential Zone.

iv. Event advertising and City happenings signs on transport corridor frontages shall be limited to four signs, with no sign exceeding an area of 6m².

v. Venue naming signs shall be limited to one per transport corridor frontage, with no sign exceeding an area of 12m^2.

vi. No standards shall apply to signs located in the site that are directed primarily at patrons inside the venue, including signs on the perimeter of playing arenas (painted, illuminated, static, electronic scrolling).

vii. The area and height of signs shall be calculated in accordance with Figures 25.10.4a and 25.10.4b.

c. Waikato Stadium – the rules in 25.10.5.4.c.i. to vii below are in addition to Rule 25.10.5.4.a.

i. Signs that are ‘‘inset” or attached to the exterior of buildings providing sponsors names shall not exceed an area of 40m^2 per building. These signs may be back lit or surface lit.

ii. Signs relating to activities within each building shall not exceed an area of 20m^2 per building.

iii. Signs under Rule 25.10.5.4.c.i. or ii shall not exceed an area of 10m^2 on any building with frontage to Seddon Road that is directly opposite dwellings in the Residential Zone.

iv. Event advertising and city happenings signs on transport corridor frontages shall be limited to four signs with no sign exceeding an area of 6m^2.

v. Venue naming signs shall be limited to one per transport corridor frontage, with no sign exceeding an area of 12m^2.

vi. No sign area standards shall apply to signs located in the site that are directed primarily at patrons inside the venue including signs on the perimeter of playing arenas (painted, illuminated, static, electronic scrolling).

vii. The area and height of signs shall be calculated in accordance with Figure 25.10.4a and 25.10.4b.

d. Te Rapa Racecourse Thoroughbred Business Park.

i. For activities in the Thoroughbred Business Park the standards in Rule 25.10.5.7 Business and Industrial Zones shall apply.

e. Waikato Hospital – Rule 25.10.5.e.i. below is in addition to Rule 25.10.5.4.a.

i. No sign area standards shall apply to signs located internally on the Waikato Hospital site that are directed at visitors inside the site, including naming and directional signs. For the purposes of this rule signs visible on Pembroke Street, between the intersection with Ohaupo Road/Selwyn Street and the second intersection with Ohaupo Road, are deemed to be internal to the Waikato Hospital site.

f. Te Awa Lakes Adventure Park – Rule 25.10.5.4.f.i-iii below replaces Rule 25.10.5.4.a.

i. Free standing entrance signs shall comply with the following standards

Maximum Number of Signs per entrance	Maximum Sign Area	Maximum Width	Maximum Sign Height from Ground Level
One free-standing, double-sided sign per road entrance	24m	6m	16.5m

ii. No sign standards shall apply to signs that are directed primarily at patrons inside the Adventure Park.

iii. Signs shall not exceed 6m^2 on any building facing and visible from the Te Awa Lakes Medium Density Residential Zone. Signs must be directed primarily at patrons on the site.

25.10.5.5 Community Facilities Zone

a. All signs shall be associated with the activity on the site, and located on the site to which they relate.

b. Signs in the Community Facilities Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
i. One access or safety sign at each entrance to the site	0.6m^2 per sign	-	1.5m
i. Either One other sign at each entrance to the site, or	0.6m^2 per sign	1m	2m
One other sign per site	3m^2 (single sided)	2.5m	2m

25.10.5.6 Residential and Special Character Zones

a. All signs shall be associated with the activity on the site, and located on the site to which they relate.

b. Signs may only provide the property name, or the name, logo and contact information for a home-based business or other activity carried out as a permitted activity on the site, or relate to site access or safety.

c. Signs shall not advertise goods or services, other than as inherent in a business name.

d. Signs shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
One	0.6m^2	1m	2m

Note

1. *Standard 25.10.5.6 only has immediate legal effect for activities located in the Special Heritage Zone or the Temple View Zone Heritage Area, as shown on Planning Map 60B.*

25.10.5.7 Central City, Business 1 to 7 and Industrial Zones

a. Signs in the Central City, Business 1 to 7 and Industrial zones shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum sign height (from ground level)
i. One directional sign may be displayed at each entrance to the site	1.2m^2 each	2m
ii. Any sign, whether	1m^2 for every metre	A maximum sign height equal to the

attached to the face or roof of the building or protruding from the face of the building	of site frontage. For rear sites 1m^2 for every metre of any single site boundary.	building height of the relevant zone provided that it does not exceed the height of the parapet or facade of the building
iii. Free-standing signs: One double-sided sign for each frontage	1m^2 for every metre of site frontage to a maximum of 10m^2	A maximum sign height equal to the building height of the relevant zone

b. Electronic signs shall also comply with the following standards:

i. Sign content shall be limited to static displays only.

ii. Sign content shall not change at intervals greater than once every 8 seconds.

iii. Changes to sign content shall be limited to a maximum transition time of 1 second between two messages/images. There must be no scroll, flash, type or fade between the messages/images.

iv. Maximum Electronic Luminance shall have the following limits:

Day Time Luminance: when full sunlight directly strikes the face of the sign 8000 cd/m^2 and otherwise 6000 cd/m^2

Day Time Luminance Morning/Evening Twilight and Inclement Weather: 600cd/m^2

Night Time Luminance: 350cd/m^2

Note

1. *All electronic signs must also have a facility for automatically adjusting the sign luminance so that the sign brightness is always comparable with the surrounding luminance conditions and restrictions above.*
2. *A consent condition may be appropriate to require the review of conditions to ensure luminance levels are appropriate.*

v. Minimum letter size shall comply with the following standards

Posted speed limit (km/h)	Letter height (mm)		
	Main message	Property name	Secondary message
50	150	100	75
60	175	125	90
70	200	150	100
80	250	175	125
100	300	200	150

vi. Minimum forward sight distance to the sign shall comply with the following standards.

Posted speed limit (km/h)	Minimum Visibility (m)
50	80
60	105
70	130
80	175

100	250

vii. A Maintenance Plan shall be developed to address procedures for maintenance and repair of any faults. The Maintenance Plan shall include provisions for automatic shutdown of the sign in the event of a fault which affects the signs performance.

25.10.5.8 Knowledge Zone

a. Signs in the Knowledge Zone shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum sign height (from ground level)
i. Two signs affixed to the face of the tenancy or department building	10m^2 per tenancy/ department	A maximum sign height equal to the building height of the zone provided that it does not project beyond the top of the façade of the building
ii. Any directional signage	2m^2 per tenancy/ department	2m
iii. One double-sided sign at each entrance to the site	3.4m^2 per face of the sign	3m

b. University of Waikato – the rules 25.10.5.8.b.i and ii. below are in addition to Rule 25.10.5.8.a:

i. No standards shall apply to signs located in the site that have been approved as part of a concept plan.

ii. No standards shall apply to signs located in the site that are located outside the Interface Area.

25.10.5.9 Ruakura Logistics and Ruakura Industrial Park Zones

a. Signs in the Ruakura Logistics and Ruakura Industrial Park Zones shall comply with the following standards.

Maximum number of signs per entrance	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
i. Free-standing signs: One double-sided sign for each road frontage	24m^2	6m	16m
ii. One sign attached to the face of a building	24m^2	6m	A maximum sign height equal to the building height of the relevant zone provided that it does not exceed the height of the parapet or facade of the building

b. Security and directional signage shall be excluded.

c. Electronic signs shall also comply with the following standards:

i. Sign content shall be limited to static displays only.

ii. Sign content shall not change at intervals greater than once every 8 seconds.

iii. Changes to sign content shall be limited to a maximum transition time of 1 second between two messages/images. There must be no scroll, flash, type or fade between the messages/images.

iv. Maximum Electronic Luminance shall have the following limits:

Day Time Luminance: when full sunlight directly strikes the face of the sign 8000 cd/m^2 and otherwise 6000 cd/m^2

Day Time Luminance Morning/Evening Twilight and Inclement Weather: 600cd/m^2

Night Time Luminance: 350cd/m^2

Note

1. *All electronic signs must also have a facility for automatically adjusting the sign luminance so that the sign brightness is always comparable with the surrounding luminance conditions and restrictions above.*
2. *A consent condition may be appropriate to require the review of conditions to ensure luminance levels are appropriate.*

v. Minimum letter size shall comply with the following standards.

Posted speed limit (km/h)	Letter height (mm)		
	Main message	Property name	Secondary message
50	150	100	75
60	175	125	90
70	200	150	100
80	250	175	125
100	300	200	150

vi. Minimum forward sight distance to the sign shall comply with the following standards.

Posted speed limit (km/h)	Minimum Visibility (m)
50	80
60	105
70	130
80	175
100	250

vii. A Maintenance Plan shall be developed to address procedures for maintenance and repair of any faults. The Maintenance Plan shall include provisions for automatic shutdown of the sign in the event of a fault which affects the signs performance.

25.10.5.10 Veranda Signs Above the Transport Corridor Zone

a. Signs attached beneath verandas shall leave a clearance of 2.75m to the footpath.

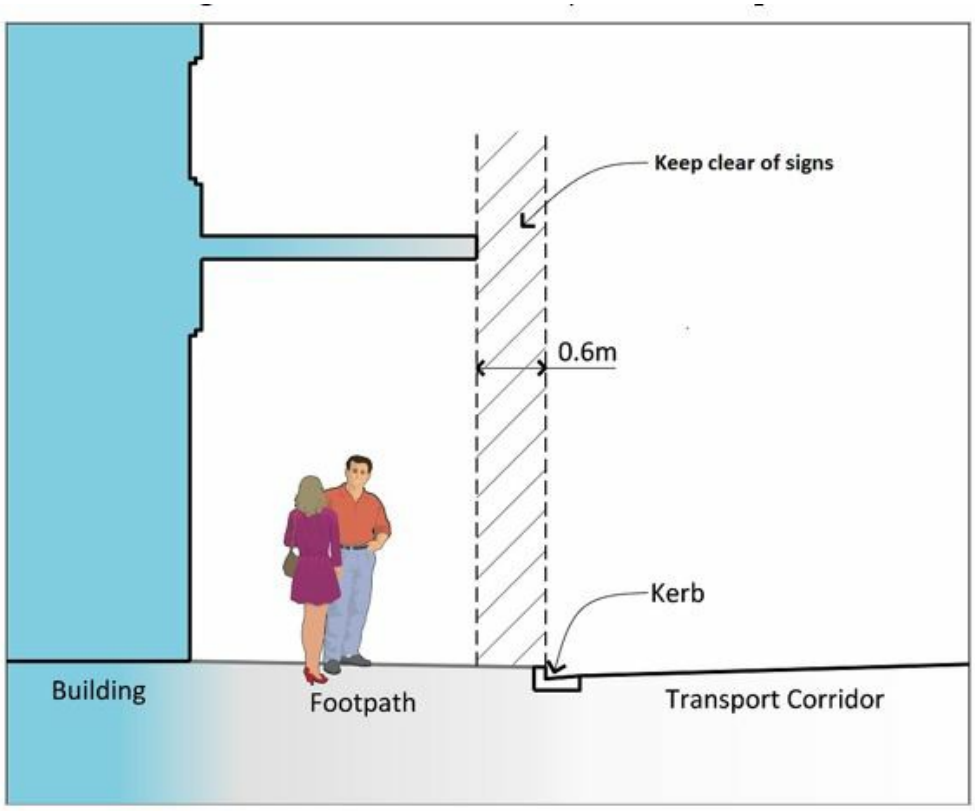
b. Signs attached beneath verandas shall be set back not less than 0.6m from a vertical line measured from the edge of the carriageway kerb (refer to Figure 25.10.5a).

c. Signs located on top and on the fascia of a veranda shall not extend beyond the fascia of the building and shall be set back not less than 0.6m from a vertical line measured from the carriageway kerb (refer to Figure 25.10.5a).

d. Veranda signs shall be restricted to signs advertising businesses, services or products located on the site associated with the sign.

e. Signs located on top or beneath verandas shall be structurally sound and affixed to the veranda in a safe manner.

Figure 25.10.5a: Area to be kept free from signs



25.10.5.11 Scheduled Historic Heritage Buildings and Sites listed in Schedule 8A and 8B of Volume 2, Appendix 8: Historic Heritage

a. All signs shall be associated with the activity on the site.

b. Signs on sites identified in Schedule 8A and 8B of Volume 2, Appendix 8: Historic Heritage shall comply with the following standards.

Maximum number of signs	Maximum sign area	Maximum dimension (height or width)	Maximum sign height (from ground level)
Two	Maximum total area per sign is 0.5m^2	1m	2m

Note

1. *Signage should be consistent with the Heritage New Zealand guidelines for signage on Historic Heritage.*

25.10.5.12 Temporary Signs

a. Temporary signs shall comply with the following standards.

Zone or specific site	Maximum number of signs	Maximum area per sign
i. Residential, Special Character, Future Urban and Community Facilities zones	Two signs per site, or two signs per frontage in the case of a corner site	3m^2
ii. Business 1-7, Central City, Industrial, Ruakura Logistics, Ruakura Industrial Park and Knowledge, Open Space and Major Facilities Zones	Two signs per site, or two signs per frontage in the case of a corner site	6m^2

b. Temporary signs shall not exceed 2.5m in height or the maximum sign height for permanent signs on the site under zone rules, whichever is the greater.

c. Temporary signs shall be displayed for the following time periods.

   i. Real estate signs shall be removed within 14 days after the transfer of property ownership has been completed.

   ii. Signs that advertise construction projects shall be located on the site to which they relate and shall be removed no later than two weeks after construction has been completed.

   iii. Signs related to elections shall be displayed for no more than three months before an election and must be removed before polling, or such lesser time as may be prescribed by legislation.

   iv. Signs that advertise a temporary retail activity (refer to Rule 25.3.5.12 of Chapter 25.3: City-wide – Events and Temporary Activities) shall be displayed only for the duration of that activity and must be within the site where the activity is taking place.

   v. Signs for the purpose of public notification shall be displayed as prescribed by legislation.

   vi. Signs that advertise any other event shall be displayed within a period of up to four weeks before to three days after the event.

Note

1. *The Electoral Act 1993 and its associated regulations also specifies controls on parliamentary election signs.*
2. *Standard 25.10.5.12.a.i only has immediate legal effect for activities located in the Special Heritage Zone or the Temple View Zone Heritage Area, as shown on Planning Map 60B.*
3. *The erection of signs on the Hamilton City Council land and public places, including transport corridors is controlled under a bylaw for public places.*

25.10.6 Restricted Discretionary Activities: Matters of Discretion and Assessment Criteria

a. In determining any application for resource consent for a restricted discretionary activity, Council shall have regard to the matters referenced below, to which Council has restricted the exercise of its discretion. Assessment Criteria within Volume 2, Appendix 1.3 provide for assessment of applications as will any relevant objectives and policies. In addition, when considering any Restricted Discretionary Activity located within the Natural Open Space Zone, Waikato Riverbank and Gully Hazard Area, or Significant Natural Area, Council will also restrict its discretion to Waikato River Corridor or Gully System Matters (see the objectives and policies of Chapter 21: Waikato River Corridor and Gully Systems).

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.3.3)
i. Low-intensity signs on historic heritage buildings ~~in Volume 2, Appendix 8, Schedule A~~ and archaeological and cultural sites identified in Volume 2, Appendix 8, Schedule 8A or 8B (except within the Major Facilities Zone – Waikato Hospital Campus)*	• E – Heritage Values and Special Character
ii. Any electronic sign in the Central City Zone, Business 1-7 Zones, Industrial Zone, Ruakura Logistics Zone and Ruakura Industrial Park Zone which complies with Rule 25.10.4 and Rule 25.10.5	• B – Design and Layout • E – Heritage Values ~~and~~ and Special Character

Note

1. *Refer to Chapter 1.1.9 for activities marked with an asterisk (*)*

25.10.7 Other Resource Consent Information

Refer to Chapter 1: Plan Overview for guidance on the following.

- How to Use this District Plan
- Explanation of Activity Status
- Activity Status Defaults
- Notification / Non-notification Rules
- Rules Having Early or Delayed Effect

Refer to Volume 2, Appendix 1: District Plan Administration for the following.

- Definitions and Terms Used in the District Plan
- Information Requirements
- Controlled Activities – Matters of Control
- Restricted Discretionary, Discretionary and Non-Complying Activities Assessment Criteria
- Design Guides
- Other Methods of Implementation

26 Designations

26.1 Purpose

a. The District Plan makes provision for designations in accordance with Sections 168 and 420 of the Act to give effect to notices of requirement made by Requiring Authorities.

b. Designations allow Requiring Authorities to plan for network utilities and public works in relation to specific areas of land. Organisations that are Requiring Authorities are able to apply and use designations. The following organisations have status as Requiring Authorities.

   i. A Minister of the Crown.

   ii. A Local Authority.

   iii. A network utility operator approved as a Requiring Authority under Section 167 of the Act.

c. Status as a Requiring Authority provides the power to require land, including private land, to be set aside for designated activities for which works can be undertaken and for which the Requiring Authority is financially responsible.

d. As set out in section 176 of the Act, a designation has two main purposes.

   i. Firstly, the Requiring Authority responsible for the designation may do anything that is in accordance with the designation. These rights over-ride District Plan provisions, meaning that Requiring Authorities do not need to obtain land-use consents in accordance with District Plan rules as long as the proposed works are in accordance with the purpose of the designation.

   ii. Secondly, a designation protects the land for the Requiring Authority. Other people may not, without the written approval of the Requiring Authority, do anything in relation to the designated land that would prevent or hinder the project or work to which the designation relates.

e. All designated land has an underlying zoning which applies when a designation is removed or for works not covered by the designation.

26.2 Use of Designated Land

a. Unless a longer period has been specifically identified, designations for works that have not been given effect to lapse after five years.

b. Works within a designation require an Outline Plan to be submitted to Council in accordance with section 176A of the Act before construction begins.

c. Council may waive the requirement for an Outline Plan in the following circumstances.

i. Where a plan has been received, and any additional work is clearly of a minor scale and ancillary to the designated work.

ii. Where there is no completed work, or where no Outline Plan has been received, a waiver may be granted where:

1. The work achieves compliance with all relevant rules in Chapter 25: City-wide.

2. The work is not within a:

- High Flood Hazard Area
- Medium Flood Hazard Area
- Low Flood Hazard Area
- Temple View Flood Hazard Area
- Culvert Block Flood Hazard Area
- Waikato Riverbank and Gully Hazard Area

3. The work does not affect any Historic Heritage Site in schedules 8A or 8B of Volume 2, Appendix 8, any site within the Historic Heritage Areas, Special Heritage Zone or any Significant Natural Area or ~~Significant~~Notable Tree in schedules 9C or 9D of Volume 2, Appendix 9.

4. The work is not within 10m of any site zoned Residential, Special Character, Future Urban or Natural Open Space Zone.

5. The planned structure is less than 5m in height and has a gross floor area no greater than 100m^2.

6. The work does not require physical access to a major arterial transport corridor.

26.3 Schedule of Designations

a. Designations that exist within Hamilton are listed below, and are identified on the Planning Maps with a letter and number. For example “B45” on the Planning Maps corresponds with row B45 in the table below, which contains information about that designation.

b. The following organisations are Requiring Authorities that have designations in this District Plan.

A	Hamilton City Council
B	Minister of Education

C	Minister of Justice
D	Minister of Police
E	New Zealand Transport Agency
F	KiwiRail Holdings Limited
G	Telecom New Zealand Limited
H	Chorus New Zealand Limited
I	Chorus New Zealand Limited/Telecom New Zealand Limited
J	Transpower New Zealand Limited
K	WEL Networks Limited

Note

1. *A designation does not exempt a Requiring Authority from first obtaining an authority from the New Zealand Historic Places Trust if an archaeological site is to be destroyed, damaged or modified.*

F1	Railway	KiwiRail Holdings Limited	Railway purposes	See Planning Maps	Land identified on Planning Maps		Rollover	6, 14, 15, 16, 25, 34, 35, 37, 38, 39, 43, 44, 45, 54	No
F1a	Railway	KiwiRail Holdings Limited	Railway purposes	See Planning Maps	Land identified on Planning Maps		Rollover (from WDC Designation L1)	6, 38, 39, 40	No
B2	Aberdeen School (Aberdeen Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DPS 14452 and Pt Lot 1 DPS 13438		Rollover	42	No
B3	Bankwood School (Bankwood Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 23 DP 4296		Rollover	27, 28	No

B4	Crawshaw School (Crawshaw Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 30 DPS 41801		Rollover	33, 34	No
B5	Deanwell School (Deanwell Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 3 DPS 7385 (SO 44867) Pt Lot 3 DPS 7385 (SO 43212) Pt Lot 3 DPS 7385 (SO 44867)		Rollover	61	No
B6	Fairfield School (Clarkin Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 1 & 3 DPS 2417		Rollover	28	No
B7	Forest Lake School (Storey Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 40 and Pt Lot 35 DP 15615 and Pt Lot 35 DP 15615		Rollover	35	No
B8	Frankton School (Massey Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 18, 19, and Pt Lots 20 & 26 Allot 360 Te Rapa Parish, Pt Allot 360 Te Rapa Parish		Rollover	43	No
B9	Glenview School (Bruce Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities & General Residential	Lot 2 DPS 11294 and Pt Lot 5 DP 22658		Rollover	55	No
B10	Hamilton	Ministry	Education	Community	Lot 1 DP		Rollover	45	No

	East School (Dawson Street)	of Education	(see Note 1)	Facilities	36275 and Pt Lot 1 DP 27756 Lot 3 DPS 2862 and Allot 406 Town of Hamilton East				
B11	Hamilton North Special School (Warwick Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 2 SO 57472		Rollover	26	No
B12	Hamilton West School (Fow Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Allot 61 and Pt Allot 51 & 52 Hamilton West Town Belt		Rollover	45	No
B13	Hillcrest Normal School (Cambridge Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lots 1 & 2 DP 16692, Lot 13 DP 32103, Pt Lot 9 DP 13822, Pt Allot 254 Parish of Kirikiriroa Lot 1 DPS 68601, Lot 7 DPS 6747 and Lot 12 DPS 6747		Modified (addition of Lot 7 DPS 6747 and Lot 12 DPS 6747)	57, 58	No
B14	Hukanui School (Pickering Crescent)	Ministry of Education	Education (see Note 1)	Community Facilities, Natural Open Space &	Lot 47, 48, 49 and 60 DPS 13852		Modified (addition of Lots Lot 47, 48, 49	19	No

				General Residential			DPS 13852)		
B15	Insoll Avenue School (Insoll Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DP 7282		Rollover	29	No
B16	Knighton Normal School (Knighton Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 1, 2, 3, 4, 5 & 6 DPS 1093 and Pt Lots 4, 5 & 6 DP 25745		Rollover	47	No
B17	Melville School (Ohaupo Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 2 DP 15903, Pt Lot 4 DP 15933, Pt Lot 6 DP 16443 and Sec 1 SO 61491		Rollover	55	No
B18	Nawton School (Livingstone Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 78 & 79 Pukete Parish		Rollover	34	No
B19	Patricia Avenue Special School (Patricia Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities & General Residential	Lots 1, 5 & 6 DPS 9544 and Lots 18 & 19 DPS 7361		Rollover	46	Yes
B20	Pukete School (Pukete Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 25 Pukete Parish, and Lots 7 & 8 DPS 22372		Modified (addition of Lots 7 & 8 DPS 22372)	16	No
B21	Rhode Street School (Rhode Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 364 Te Rapa Parish		Rollover	43	No

B22	Richmond Park School (Bader Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 102 DP 5779		Rollover	55, 56	No
B23	Silverdale Normal School (Silverdale Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 89 DP 7936		Rollover	48	No
B24	St Andrews Middle School (Heath Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 1 SO 57472		Rollover	26	No
B25	Rototuna School (Strathmore Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 1 SO 308480, Lot 2 DP 309397, Lot 65 DPS 90889, Lot 40 DPS 90889 and Pt Sec 1 SO 358211		Modified (addition of Pt Sec 1 SO 358211) (conditions)	11, 19	Yes
B26	Te Rapa School (Ashurst Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 29 DPS 50813		Rollover	16	No
B27	Vardon School (Cunningham Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 146 DPS 4701		Rollover	26	No
B28	Whitiora School (Willoughby Street)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DP 13219, Allot 197, 198, 206 207 & 209 Town of Hamilton West		Rollover	36	No

B29	Woodstock School (Fairfield Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DP 36258 and Lots 15 & 16 DPS 1298		Rollover	36	No
B30	Berkley Normal Middle School (Berkley Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 40 DPS 1115		Rollover	48, 58	No
B31	Fairfield Intermediate School (Clarkin Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 5 & 6 DP 11935, Lot 18 DP 9652 and Lot 7 DP 11935		Rollover	28	No
B32	Maeroa Intermediate School (Churchill Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 99 DP 3882		Rollover	35, 36	No
B33	Melville Intermediate School (Mount View Road)	Ministry of Education	Education (see Note 1)	Community Facilities & General Residential	Pt Allot 28 & 29 Te Rapa Parish, Pt Allot 29 Te Rapa Parish and Lot 51 DPS 89544		Modified (addition of Lot 51 DPS 89544)	55	No
B34	Peachgrove Intermediate School (Peachgrove Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Section 436 Town of Hamilton East		Rollover	38, 46	No
B35	Fairfield College (Bankwood Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DP 29376, Lot 2 DP 12123, Lots 13 & 14 DP 4296,		Rollover	27, 28	No

					Lot 20 DPS 10611, Lots 1, 2 & 3 DP 10611 and Closed Road SO 45562				
B36	Hamilton's Fraser High School (Ellicot Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 2 DPS 9641, Pt Lots 43-45, 55-67 & 69-70 DP 12268 Pt Allot 79 SO 45646, & Closed Road SO 44332		Rollover	34, 42	No
B37	Hamilton Boys High School (Peachgrove Road)	Ministry of Education	Education (see Note 1)	Community Facilities & Natural Open Space	Lots 6, 7 & 8 DP 1258 and Sec 1 SO Plan 314016		Rollover	46	No
B38	Hamilton Girls High School (Tristram Street)	Ministry of Education	Education (see Note 1)	Neighbour-hood Open Space	Pt Allot 11, 13a, & 14a Hamilton West Town Belt, Allot 12, 13 & 14 Hamilton West Town Belt		Rollover	44, 45	No
B39	Hillcrest High School (Masters Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lots 4 & 5 DP 4568		Rollover	48	No
B40	Melville	Ministry	Education	Community	Lots 68,		Rollover	54, 55	No

	High School (Collins Road)	of Education	(see Note 1)	Facilities	94 & 101 DPS 6730, Lot 2 DPS 76299 and Lot 1 DPS 76299.				
B41	5 Endeavour Ave (Endeavour Ave)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 1 DPS 43012		Rollover	17	No
B42	Proposed School (Endeavour Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 1 DPS 56186 and Lot 152 DPS 56185		New	9	Yes
B43	Nga Taiatea Wharekura (Rotokauri Road)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Lot 4 DPS 15678		Rollover	24, 25, 33, 34	No
B44	Te Ara Rima (Fifth Avenue)	Ministry of Education	Education (see Note 1)	Community Facilities	Pt Allot 190 Kirikiriroa Parish, Pt Lot 3 DPS 2371, Lot 1 DPS 6818 and Lots 6, 7, 8 & 9 DPS 2371		Rollover	38	No
D45	Community Policing Centre (Whatawhata Rd)	New Zealand Police	Police purposes	Business 5 Zone – Suburban Centre	Lot 3 DPS 3841 and Lot 1 DPS 78291		Rollover	42	Yes
D46	Police Headquarters (Anzac Parade)	New Zealand Police	Police purposes	Residential Intensification & Central City Precinct 3 – Ferrybank Precinct	Allot 69 Town of Hamilton West SO 43234 and Lot		Rollover	45	No

					3 DP 34518				
D47	Community Policing Centre (Clyde Street)	New Zealand Police	Police purposes	Community Facilities	Lot 1 DPS 78719		Rollover	47	Yes
K48	Avalon Drive Substation	WEL Networks	Electricity Substation	Industrial	Lot 1 DPS 56443 CFR SA45D/280		Rollover	34	Yes
C49	Hamilton Courthouse (Corner of Anglesea and Anzac Parade)	Ministry of Justice	Courthouse	Central City Precinct 3 – Ferrybank Precinct	Block II Hamilton SD Pt Allot 407 and 407B Town of Hamilton West		Rollover	45	No
K50	Peacocke Substation	WEL Networks	Electricity Substation	General Residential	Lot 1 DPS 12767 CFR SA10A/805		Rollover	56	Yes
H51	Brymer Exchange (Newcastle Road)	Chorus New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	General Residential	Lot 1 DPS 8723 and Lot 2 DPS 69688		Modified (conditions)	41	Yes
H52	Claudelands Exchange (Heaphy Terrace)	Chorus New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	General Residential	Lot 1 and Pt Lot 3 DP 31996		Modified (conditions)	37	Yes
G53	Hamilton Exchange (Corner Caro and Anglesea Streets)	Telecom New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	Central City Precinct 1 – Downtown Precinct	Lots 18, 19, 20 and 21 DP 30210		Modified (conditions)	45	Yes
H54	Hamilton East Exchange (Galloway Street)	Chorus New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	Special Character Zone - Special Residential	Lot 5 DP 12817		Modified (conditions)	46	Yes

I55	Melville Exchange (Ohaupo Road)	Chorus New Zealand Limited and Telecom New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	General Residential	Lot 5 DPS 9056		Modified (conditions)	62	Yes - Chorus Yes - Telecom
I56	Te Rapa Exchange (SH1)	Chorus New Zealand Limited and Telecom New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	Industrial	Pt Lot 5 DPS 192		Modified (conditions)	26	Yes - Chorus Yes - Telecom
I57	Frankton Exchange (Kent Street)	Chorus New Zealand Limited and Telecom New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	Industrial	Lots 10, 11, 12 and Part Lot 19 DP 26861		Modified (conditions)	43, 44	Yes - Chorus Yes - Telecom
I58	Hamilton Microwave Station (Newcastle Road)	Chorus New Zealand Limited and Telecom New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	General Residential	Lot 2 DP 368450		Modified (conditions)	41	Yes - Chorus Yes - Telecom
H59	Flagstaff Exchange (Commodore Avenue)	Chorus New Zealand Limited	Tele-communication and Radio-communication and ancillary purposes	General Residential	Lot 4 DPS 60215 and Lot 3 DPS 63323		Modified (conditions)	17	Yes
A60	Water Treatment Station (Peacockes Road)	Hamilton City Council	Water treatment and supply	Neighbourhood Open Space & Natural Open Space	Part of Lot 3 DPS 79836 and Lot 4 DPS 79836		Rollover	56	Yes

A61	Water Reservoir (Pohutakawa Drive)	Hamilton City Council	Water storage and supply	General Residential	Pt Lot 1 DP 13906, Pt Lot 2 DP 10146 and Pt Lot 3 DPS 20943		Rollover	16	Yes
A62	Water Reservoir (Crosby Road)	Hamilton City Council	Water storage and supply	Sport and Recreation Open Space	Lot 2 DPS 35373		Rollover	28, 29	Yes
A63	Water Reservoir (Newcastle Road)	Hamilton City Council	Water storage and supply	General Residential	Lot 1 DPS 59877		Rollover	42	Yes
A64	Water Reservoir (Newcastle Road)	Hamilton City Council	Water storage and supply	General Residential	Lot 1 DPS 10034		Rollover	41	Yes
A65	Water Reservoir (Cambridge Road)	Hamilton City Council	Water storage and supply	Sport and Recreation Open Space	Lot 2 DP 36078		Rollover	47	Yes
A66	Water Reservoir (Forest Lake Road)	Hamilton City Council	Water storage and supply	General Residential	Pt Allot 84 Pukete Parish		Rollover	35	Yes
A67	Water Reservoir (Ruakiwi Road)	Hamilton City Council	Water storage and supply	Destination Open Space	Lot 2 DP 16167		Rollover	45	Yes
A68	Hamilton Wastewater Treatment Plant (Pukete Road)	Hamilton City Council	Wastewater Treatment Purposes	Neighbour-hood Open Space & Transport Corridor	Lot 2 DPS 57192 and Part of SO 26084 (road reserve)	Term of plan	Rollover	7, 8, 15	Yes
A69	Hamilton Wastewater Treatment Buffer (Pukete	Hamilton City Council	Wastewater Treatment Buffer	Sport and Recreation Open Space, Natural	Lots 1-3 DPS 1063, Lot 1 DPS 5856, Lots	Term of plan	Rollover	7, 8, 15, 16	Yes

	Road)			Open Space & Transport Corridor	1 and 2 DPS 8141, Lots 1-5 DPS 8646, Part of Lot 1 DPS 57192, Part Allotment 4 SO 344 Pukete Parish, Allotments 4A and 4B SO 1555 Pukete Parish				
A70	N1 Arterial (North)	Hamilton City Council	Limited Access Road	Transport Corridor & Rototuna Town Centre	Land indicated on Planning Maps	November 2001 for 20 years	Rollover	9	Yes
A71	N1 Arterial (South)	Hamilton City Council	Limited Access Road	Transport Corridor	Land indicated on Planning Maps	Term of plan	Rollover	9, 17, 18	Yes
A72	R1 Arterial	Hamilton City Council	Limited Access Road	See Planning Maps	Land indicated on Planning Maps	Term of plan	Rollover	17, 18, 19, 20, 28, 29	Yes
A73	Hall Street/Mill Street extension and widening	Hamilton City Council	Limited Access Road and Road Widening	See Planning Maps	Land indicated on Planning Maps		Rollover	36, 44	Yes
K74	Claudelands Substation (Grey Street)	WEL Networks	Electricity Substation	Business 6 Zone – Neighbour-hood Centre	Lot 1 DP 15048 CFR SA610/293, Lots 2-3 DP 15048 CFR SA1017/195, Lot 2 DP 3726 CFR SA241/45		Rollover	37	Yes
K75	Latham	WEL	Electricity	Industrial	Pt Lot 8		Rollover	53	Yes

	Court Substation	Networks	Substation		DPS 24057 CFR SA36C/282				
E76	Proposed Limited Access Road (Crawford Street)	New Zealand Transport Agency	(See Note 2)	Transport Corridor	Land indicated on Planning Maps		Rollover	34	No
E77	Limited Access Road (Crawford Street to Forest Lake Road)	New Zealand Transport Agency	(See Note 2)	Transport Corridor	Land indicated on Planning Maps		Rollover	34	No
E78	Limited Access Road (To Forest Lake Road)	New Zealand Transport Agency	(See Note 2)	Transport Corridor	Land indicated on Planning Maps		Rollover	34, 35	No
J79	Electricity Substation (Ruakura Road)	Transpower New Zealand	Electricity Substation	Industrial	Allotment 421 and Part Allotments 223A, 304 and 480 Parish of Kirikiriroa		Rollover	38	No
B80	Rotokauri School (Rotokauri Road)	Ministry of Education	Education (see Note 1)	Future Urban	Pt Allotment 107 Pukete Parish and Pt Lot 1 DPS 5074		Rollover	32	No
E81	State Highway 1	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps. Uplifted from Section 2 & 5 SO 458739,		Rollover	7, 15, 16, 24, 25, 34, 35, 43, 44, 53, 54, 55, 56, 57, 58	Yes (only relates to Greenwood and Killarney Intersection)

					and Section 4 & 5 SO 61498 on 8 August 2014, Rule 18.3 applies				
E81a	State Highway 1	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover (from WDC Designation J16)	1	No
E82	State Highway 3	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	55, 62, 63, 66	No
E83	State Highway 23	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	41, 42, 43	No
E84	State Highway 26	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	48, 58	No
E85	Road/Road Closure (Ruffell Road) and Road widening (Te Rapa Road)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps and Volume 2, Appendix 16, Figure 16-1		Rollover	7, 15	No
E86	Proposed Road Widenings (Te Rapa Road/Ann Michelle Street)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps and Volume 2,		Rollover	15	No

					Appendix 16, Figure 16-2				
E87	Road Widening (Te Rapa Road/Te Kowhai Road)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps and Volume 2, Appendix 16, Figure 16-3		Rollover	15	No
K88	Kent Street Substation	WEL Networks	Electricity Substation	Industrial	Pt Allot 1 Te Rapa Parish CFR SA533/188		Rollover	44	No
A89	Te Manatu Reserve (North of Thomas Road)	Hamilton City Council	Recreation Reserve	Sport and Recreation Open Space, Natural Open Space & Transport Corridor	Sec 1 & 2 SO 432209 and Sec 2 SO 361593	April 2004 for 10 years	Rollover	11	Yes
E90	Hamilton Bypass	New Zealand Transport Agency	(See Note 2)	General Residential	Land indicated on Planning Maps	November 2004 for 10 years	Rollover	3, 4, 10, 11	Yes
E90a	Hamilton Bypass	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps	November 2004 for 10 years	Rollover (from WDC Designation J17)	11, 20, 21, 30, 31, 39, 40, 47, 48, 49	Yes Alteration W Alteration Ruakura Interchange
E91	State Highway 1: Avalon Drive Bypass	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps	Term of plan	Modified	25, 34, 35, 43	Yes

A92	Borman Road extension	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps	Term of plan	Rollover	8, 9, 10, 11	Yes
A93	Proposed Road Widening (River Road)	Hamilton City Council	Road Widening	See Planning Maps	Land indicated on Planning Maps	Term of plan	Rollover	8, 16	Yes
K94	Tasman Road Substation	WEL Networks	Electricity Substation	Industrial	Lot 1 DPS 56891		Rollover	15	Yes
E95	SH1-SH3 Intersection (Kahikatea Drive/Lorne Street/Ohaupo Road)	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps		Rollover	54, 55	Yes
B96	Te Totara School (Hector Drive)	Ministry of Education	Education (see Note 1)	Community Facilities	Sec 6 SO 496491		Rollover	10	Yes
A97	Eastern Arterial	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps. Uplifted from Sections 48, 51 & 54 SO 462654 on 27 February 2014, Rule 18.3 applies. Uplifted from Lot 1 DP 494288 on 23 December 2015, Rule 18.3 applies.		Rollover	29, 38, 46, 47, 57	Yes
A97a	Eastern	Hamilton	Road	Transport	Land		Rollover	38	Yes

	Arterial	City Council		Corridor	indicated on Planning Maps		(from WDC Designation E5)		
K98	Borman Road Substation	WEL Networks	Electricity Substation	General Residential	Lot 1 DP 385145		Modified (amended legal description and amended physical boundaries of the site)	9	Yes
E99	Te Rapa Bypass	New Zealand Transport Agency	(See Note 2)	See Planning Maps	Land indicated on Planning Maps	May 2010 for 15 years	Rollover	14, 15, 24, 25, 34	Yes
E99a	Te Rapa Bypass/Waikato Expressway		(See Note 2)	See Planning Maps	Land indicated on Planning Maps. Uplifted from Section 1 & 3 SO 467994 on 30 October 2018, Rule 18.3 applies.	May 2010 for 15 years	Rollover (from WDC Designation J20)	1, 6, 14	Yes
K100	Cobham Drive Substation	WEL Networks	Electricity Substation	Residential Intensification	Pt Allot 279 Town of Hamilton West		Rollover	45	Yes
A101	Ruakura Road widening and Ruakura/Peachgrove Roads intersection upgrade		Hamilton City Council	Road widening and intersection upgrade	See Planning Maps	Land indicated on Planning Maps	January 2011 for 10 years	Rollover	38	Yes
B102	Rototuna Secondary School	Ministry of Education	Education (see Note 1	Community Facilities	Sec 17 – 19, 25, 27, 28 & 30 SO	November 2011 for 5 years	Rollover	3, 4, 9, 10	Yes

					482900				
K103	Sandwich Road Substation	WEL Networks	Electricity Substation	General Residential	Lot 33 DPS 11797 & Lot 43 DPS 9102		Rollover	26	Yes
K104	Bryce Street Substation	WEL Networks	Electricity Substation	Neighbourhood Open Space	Part Allot 10 Hamilton West Town Belt	-	-	44	Yes
K105	Chartwell Substation	WEL Networks	Electricity Substation	Transport Corridor	Sec 1 SO 60397	-	-	19	Yes
A106	Southern Links	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps	2015 for 20 Years	-	56, 57, 63, 64, 67	Yes
E107	Southern Links	New Zealand Transport Agency	(See Note 2)	Industrial & Transport Corridor	Land indicated on Planning Maps	2015 for 20 Years	-	53	Yes
K108	Killarney Road Switching Station	WEL Networks	Electricity Switching Station	Industrial	Pt Lot 1 DP 15639	-	-	43	Yes
K109	Massey Street Switching Station	WEL Networks	Electricity Switching Station	General Residential	Lot 3 DP 16833	-	-	43	Yes
B110	Sylvester School and Early Childhood Centre	Ministry of Education	Education (see Note 1)	Medium Density Residential	Lot 1 DP 472980	February 2016 for 5 years	-	8B	Yes
J111	Underground Transmission Lines, Greenhill Subdivision, Ruakura	Transpower New Zealand Limited	(see Note 3)	Medium Density Residential, Ruakura Open Space, Ruakura Industrial Park	Land indicated on Planning Maps	-	-	20, 29, 30	Yes

A112	Ruakura Water Reservoir	Hamilton City Council	Water storage and supply	Knowledge Zone, Ruakura Industrial Park Zone	Sec 2 SO 519316	-	-	38, 39	Yes
A113	Onion Road realignment	Hamilton City Council	Road	Te Rapa North Industrial Zone	Land indicated on Planning Maps	May 2019 for 10 years	-	6B, 14B	Yes
A114	Rotokauri Greenway	Hamilton City Council	Stormwater	See Planning Maps	Land indicated on Planning Maps	May 2020 for 10 years	-	14B, 23B, 24B	Yes
B115	Hamilton Christian School	Ministry of Education	Education (see Note 1)	Community Facilities	Lot 12 DPS 15421	-	-	9B, 10B	Yes
A116	Ruakura Road West	Hamilton City Council	Road	See Planning Maps	Land indicated on Planning Maps	-	-	39B, 40B, 48B	Yes
E117	State Highway 39	New Zealand Transport Agency	Road	See Planning Maps	Land indicated on Planning Maps	-	-	12B, 13B, 14B	No
A118	Peacocke Sports Park	Hamilton City Council	Reserve	See Planning Maps	Land indicated on Planning Maps	April 2022 for 10 years	-		Yes

Note

1. *'Education' purposes means for the purpose of the above Ministry of Education designations:Includes the provision of instruction and training and may include such uses as early childhood education services, schools, community education, tertiary education institutions, work skills training centres, outdoor education centres, sport training establishments and out of school care services and includes their ancillary administrative and support facilities (including cultural, recreational, communal or accommodation).*
2. *New Zealand Transport Agency purpose: To manage the State highway system, including planning, funding, design, supervision, construction, and maintenance and operations, and improvements in accordance with the Land Transport Act 2003 and the Government Roading Powers Act 1989.*
3. *National Grid Underground 110kV Cables and Aboveground Cable Termination Structures and Ancillary Works – Protection Only.*

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

1.1 Definitions and Terms

1.1.1 Acronyms Used in the District Plan

AEE	Assessment of Environmental Effects
CDP	Comprehensive Development Plan
cds/m^2	Candelas per square metre
CPTED	Crime Prevention through Environmental Design
FTE	Full-Time Equivalent
GFA	Gross Floor Area
GLFA	Gross Leasable Floor Area
HHA	Historic heritage Area
ICMP	Integrated Catchment Management Plan
ITA	Integrated Transport Assessment
LIUDD	Low-Impact Urban Design and Development
LAP	Local Area Plan
LTP	Long-Term Plan
m^2	Square metres
m^3	Cubic metres
NIMTR	North Island Main Trunk Railway
NMP	Noise Management Plan
PFA	Public Floor Area
RPS	Regional Policy Statement
STEM	Standard Tree Evaluation Method
VPD	Vehicles Per Day

1.1.2 Definitions Used in the District Plan

Unless specified otherwise the definitions below apply in this District Plan. Where any term used in the District Plan is not defined below or elsewhere in the District Plan (including by reference) then the following hierarchy of definition sources applies as appropriate and relevant to the context:

a. The Resource Management Act 1991 and its regulations.

b. Any relevant National Policy Statement or National Environmental Standard.

c. Any other relevant New Zealand legislation and their regulations.

d. The Oxford Concise English Dictionary.

Accessible: Means able to be accessed by all users including those with sight and mobility impairment.

Accessibility: Means the ease with which activities, either economic or social, can be reached or accessed by people.

Accessibility modelling: Means the measurement of how easy it is for an individual to participate in desired activities, based on a set of factors, including mode and destination choice.

Accessible parking spaces: Means parking spaces designed specifically for vehicle users with mobility impairments.

Accessory building: Means a building, which is clearly incidental to the principal building or primary land use on a site. Accessory buildings include garages, carports, sleep-outs, rumpus rooms, garden sheds, and storage sheds. Such a building will not meet all of the primary living requirements of the occupants, and the occupants remain members of the principal household. An accessory building used as a sleep-out must contain no more than two bedrooms and must not contain any kitchen facilities or laundry facilities. Solar panels and solar water-heating devices not attached to a building are included in the definition of an accessory building. Accessory buildings can be either attached to or detached from another building on the site.

Access strip: Means a strip of land created by the registration of an easement in accordance with Section 237B of the Resource Management Act for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority or by the Crown (but excluding all land held for a public work except that held, administered, or managed under the Conservation Act 1987 and the Acts named in the First Schedule to that Act).

Access way: As defined in s315(1) of the Local Government Act 1974.

Acoustic Design Certificate: Means a certificate provided by an acoustic engineer, architect or other person(s) experienced in the field of acoustic design.

Act: Means the Resource Management Act 1991 and any amendments.

Active frontage: Means a façade of a building that includes windows and preferably an entrance to encourage activity and allow passive surveillance of the street, carpark or area of public space.

Active modes of transport: Means those methods of transportation that involve physical effort such as walking and cycling.

Adaptative re-use (in relation to Volume 1, Chapter 19: Historic Heritage): Means modifying a building, structure and/or its setting to suit it to a use that is compatible and consistent with the heritage values, and which has no or minor adverse effects on the authenticity and integrity and heritage values of the building, structure and/or setting.

Adjacent: Means lying near to, but not necessarily contiguous to.

Adjoining: Means next to and joined with or is contiguous to.

Allotment: Means:

a. Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not:

    i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted by Council.

    ii. A subdivision consent for the subdivision shown on the survey plan has been granted under the Act.

b. Any parcel of land or building or part of a building that is shown or identified separately:

    i. On a survey plan.

    ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952.

c. Any unit on a unit plan.

d. Any parcel of land not subject to the Land Transfer Act 1952.

Alterations and additions: Means any work to existing buildings or structures which involves the addition, change, removal or replacement of walls, windows or features which results in an external appearance different to its existing appearance, but excludes activities identified in the definition for 'Minor Works (in Business 1-7, Central City, Industrial, Ruakura Logistics and Ruakura Industrial Park Zones)'. It may result in increasing or decreasing floor space through change of the external walls.

Amateur radio: Means a radio-communication service for the purpose of self-training, intercommunication and technical investigations carried out by amateurs, that is, by duly authorised persons interested in radio technique solely with a personal aim and without pecuniary interest.

Amateur radio configuration: Means the antennas, aerials (including rods, wires and tubes) and associated supporting structures which are owned and used by licensed amateur radio operators.

Amenity Protection Area: Means an area within an Industrial Zone adjacent to the boundary with residential sites or other sensitive areas. The extent of Amenity Protection Areas is indicated on the Planning Maps. Amenity Protection Areas provide greater control with respect to building height, site coverage, hazardous facilities, landscaping and screening within the Industrial area in order to minimise adverse effects on the amenity of residential sites, or other sensitive areas, adjacent to land zoned Industrial.

Amenity values: means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

Ancillary: Means an activity or structure which is subordinate or subsidiary to the principal activity on the site.

Ancillary residential structure: Means a structure associated with the day-to-day running of a household that does not meet the definition of a 'building'. This includes

letterboxes, clothes lines, swimming pools and accessories, ornamental pools, fences and walls not exceeding 2.5m in height, steps, terraces and patios (not roofed or enclosed, and not exceeding 1m in height).

Ancillary residential unit: Means a self-contained residential unit held in common ownership with the primary activity on the site. To be self-contained the ancillary residential unit must have a kitchen, bathroom, bedroom(s), living room and laundry facilities. The ancillary residential unit can be attached to the principal building, or be a detached stand-alone structure. In the Industrial and Ruakura Logistics Zone it means any residential unit ancillary to any activity undertaken on site, e.g. a caretaker's residence, live-in employees or security staff accommodation.

Ancillary retailing and offices: Means any retail or office activity on the same site as the principal activity, and whose use is ancillary to that principal activity (e.g. a retail showroom attached to a manufacturing premises) and forms an integral part of the business occupying the site.

Annual Average Daily Traffic (AADT): Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Annual Exceedance Probability (AEP): Means the probability, expressed as a percentage, that a flood of a given magnitude will be equalled or exceeded in any one year. For example, a 1% AEP means an event that has a 1% probability of occurring or being exceeded in any one year.

Antenna (defined in the National Environmental Standard for Telecommunications Facilities 2008): Means a device that:

a. Receives or transmits radio-communication or telecommunication signals.

b. Is operated by a network operator.

c. Includes the mount, if there is one, for the device.

d. Includes the shroud, if there is one, for the device.

Any activity specified in the Hamilton City Public Places Bylaw 2009 or Public Places Policy 2009: Means outdoor dining, signs in public places, markets, stalls, merchandise displays and mobile shops, busking, hawking and charitable collection.

Apartment building: Means a residential building comprising three or more attached residential units. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.

Archaeological Site (as stated in the Heritage New Zealand Pouhere Taonga Act 2014): Means any place in New Zealand that:

a. Either —

   i. Was associated with human activity that occurred before 1900 or,

   ii. Is the site of the wreck of any vessel where that wreck occurred before 1900.

b. Is or may be able, through investigation by archaeological methods, to provide evidence relating to the history of New Zealand.

Arterial transport corridor: Means any major or minor arterial transport corridor.

Artificial watercourse: A watercourse that contains no natural portions from its confluence with a river or stream to its headwaters and includes irrigation canals, water supply races, canals for the supply of water for electricity power generation and farm drainage canals.

Assessment Period: Means the time over which traffic conditions for the expected environment should be considered as part of a simple or broad Integrated Transport Assessment as described in Appendix 15-2. This should include traffic growth, planned infrastructure and changes in nearby land use and access characteristics.

Automotive and/or marine suppliers: Means a business primarily engaged in selling automotive vehicles and/or marine craft, accessories to and parts for such vehicles and craft.

Includes:

- boats and boating accessories
- trucks, cars and motorcycles
- auto parts and accessories
- trailers and caravans
- tyres and batteries
- mobility scooters.

Average Net Site Area: means the area of the site, including any internal vehicle access or private way, but excluding any entrance strip or private way to a rear site from any transport corridor, divided by the number of residential units.

Awa: Means a river or stream, and includes both historical, modified and current natural bodies of water.

Bank: Means a financial establishment that receives money on current or deposit account, provides a transactional deposit and withdrawal service, provides credit/makes loans at interest and exchanges currency. This excludes offices of banks without a transactional service element or where such transactions are limited to electronic funds transfer at point of sale (EFTPOS machines).

Bed: Means:

a. In relation to any river:

i. For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the river cover at its annual fullest flow without overtopping its banks.

ii. In all other cases, the space of land which the waters of the river cover at its fullest flow without overtopping its banks.

b. In relation to any lake, except a lake controlled by artificial means:

i. For the purposes of esplanade reserves, esplanade strips, and subdivision, the space of land which the waters of the lake cover at its annual highest level without exceeding its margin.

ii. In all other cases, the space of land which the waters of the lake cover at its highest level without exceeding its margin.

c. In relation to any lake controlled by artificial means, the space of land which the waters of the lake cover at its maximum permitted operating level.

Bioaccumulation: Means accumulation of a substance within the tissues of living organisms.

Biodiversity offset: Means a measurable conservation outcome resulting from actions that are intended to**:**

a. redress any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, and remediation, measures have been sequentially applied;
b. achieve **no net loss**, and preferably a **net gain**, in the extent and values of indigenous biodiversity, where:

i. **no net loss** means that the measurable positive effects of actions match any loss of extent or values over space and time, taking into account the type, values function and location of the indigenous biodiversity; and

ii. **net gain** means that the measurable positive effects of actions exceed the point of no net loss.

Biodiversity compensation: Means a conservation outcome resulting from actions that are intended to compensate for any more than minor residual adverse effects on indigenous biodiversity after all appropriate avoidance, minimisation, remediation, and aquatic offset measures have been sequentially applied.

Block: Means accumulation of allotments bounded on all sides by public roads.

Boarding kennels and catteries: means any land, structures or buildings used for the purpose of accommodating dogs or cats on a commercial basis, but does not include the keeping of dogs or cats as an ancillary activity for domestic purposes, or the keeping of dogs to assist in the management of a farm or other rural activity.

BOD_5: Means the biochemical oxygen demand (measured at 20°C over a 5-day period), which is the amount of dissolved oxygen in a body of water required for the breakdown of organic matter in the water. When discharged to surface water or groundwater, these substances have the potential to deplete oxygen as a result of microbial decomposition of organic material (e.g. milk or other foodstuffs). In the context of a hazardous

substance a high BOD_5 is >10,000 mg/l.

Boundary Adjustment: Means an alteration of boundaries between two or more allotments (whether or not the allotments are held within the same Computer Freehold Registers) which will result in each of the allotments having substantially the same boundaries, area, shape and access as before.

Buffer Strip: Means a planting strip of a permeable nature with planting consisting of shrubs which can grow to a mature growth height of at least 2 metres, planted at a maximum of 1.5 metres apart, and including at least 1 tree for every 10m of boundary length.

Building: Means any structure of any kind, whether temporary or permanent, moveable or immoveable, and includes:

a. Any fence or wall over 2.5m in height.

b. Any retaining wall over 1.5m in height and load bearing.

c. Any scaffolding or falsework erected temporarily for maintenance or construction purposes.

d. Any vehicle, trailer, tent, caravan or boat, whether fixed or moveable, used as a place of accommodation, business or storage.

e. Any swimming pool with walls more than 1.2m above the ground level at any point.

f. Any deck more than 1m above the ground level at any point.

g. A mast pole or a telecommunication aerial that is on, or forms part of, a building and that is more than 7m in height above the point of its attachment or base support (except a dish aerial that is less than 2m wide).

A building does not include:

h. Except for the purposes of the Electricity Transmission Corridor Rules in Table 25.7.4:

    i. Pergolas, not roofed or enclosed, and not exceeding 3m in height; and

    ii. Lych-gates not exceeding 3m in height.

i. Steps, terraces and patios, not roofed or enclosed, and not exceeding 1m in height.

j. Public art, floodlights, goal posts, park furniture.

Buildings housing network utility equipment: Means structures needed for housing pumps, weather stations, recording stations, etc, containing network utility structures.

Building improvement centre: Means premises used for the storage, display and sale of goods and materials used in the construction, repair, alteration and renovation of buildings and includes nurseries and garden centres.

Building line: Refer to **building line restriction**, **front building line** or **rear building line** as relevant.

Building line restriction: Means a restriction imposed on a site to ensure that when new buildings are erected, or existing buildings re-erected, altered or substantially rebuilt, no part of any such building shall stand within the area between the building line and the adjacent site boundary.

Building services (in relation to Chapter 19: Historic Heritage) : Means essential services required for the safe functioning of a building or structure and includes utilities such as lighting, heating, ventilation, plumbing, power supply, security and energy management systems.

Bulk and location provisions: Means density, site coverage, permeable surfacing, height in relation to boundary, building setback, separation, outdoor living area and service area related provisions.

Bulk power supply: Means greater than 20kW generation.

Business activities: Means activities carried out on a site principally for commercial gain.

Business activities associated with the racing industry: Means businesses which are associated with horse-racing activities, such as those undertaken at Te Rapa Racecourse. This includes administration services for the racing industry, authorised betting agencies, offices for businesses involved in bloodstock and/or breeding and/or training and/or racing of horses, businesses providing veterinary and/or research services, and retail and/or manufacturing activities which predominantly handle equine-related products.

Cabinet (defined in the National Environmental Standard for Telecommunication Facilities, 2008): Means a casing around equipment that is necessary to operate a telecommunication network.

Central City transport corridor: Means any transport corridor identified as a Central City transport corridor in Appendix 15, Figure 15-4e, the function and form of which is defined in Volume 2, Appendix 15-4.

Centre Viability Assessment Report: Means an analysis to determine whether the scale and trading format of the activity is appropriate for the location, having regard to the hierarchy of business centres, maintaining the primacy of the Central City and the opportunity for development within higher order centres.

Childcare facilities: Means premises where children are cared for or given basic tuition and includes a crèche, day or after-school care, pre-school, kindergarten, kohanga reo or play centre. This term excludes a school.

Clean fill: Includes soil, clay, sand, gravel, silt, rock and other inert materials such as broken concrete and brick, or mixtures of any of the above, but excludes materials:

a. Containing hazardous substances.

b. Contaminated with hazardous substances or pathogens.

c. Derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal practices.

d. Medical and veterinary waste, asbestos, or radioactive substances that may present a risk to human health.

e. Likely to create leachate by biological or chemical breakdown.

f. Containing organic content of 5% or more of the total volume.

g. Having a particle size of 200mm or more.

Clubrooms: Means premises which are set aside for the use, convenience and enjoyment of a recreational or community organisation which may be licensed under the Sale and Supply of Alcohol Act.

Collector transport corridor: Means any transport corridor identified in Appendix 15, Figure 15-4b to 15-4f as Collector or Proposed Collector, the function and form of which is defined in Appendix 15-4.

Commercial activities on the surface of water: Means any activity undertaken on the surface of water for commercial gain. This includes motorised and non-motorised commercial activities such as jet-boats, cruise boats and kayak tours.

Commercialisation of research and innovation activities (Precincts A and B – Knowledge Zone): Means activities directly related to permitted research and innovation activity including prototype development and maintenance, initial run product development, manufacturing method development and logistics method development.

Communal open space: Means a quantity of landscaped land freely available to all residents on the site, exclusive of driveways, buildings, and private outdoor space of individual residential units.

Community garden: Means a garden operated by a group or collective on public land for the purpose of growing plants, vegetables or fruit. Not for commercial gain.

Community Centre: Means premises designed to act as a meeting place for people of all ages in the local community. It provides for a range of functions such as playgroups for children, before- and after-school care, crafts, education courses/seminars, spiritual, cultural, recreational, health and wellbeing purposes. It also acts as a base for social support and possibly delivers some social services. They can also include ancillary offices, temporary fundraising activities and one small retail activity for the purpose of providing fundraising or a social service (such as an opportunity shop). Such centres are owned/administered by local or central government authorities, and voluntary /charitable organisations providing voluntary/not-for-profit services.

Community scale energy generation (produces less than 20kW): Means renewable energy generation for the purpose of using electricity on a particular site, supplying an immediate community, or connecting into the distribution network (but excludes solar panels supplying electricity for the site on which they are located).

Company lease: Has the same meaning as the Act.

Conference facilities: Includes seminar rooms.

Construction work: Means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:

a. Any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level.

b. Any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome.

c. Any drainage, irrigation, or river control work.

d. Any electricity, water, wastewater, stormwater, gas, or telecommunications reticulation.

e. Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation.

f. Any scaffolding.

Construction work includes:

a. Any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of any construction work.

b. The use of any plant, tools, gear or materials for the purpose of any construction work.

c. Any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation.

d. Any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out.

Construction noise: Means noise arising from any construction work, as defined above.

Contaminated land: Has the same meaning as the Act.

Council: Means the Hamilton City Council and includes any committee, subcommittee or person acting under delegated authority.

CPTED: Means Crime Prevention Through Environmental Design, a crime-prevention philosophy based on the premise that

"proper design and effective use of the physical environment can produce behavioural effects that will reduce the incidence and fear of crime, thereby improving

the quality of life. These behavioural effects can be accomplished by reducing the propensity of the physical environment to support criminal behaviour"

(Crowe, 1991, *Crime Prevention Through Environmental Design: Applications of Architectural Design and Space Management Concepts.*)

Note
Further guidance in relation to CPTED principles can be obtained within the Ministry for Environment's CPTED guidelines.

Cross lease: Has the same meaning as the Act.

Culvert Block Flood Hazard Area: Means that part of any land affected by flooding as a consequence of a blocked culvert downstream. This is the maximum extent of flooding before water overtops the accessway or transport corridor above the culvert (refer to the Planning Maps).

Cumulative risk: Means the risk posed by a Hazardous Facility added to or multiplied, or otherwise cumulated by risks from other facilities.

Customary activities: As described in Schedule 3 of Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and includes cultural harvest as defined in Section 63(9) of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

Dairy: Means the use of a building in a residential area for the sale of day-to-day food and associated household items. The majority of its trade must be derived from the sale of milk, bread, non-alcoholic beverages and other day-to-day convenience merchandise. Retail activity involving food cooked on the premises and the sale of alcohol are excluded.

Demolition or removal of buildings: Means dismantling, destruction and/or removal of part or all of any building.

Design Speed Environment: Means the maximum speed of vehicles created by traffic management and the design of transport corridors. These speeds reflect the desirable maximum speeds given the land use environment and transport corridor hierarchy. Refer to Appendix 15-6 for further detail.

Design year (Chapter 25.8: City-wide – Noise and Vibration): Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Development: Means any activity undertaken to change the scale, character or intensity of any use of land, and includes any building activity.

Development Agreement: Means a binding contract between Council, other infrastructure providers and developers for the funding of additional infrastructure and the use and upgrading of existing infrastructure.

Dish: Means an antenna with which signals are transmitted to, or received from, a communications satellite. This applies to dishes attached to a building, as well as those mounted on their own support structure.

Dispensing facility: Means for drive-through fast food or service outlets each single combination of an order point, a payment point, and a collection point and for service stations a single petrol pump or a group of petrol pumps that are grouped on a single

'island'.

Disposal: Means discharge of a hazardous substance into the environment, with or without biological or chemical treatment that may change composition and characteristics of the substance.

Drive-through services (excluding service stations within the Rototuna Town Centre Zone): Means any premises where goods and services are offered for sale to the motoring public, primarily in a manner where the customer can remain in their vehicle. Drive-through services can include dispensing and associated storage of motor fuels (as the primary activity) and the sale of associated goods, services, food and beverages, fast-food outlets providing on-demand meals prepared on the premises for consumption therein or take away, the provision of servicing and running repairs for light motor vehicles and any other activity of a drive-through nature, including those ancillary to the above.

Duplex dwelling: Means a residential building comprising two attached residential units on one allotment, or two Computer Freehold Registers where subsequently subdivided in reliance on rule 23.7.b.ii. For the avoidance of doubt, residential units physically connected by one or more accessory buildings, such as garages, will also be deemed to be attached.

For the purpose of this definition 'allotment' shall have the same meaning as 'Computer Freehold Register' as such term is defined in the Land Transfer Act 2017, and may comprise more than one freehold register where held together by a registered legal instrument.

Earthquake strengthening: Means specific seismic structural works undertaken to strengthen buildings or structures.

Earthworks: Means the disturbance of the land surface by moving, removing, placing or replacing soil or earth, by excavation, cutting or filling, but excludes cultivation of land and foundation piling.

Eave: Means that portion of the roof extending beyond the exterior wall of a building, having a maximum overhang of 1.0m.

Ecological corridors: Means natural corridors that provide for the movement of flora and fauna for a variety of purposes, including feeding and breeding.

Eco-sourced: Means plants ~~which are grown from seeds or propagules collected from~~and naturally occurring vegetation in ~~a locality close to where they are replanted as part of a restoration or re-vegetation project~~the ecological district.

Ecosystem: Means any system of interacting terrestrial or aquatic organisms within their natural and physical environment.

Ecosystem services: Means the benefits people obtain from ecosystems. These include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.

Edge of the bank: Means the topographical feature defined in the diagram below:

Effect: Means:

a. Any positive or adverse effect.

b. Any temporary or permanent effect.

c. Any past, present or future effect.

d. Any cumulative effect which arises over time or in combination with other effects regardless of the scale, intensity, duration, or frequency of the effect, and also includes:

   i. Any potential effect of high probability.

   ii. Any potential effect of low probability which has a high potential impact.

Electricity distribution: Means the lines (above and below ground) and structures involved in the final stage of delivery of electricity to end users. A distribution system's network conveys electricity from the transmission network and delivers it to consumers. Typically, the network would include low, medium and high-voltage (less than 110 kV) electric lines, substations, switching stations and road side transformers, ring main units and pillar boxes.

Electricity transmission network, electricity transmission and transmission activities/assets/infrastructure/resources/system: All mean part of the national grid of transmission lines and cables (aerial, underground and undersea, including the high-voltage direct current link), stations and sub-stations and other works used to connect grid injection points and grid exit points to convey electricity throughout the North and South Islands of New Zealand. This is owned and operated by Transpower NZ Limited.

Electronic Sign: Means a form of illuminant advertising media that are created solely from a light source and include digital screens, cinema projections, LED signs and the like.

Emergency housing: Means any Managed Care Facility in which temporary residential accommodation, care and/or support are provided by another person or agency for five or more residents (including children) on an emergency basis or for their personal protection. For the purpose of calculating the number of residents, account shall be taken of owners and/or staff and any of their children aged 16 years or older who live on the premises. Including, but not limited to night shelters and women’s refuges.

Emergency service facilities: Means those facilities of organisations which are responsible for the safety and physical welfare of people or property in the community, and includes fire, ambulance and police stations.

Entertainment and recreation facility: Means land or buildings which are used principally for the public or private assembly of persons for cultural, entertainment, recreation, leisure, education or similar purposes. They include gymnasiums, public halls, theatres and cinemas, display galleries and museums, bowling alleys.

Entrance strip: Means that part of a rear site extending from the street frontage, which has a width less than or equal to the minimum subdivision frontage standard required for a rear lot in the zone, and accommodates the driveway for that site.

Environment: Means:

a. Ecosystems and their constituent parts, including people and communities.

b. All natural and physical resources.

c. Amenity values.

d. The social, economic, aesthetic and cultural conditions which affect the matters stated in a. to c. of this definition or which are affected by those matters.

Environmental maintenance: Means the routine care and attention of the transport corridor to maintain safety, aesthetic and environmental standards, including:

a. Clearing the carriageway of damaged vehicles, crash debris and spills.

b. Maintenance of planting, including pruning.

c. Control of weeds and pest plants.

d. Mowing of the grass berm.

e. Removal of litter.

f. Removal of rocks and slip material from the transport corridor or catch fences.

g. Removal of, and protection against, graffiti.

h. Snow clearing and ice control.

i. Sweeping loose chip and detritus.

Equestrian supply retail: Means a business selling equipment including horse floats, feed, supplements, clothing and accessories related to the equine industry.

Event: Means an activity that is irregular or infrequent and does not require the construction of a permanent building, the installation of permanent infrastructure or services, or works such as vegetation clearing or other operational work. Events involve large groups of people either as participants or spectators and include carnivals, parades, concerts, markets, craft or trade fairs, field days, open days, displays and the like. This definition applies only where the activity is **not** covered by another definition/activity in the District Plan.

Excavation, modification and disturbance: Means to dig into the soil, or the removal of soil or other material from the ground; or the movement of soil or other material on to or within the site which changes the existing profile of the landform; with the exception of those matters defined as minor work.

Exotic vegetation or trees: Means vegetation or trees which do not occur naturally in

New Zealand (refer also to the definition of **indigenous vegetation**).

Expected outcome: Means in relation to any rule the environmental outcome expected from compliance with that rule.

Expressway: Means a road mainly for through traffic, usually a dual carriageway with full or partial control of access. Intersections are generally grade separated.

External Outlook Area: Means an area of open space visible from the window of an indoor living area which remains unobstructed by buildings or other structures.

Fabric: Means all the physical material of a building, object, site, place or area that contributes to its character.

Farming: Means a land-based activity having as its primary purpose the commercial production of any livestock or vegetative matter, and includes bee-keeping, horse training agistment, but excludes forestry and intensive farming.

Fence: Means any structure, intended to be a permanent division, screen or barrier, but shall not include a post-wire fence or temporary fence.

Flammable: Means having the capability to be ignited in the presence of oxygen and to sustain combustion. Refer Hazardous Substances and New Organisms Act 1996 Regulations.

Flood Hazard Area: Means the land shown on the Planning Maps as:

a. High Flood Hazard Area.

b. Medium Flood Hazard Area.

c. Low Flood Hazard Area.

d. Temple View Flood Hazard Area.

e. Culvert Block Flood Hazard Area.

Flood protection structure: Means physical structures for the purpose of flood protection, such as dams, stop-banks and flood gates.

Floor Area (for residential units in the Residential Intensification zone, Medium Density Residential zone, General Residential Zone, Central City zone and Business zones): Means that total square metres (m^2) of the floor space of each residential unit when measured from the outer edge of the unit's exterior walls, including from the mid-point of the inter-tenancy walls shared with adjoining units. But excludes garages, carports and other accessory buildings associated with the residential unit; and communal spaces such as pedestrian access, stairwells or service areas within the building.

Floor area ratio: Means the ratio between the gross floor area of a building and the net area of the site which for the purposes of this definition comprises one or more lots in permanent contiguous ownership and occupied exclusively by the development to which the requirement applies.

Food and beverage outlets: Means premises serving food and/or beverages prepared

for immediate consumption on or off the premises to the general public. It includes bakeries, lunch bars and cafes operating during normal working hours, but excludes restaurants, licensed premises, and supermarkets.

Forestry: Means the establishment (including replanting) and management of forest or tree plantations for commercial gain but does not include saw-milling or other timber processing. Includes pruning and thinning (manual operations done from the ground). Does not include Christmas tree farms.

Formal recreation: Means sports fields, greens, courts.

Frangible: Means able to be broken and absorb enough impact energy to reduce the severity of a vehicle collision. Non-hardwood species of trees with a diameter of less than 100mm when measured 400mm above the ground are considered to be frangible.

Note

Guidance for frangible species can be found in Appendix 1 of 'Guidelines for Highway Landscaping' December 2006, Transit New Zealand.

Front building line: Means a line or lines drawn across the site creating a space forward of the façade of any buildings facing an adjoining transport corridor.

Frontage: Means that portion of the boundary of any lot which is also the boundary of an existing road, or road to be vested or otherwise legalised as a condition of subdivision consent. For the purpose of this definition, 'road' does not include any service lane or accessway.

Fronting: Means a site having legal and or physical frontage or access to a road.

Full Integrated Catchment Management Plan: Means an Integrated Catchment Management Plan for a full hydrological catchment that has been technically certified by the Waikato Regional Council (with regard to compliance with Council's Comprehensive Sortmwater Discharge Consent) and Council.

General recreation: Means any active sports or games or recreational pursuits for participants and/or spectators and the fields necessary to accommodate them but excludes motorised vehicle sports.

Greenfield development: means subdivision and/or urban development of previously undeveloped rural land.

Green corridors: Means a strip of land, the majority of which is vegetated and which may include surface water, and its associated airspace, which afford access and connectivity for pedestrians, cyclists or wildlife. Green corridors are often, but not necessarily, along the route of a transport corridor, a natural or artificial waterway or a network utility and may include an underpass or an overpass. These corridors may serve several functions simultaneously, including amenity, recreation, transportation, drainage, ecological, biodiversity and network utility functions. Green corridors could comprise privately or publicly owned land.

Greenwood/Kahikatea Corridor: Means those lots shown in Volume 2, Appendix 6, Figure 6-5.

Gross Floor Area (GFA): Means the sum of the gross floor area of all floors of all buildings on a site measured from the exterior faces of the exterior walls or from the centrelines of walls separating two buildings. Gross floor area shall:

a. Include elevator shafts, stairwells and lobbies at each floor and mezzanine floors and balconies.

b. Exclude any provided car-parking, loading and servicing areas and access thereto and building service rooms containing equipment such as lift machinery, tanks, air conditioning and heating plants.

Gross Leasable Floor Area (GLFA): Means the sum of any floor areas (within the external walls of buildings) designed for tenant occupancy and exclusive use including both freehold and leased areas. It includes any stock storage or preparation areas whether exclusive or not, but excludes the following areas where these are common and not designed for rental: liftwells and stair wells including landing areas; corridors and malls; building service rooms; required parking areas.

Ground level: See **natural ground level**.

Gymnasium: Means a facility that provides for physical exercise or activity and includes, but is not limited to, weight lifting studios, group exercise spaces, indoor sport facilities, yoga, pilates and dance studios and indoor physical recreational activities such as trampoline parks and climbing facilities.

Habitable floor area (natural hazards): Means that part of any building used for residential activities but excludes floorspace used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.

Habitable room: Means any room that is part of a building used for any noise sensitive activity, apart from those rooms used solely for the purposes of an entrance, passageway, toilet, bathroom, laundry, garage or storeroom.

Harvesting forestry: Means the felling and extracting of trees, processing them into logs and then loading on to trucks. Does not include Christmas tree farms.

Hazard: Means physical situations, processes and actions that have the potential for adverse effects on people, property or the natural environment.

Hazard Area: Means the land shown on the Planning Maps as:

a. High Flood Hazard Area.

b. Medium Flood Hazard Area.

c. Low Flood Hazard Area.

d. Temple View Flood Hazard Area.

e. Culvert Block Flood Hazard Area.

f. Waikato Riverbank and Gully Hazard Area.

Hazardous facility: Means any activity involving hazardous substances and sites at which these substances are stored, used, transported or disposed of, and any

installations or vehicles parked on site that contain hazardous substances. A Hazardous Facility does not include:

a. Wastewater networks, or waste treatment and disposal facilities (this exception does not apply to the storage of hazardous substances or waste associated with these facilities).

b. The incidental use and storage of hazardous substances in minimal domestic quantities.

c. LPG installations using one or more cylinders as part of a piped system for domestic heating and cooking purposes that:

    i. Have a maximum capacity of 100kg, and

    ii. Are limited to one per household

d. Retail outlets for the sale of hazardous substances for domestic use (e.g. supermarkets, hardware shops, pharmacies, home garden centres).

e. Facilities using genetically modified or new organisms.

f. Facilities presenting a dust explosion risk of non-hazardous substances.

g. Gas or oil pipelines, including all incidental equipment.

h. Fuel contained in tanks of motor vehicles, agricultural and forestry equipment, boats, aircraft and small engines.

i. Developments that are or may be hazardous but do not involve hazardous substances (e.g. radio masts, electrical substations).

j. The occasional loading and unloading of hazardous substances on a site where this forms only a minor part of site operations.

k. Routine, renewal and new works to a transport corridor and transport infrastructure including related storage, all within road reserves.

Note
The above activities must comply with any relevant Hazardous Substances and New Organisms Act 1996 or regulation requirements to be excluded from the definition of a Hazardous Facility.

Hazardous substance: Means any substance:

a. With one or more of the following intrinsic properties:

    i. Explosiveness.

    ii. Flammability.

iii. A capacity to oxidise.

iv. Corrosiveness.

v. Toxicity (including chronic toxicity).

vi. Ecotoxicity, with or without bioaccumulation.

Or

b. Which on contact with air or water (other than air or water where the temperature or pressure has been artificially increased or decreased) generates a substance with any one or more of the properties specified in paragraph a.

Or

c. Containing radioactive material.

Or

d. That in water has a high BOD_5 (>10,000 mg/l)

Health care services: Means services relating to physical and mental health and welfare, performed by duly qualified practitioners or by persons in their employ and includes services provided by medical practitioners or by persons in their employ including surgical procedures and day-patient care, dentists and veterinary surgeons but excludes a **hospital**.

Height (in relation to maximum height of a building): Means the vertical distance between:

a. A horizontal plane through the highest point of the roof, excluding service rooms containing equipment such as lift machinery, tanks, air-conditioning and heating plants, aerials and dishes as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor; and chimneys, flues and similar projections of less than $1m^2$ in area and projecting not more than 2m above maximum permitted height.

b. A horizontal plane through the mean of the highest and lowest point of the natural ground level along the relevant external wall of the building provided that any calculated mean height shall not exceed the maximum permitted height.

Height control plane: Means a surface through which no part of a building other than chimneys, flues and similar projections not exceeding 2m in height and $1m^2$ in area or an aerial as permitted in Volume 1, Chapter 25.7 City-wide – Network Utilities and the Electricity National Grid Corridor may protrude. It is defined by drawing height control lines from all points on the boundaries of an allotment or unit site area. Such lines are to start at a specified vertical distance above the natural ground level at the boundary, point into the site at right angles to the boundary and rise at a specified angle.

Heliport: Means a facility for the landing, take-off, parking, storage, refuelling and routine maintenance of helicopters including associated buildings, but does not include facilities for overhaul or long-term engine testing.

Heritage item: Means a building, structure, object, site or place and all elements of that item, which have been identified as having heritage value.

High BOD_5: See **BOD_5**.

High Flood Hazard Area: Means that part of any land predicted to be affected by river or surface flooding during a 1% annual exceedance probability event. Further detail for how this Flood Hazard Area category has been derived is contained in Appendix 11. High Flood Hazard Areas are identified on the Planning Maps.

High-intensity sign: Means any flashing, moving or animated sign, or any other active sign including electronic signs.

High-use allocation: Means industrial activities requiring more than $15m^3$ of water per day excluding:

a. Water used for human drinking and sanitation.

b. The volume of water discharged into the municipal wastewater system.

Hire centre: Means premises that hire tools and equipment, including machinery and equipment for event purposes such as utensils, marquees and safety equipment. It does not include the hiring of personal electronic equipment such as video games, computer consoles, video library premises, or the hire of indoor or outdoor recreational equipment.

Historic Heritage Area: Means an identified area with historic heritage value which are representative of their development period, and are consistent in their physical and visual qualities, including street pattern, lot layout and density, natural environment, housing typologies and street frontage treatments.

Home-based business: Means an occupation, craft or profession which is incidental to the residential use of the site, where the principal operator of the home business is a permanent resident on the site. A home-based business excludes: activities involving heavy vehicles, panel beating, spray painting, motor vehicle repairs, motor vehicle dismantling, motor body building, servicing of internal combustion engines, fibreglassing, sheet metal work, wrought iron work or manufacture, bottle or scrap metal storage, rubbish collection, establishments for boarding domestic pets, funeral parlours, and the sale/trading of motor vehicles. The owner or occupier of a household unit is not precluded from carrying out normal maintenance and repair of domestic equipment including vehicles owned by the household owner/occupier.

Homestay accommodation: Means a portion of a dwelling occupied on a temporary (periods of up to 3 months continuous occupation during any 12-month period) basis and includes bed and breakfast establishments. The maximum occupancy is six guests at any one time.

Household: means a person or a group of people related or unrelated who reside together and interact on a daily basis to maintain a self-contained housekeeping unit. This definition excludes people living in residential centres or managed care facilities.

Hospital: Means an institution providing primarily in-patient care for the sick or injured, including medical, surgical, maternity, mental health, convalescent or hospice care, and includes all hospital clinics, dispensaries, out-patient departments, operations and

maintenance support services (such as laundries, kitchens, cafeterias, refreshment facilities, residential centres, generators, substation, storage facilities and workshops), hospital administration offices, ancillary retail facilities and undertakings maintained in connection with, or incidental to, the hospital activity.

Impermeable surfaces: Means surfaces such as roads, roof tops, footpaths, paving, decking which does not allow water to drain through to a surface which can absorb water, swimming pools, patios or highly compacted soil that are not vegetated and do not infiltrate run-off.

Incidental: Means accompanying as a minor part to something else.

Indigenous vegetation or trees: Means vegetation or trees that occur naturally in New Zealand or arrived in New Zealand without human assistance.

Indoor living area: Means the area comprising of kitchen, dining and/or lounge areas.

Indoor recreation: Means recreational activities within a building. Includes courts, swimming pools and gyms, with ancillary facilities such as changing rooms.

Industrial activity: includes:

a. All types of processing, manufacturing, service and repair activities

b. Laboratories and research facilities

c. Transport depots.

Informal recreation: Means an activity whose aim is the enjoyment of leisure of a primarily non-competitive casual nature and includes resting, sitting, walking, cycling, jogging, enjoying nature, picnicking, barbecuing, spontaneous informal games and kite flying.

Infrastructure: Means:

a. pipelines that distribute or transmit natural or manufactured gas, petroleum, biofuel, or geothermal energy;

b. a network for the purpose of telecommunication as defined in section 5 of the Telecommunications Act 2001;

c. a network for the purpose of radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989;

d. facilities for the generation of electricity, lines used or intended to be used to convey electricity, and support structures for lines used or intended to be used to convey electricity, excluding facilities, lines, and support structures if a person -

    i. uses them in connection with the generation of electricity for the person's use; and

ii. does not use them to generate any electricity for supply to any other person;

e. a water supply distribution system, including a system for irrigation;

f. a drainage or sewerage system;

g. structures for transport on land by cycleways, rail, roads, walkways, or any other means;

h. facilities for the loading or unloading of cargo or passengers transported on land by any means;

i. an airport as defined in section 2 of the Airport Authorities Act 1966;

j. a navigation installation as defined in section 2 of the Civil Aviation Act 1990;

k. facilities for the loading or unloading of cargo or passengers carried by sea, including a port related commercial undertaking as defined in section 2(1) of the Port Companies Act 1988;

l. anything described as a network utility operation in regulations made for the purposes of the definition of network utility operator in section 166.

Integrated Catchment Management Plans: Means a full Integrated Catchment Management Plan (ICMP) or sub-catchment ICMP being an analysis of the effects of development on all three waters infrastructure capacity and the appropriateness and integrity of proposed treatments and reticulation systems as described in Appendix 1.2.2.6.

Integrated Residential Development: Means a development containing a mixture of residential units, and specifically more than one of the following types: single dwellings, duplex dwellings and/or apartment buildings on a site which is designed in a comprehensive way. The development may include shared facilities such as open space, ccess, parking and manoeuvring, and may have other communal activities (e.g. recreational facilities, office administration) for the exclusive use of the residents of the development and their visitors.

The development may include where relevant management structures which govern its day to day operation (such as for retirement villages or rest homes).

An integrated residential development does not include a development that consists solely of one of the following activities:

- One type of residential unit
- Hospitals
- Managed Care Facilities
- Residential Centres.

Integrated retail development: Means a development of retail activities on a site which are managed as a comprehensive entity, and which has combined facilities (i.e. service areas, loading spaces and parking) which are accessible from, and can be used by, all the individual tenancies of the development.

Integrated Transport Assessment: Means an analysis to determine impacts of a development on the transport network for all modes of travel and effects on safety, parking, efficiency, access and the capacity of the transport network. This District Plan identifies two levels of assessment, simple and broad; the content of these is detailed in Appendix 15-2.

Intensive farming: Means the commercial raising and keeping of plants or animals, which is dependent on a high input of food or fertiliser, is not dependent on the soil characteristics of the site, and is contained in buildings or outdoor enclosures. This includes, but is not limited to, poultry farms, piggeries and mushroom farms.

Interface area: Means land within the Major Facility Zone or Knowledge Zone that is within 30m of any public space external to the zone. This excludes any land within the Major Facilities Zone or Knowledge Zone that is positioned behind an existing building or landscaping so as to be screened from the adjoining public space.

Interface area within Stage 1A or 1B or the Te Rapa North Industrial Zone: Means the area within the defined building setback of the zone for the Waikato Expressway and Te Rapa Road.

Interface Design Control Area (Ruakura Logistics Zone and Ruakura Industrial Park Zone): Means the area within 50m of a transport corridor including the Waikato Expressway but excludes any private road within the area to be used as an Inland Port.

Internal alteration of buildings: Means changes to the interior of a building that do not result in any external visible change.

Internal vehicle access: Means a combined access arrangement (e.g. accessway, right-of-way, shared driveway) serving two or more dwellings or business occupancies on the same site or serving two or more allotments.

Jetty: Means a landing pier attached to the bed of a lake or river and includes boat ramps.

Kaitiakitanga: Has the meaning provided in the Resource Management Act 1991: means the exercise of guardianship by the Tangata Whenua of an area in accordance with tikanga Maaori in relation to natural and physical resources; and includes the ethic of stewardship.

Kainga: Means a community where Tangata Whenua live, primarily clustered around marae or other places of significance. This includes contemporary or ancient marae sites with or without accompanying residences or buildings.

L_{dn}: Means the day-night noise level which is calculated from the 24-hour L_{eq} with a 10 dBA penalty applied to the night time L_{eq} (2200-0700 hours).

L_{eq}: Means the time-averaged noise level (i.e. the constant noise level which would contain an equal amount of sound energy to the actual fluctuating noise level).

L_{max}: Means the maximum noise level recorded during the particular measurement period. L_{max} is generally used to assess the potential sleep disturbance of individual noise events.

Lake: Means a body of fresh water that is entirely or nearly surrounded by land.

Landscape design: Means the functional layout and design of a site involving the planned use of open space, landform, plant-form, water and artificial features for the purpose of beautifying or enhancing a site for human use and enjoyment.

Land use environment: Means groupings of land-use zones that provide for activities that share similar sensitivities to, or demands of, the transport network. These groups are defined in Table 15-4a of Appendix 15-4.

Less mobile users: Means those vehicle users who are less mobile but are not eligible to use accessible spaces allocated to disabled users. These include the elderly, parents with infants, people with temporary mobility disabilities.

Licensed premises: Means land, buildings or part of a building used principally for the serving of liquor, for consumption on the premises. Licensed premises include (but are not limited to) hotels, taverns, wine bars and clubs (both chartered and night).

Lifeline utilities: Means the same as in the Civil Defence and Emergency Management Act 2002.

Light industry: Means manufacturing, warehouse, bulk storage, service and repair activities which do not involve the use of heavy machinery, are carried out indoors and are unlikely to give rise to significant adverse effects beyond the site and are generally of a small scale. They include printing works, furniture manufacture, car repairs, light engineering, tradesmen's depots and the like.

Lightning rod: A grounded metal rod placed high on a building or structure to prevent damage by conducting lightning to the ground.

Line: Means the conductors (cables) of any above ground network utility infrastructure.

Loading space: Means a space on a site suitable and available for the temporary station of a vehicle which is primarily on the site to load/unload goods that are required for the nature of that particular business on that site.

Local Transport Corridor: Means any transport corridor identified as local or any other formed road not otherwise identified in Appendix 15, Figures 15-4b to 15-4f, the function and form of which is defined in Appendix 15-4.

Logistics and freight-handling activities: Includes:

a. All aspects of freight handling such as loading and unloading of goods from and to road or rail, container storage, container devanning and MAF/customs procedures, warehousing and distribution/consignment activities.

b. All ancillary activities including container, equipment and fleet maintenance and administration activities.

c. All offices and facilities associated with inland port management or customs excise

functions.

d. All offices and specialised training facilities directly related to a logistics or freight-handling activity on site, having a maximum gross floor area of 10% of the total gross floor area of a site or area of a leased site.

Logistics and freight-handling infrastructure: Includes rail siding, platforms, hardstand storage areas, private roads, lighting towers, fences, car parking, CCTV, security infrastructure, fire and hazard substance management facilities, and communications and data management infrastructure.

Lot: See **Allotment**.

Low flow (for the purposes of events for motorised water activities on the Waikato River): Means a river level of less than 11.80m above mean sea level (Moturiki Datum) measured at the Waikato Regional Council Victoria Bridge Recorder Station.

Low flow fixtures: Means the following.

a. Showers using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3662: 2005 Performance of showers for bathing.

b. Tap equipment using not more than nine litres of water per minute. Being the nominal flow rate measured in accordance with AS/NZS 3718: 2005 Water supply – Tap ware (excludes outdoor tap equipment).

c. Toilets using not more than four litres on average per flush:

   i. For single-flush cisterns – the discharge flush volume, determined in accordance with AS 1172.2 Water closet (WC) pans of 6/3 L capacity or proven equivalent – Cisterns.

   ii. For dual-flush cisterns – the average flush of one full-flush discharge and four reduced-flush discharge volumes, with the full-flush discharge flush volume and reduced-flush discharge volumes determined in accordance with AS 1172.2 Water closet (WC) pans of 6/3 L capacity or proven equivalent – Cisterns.

Note

1. *Toilets, showers, and taps with at least a 3 star rating in accordance with the New Zealand Water Efficiency Labelling Scheme meet this definition.*

Low Flood Hazard Area: Means that part of any land affected by river or surface flooding during a 1% annual exceedance probability event. Further detail for how this Flood Hazard Area category has been derived is contained in Appendix 11. Low Flood Hazard Areas are identified on the Planning Maps.

Low Impact Urban Design and Development (LIUDD): Means design and development techniques that aim to protect aquatic and terrestrial ecological integrity

while allowing urbanisation based on the following principles.

a. *Work with nature's cycles on a catchment basis to maintain the integrity and mauri of ecosystems and minimise ecological footprints.*

b. *Adverse effect and impact minimisation through site selection.*

c. *Use ecosystem services and infrastructure efficiently.*

d. *Promote and support alternative development forms that maintain, enhance or create natural spaces and increase infrastructure efficiency.*

Note

Refer to the source document for further guidance on LIUDD principles and their application. Source: M van Roon and H van Roon "Low Impact Urban Design and Development: the big picture", The University of Auckland, Manaaki Whenua Press, Landcare Research Science Series No.37, 2009.

Low-intensity sign: Means any painted or similar sign, device or symbol and includes statically illuminated signs.

Maara kai: Means cultivated gardens or network of cultivated gardens, generally historic for the purposes of this report, that serviced the associated population, were traded with neighbouring regions and fought for in battle.

Maatauranga Maaori (in Chapter 19: Historic Heritage) : Means Maaori knowledge, culture, values and world view.

Maintenance and repair of buildings and structures: Means activities required to restore to a good or sound condition after decay or damage, including strengthening and repair with similar materials. In terms of buildings, this involves no visible structural change to the external façade.

Maintenance and repair of buildings and structures (in relation to ~~{Link, 3762,Chapter~~Chapter 19: Historic Heritage): ~~Means~~ Means for maintenance, regular and on-going protective care of a building or structure to prevent deterioration and to retain its heritage value, including work for the purpose of weatherproofing, painting (when the building or structure has previously been painted), rendering (where the building or structure has previously been rendered) and maintaining plumbing and electrical work~~ restoration~~; and for ~~the purpose of~~ repair ~~which includes patching~~, ~~piecing in, splicing~~to make good decayed or ~~consolidating of any original structure including the repair of~~damaged fabric using identical, closely similar, or like-for-like materials ~~and replacement of minor components where these are beyond repair or are missing. The replacement should be of original or similar material, and~~that maintain ~~a~~ consistency in colour, texture, form, profile, strength and design ~~as~~with the ~~original it replaces~~materials replaced.

Major arterial transport corridor: Means any transport corridor identified in Appendix 15, Figures 15-4b to 15-4f as major arterial or proposed major arterial, the function and

form of which is defined in Volume 2, Appendix 15-4.

Mana Whenua (in Chapter 19: Historic Heritage): Has the meaning provided in the Resource Management Act 1991: means customary authority exercised by an iwi or hapu in an identified area; and also means Maaori with historic ties to the Kirikiriroa/Hamilton area.

Managed care facilities: Means land or buildings, in which residential accommodation, supervision, assistance, care and/or support are provided by another person or agency for residents. For the purpose of calculating the number of residents, account shall be taken of owners and/or staff and any of their children aged 16 years or older who reside on the premises. All other staff are excluded from that calculation. They include but are not limited to, emergency housing and rehabilitation centres. They exclude:

a. A residence established in accordance with section 364(2)(d) of the Children, Young Persons and Their Families Act 1989, or replacement thereof.

b. Apartment buildings.

c. Hospitals.

d. Retirement villages.

e. Rest homes.

f. Residential centres.

g. Secure units.

Manouevring area: Means that part of the site used by vehicles to move about to gain access to and from parking spaces. Parking spaces and loading spaces may be served in whole or part by a common manoeuvring area. The manoeuvring area excludes any required queuing length.

Marae: Means land and buildings generally associated with hapu or iwi, which are used for whanau, community, cultural, social and educational gatherings (including tangi hanga), and includes whare-nui (meeting house), whare-kai (kitchen/dining hall) and ablution facilities.

Margins: Means the land/water boundary of any permanent, natural watercourse, lake or wetland.

Market days: Means an event with temporary stalls for the display and sale of food, plants and flowers to the public. Market days may be regular or irregular occurrences and are principally for marketing and selling goods produced within the Waikato Region by vendors directly involved in the growing or production process.

Mast: Means any mast, pole, tower or similar structure designed to carry antennas to facilitate telecommunications, radio-communications and broadcasting and which is fixed to the ground.

Means of compliance: Means those standards, terms, restrictions, prohibitions, classifications and other provisions forming a rule.

Medium Flood Hazard Area: Means that part of any land predicted to be affected by river or surface flooding during a 1% annual exceedance probability event. Further detail for how this Flood Hazard Area category has been derived is contained in Appendix 11. Medium Flood Hazard Areas are identified on the Planning Maps.

Meteorological instrument: Means masts and supporting sensors established for the purposes of recording and transmitting meteorological data, including anemometers and wind vanes.

Minor arterial transport corridor: Means any transport corridor identified in Appendix 15, Figures 15-4b to 15-4f as minor arterial or proposed minor arterial, the function and form of which is defined in Appendix 15-4.

Minor upgrading (in Volume 1, Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor): In terms of electricity line means an increase in carrying capacity, efficiency or security of electricity and telecommunication lines and equipment where this uses the existing support structures or structures of a similar scale and character and includes:

a. The addition of conductors to form a twinned or duplex-pairing.

b. The reconductoring of the line with higher capacity conductors.

c. The resagging of conductors.

d. The addition of longer, more efficient insulators.

e. The addition of earthwires (which may contain telecommunication lines), earthpeaks and lightning rods.

f. The replacement of an existing overhead wire with another one or more of similar character and scale.

g. The addition or replacement of antennas.

h. The addition of circuits and conductors.

i. The addition of telecommunication fittings.

j. The replacement of existing cross-arms with cross-arms of an alternative design.

k. The increase in voltage of electric lines from 11kV to 33kV.

l. An increase in support structure height by not more than 15% of the base height of the support structure, and where the base height is defined as the height of the structure at date of public notification of the Plan.

m. Support structure replacement within a similar location as the support structure that is to be replaced.

Note
It does not include an increase in the voltage of the line up to or above 110kV unless the line was originally constructed to operate at the higher voltage but has been operating at a reduced voltage, or the addition of extra lines.

In terms of telecommunications facilities means the maintenance, replacement or increase in the carrying capacity utilising the same or similar structure(s), provided that the effects of the upgrade is of the same or similar character, intensity and scale to the telecommunications facility which is being upgraded.

Minor works (in the Business 1-7, Central City, Industrial, Ruakura Logistics and Ruakura Industrial Park Zones): Means all works to an existing building for the purpose of:

a. Maintenance activities.

b. Repair works.

c. Re-cladding.

d. Internal refurbishment works.

e. Internal alterations.

f. Painting and signage

And other alterations and additions (in the Ruakura Logistics and Ruakura Industrial Park Zones) that are either:

g. Not visible from a public space, or

h. That result in additional gross floor area of no more than 25m².

Minor work (in relation to Volume 1, Chapter 19: Historic Heritage): Means the maintenance of existing site landscape features such as gardens, lawns, and planting beds; but excludes the development or re-development of the site which involves excavation, modification or disturbance of the ground.

Motorised commercial activities on land: Means Segway tours, trains, and tram rides and tours. Does not include motorsport.

Motorised recreation activity: Means indoor or outdoor recreation activity where the operation of vehicles by members of the public is the primary form of entertainment and/or recreation.

Motorised vehicle activity: Means any activity involving a motor-driven vehicle and can include cars, motorbikes and karts; but does not include modelled or scaled-down versions of vehicles operated through remote control.

Motorised water activity: Means any activity involving a motor-driven vessel and can include jetboats, water skiing, jet skis, hovercraft and the use of inboard and outboard motors, but does not include modelled or scaled-down versions of boats operated through remote control.

Motorway: Means a road declared as a motorway by the Governor-General in Council under section 138 of the Public Works Act 1981 or under section 71 of the Government Roading Powers Act 1989 and includes all bridges, drains, culverts, or other structures or works that form a part of any motorway so declared but does not include any other road, accessway or service land (or the supports) that crosses over or under a motorway at a different level.

Mowers and outdoor maintenance equipment retail: Means a business engaged in selling outdoor maintenance equipment such as, but not limited to, chainsaws and lawnmowers and any related safety equipment.

Multi-purpose facilities for international sports, events and functions: Means land and buildings that provide for:

a. International standard playing surfaces.

b. International standard facilities for use by professional sports codes.

c. International standard facilities for televised sports and events broadcasting.

d. Spectator facilities including but not limited to stands, seating, corporate and entertainment boxes, audio-visual screens.

e. Places of assembly including function rooms and facilities for concessions to serve food and refreshments including liquor; restaurants, licensed premises and catering services, entertainment, exhibitions and conferences.

and may include:

f. Retail and offices.

g. Visitor accommodation.

h. Out-catering services to serve venues, facilities and functions beyond the major facility.

Note
"Event" excludes the use of the playing areas for training, practice and rehearsals at night time, notwithstanding that lights and floodlights may be used.

National Grid Corridor and National Grid Yard: Means a buffer area around the national grid high voltage electricity transmission lines identified on the Planning Maps. The purpose of this yard and corridor is to manage activities and structures in close proximity to the National Grid transmission lines and is required by the National Policy Statement for Electricity Transmission. The corridor seeks to ensure that subdivision is designed so that future buildings will avoid the yard. The Corridors within Urban Areas and Greenfield Areas are differentiated on the Planning Maps.

Diagrammatically, the Yard and Corridor are as follows.

National Grid Yard (shown in red)

- the area located 12 metres in any direction from the outer edge of a National Grid support structure; and
- the area located 10 metres either side of the centreline of any above ground 110kV National Grid line on single poles (HAM-MER A, ARI-HAM A); or
- the area located 12 metres either side of the centreline of any above ground National Grid line on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A, HAM DEV A).

National Grid Corridor

means the area measured either side of the centreline of any above ground electricity transmission line as follows:

- 14m for the 110kV National Grid lines on single poles (HAM-MER A, ARI-HAM A)
- 16m for the 110kV National Grid lines on pi poles
- 32m for 110kV National Grid lines on towers (HAM-MER B, HAM-WHU A, ARI-HAM B, HAM-KPO A)
- 37m for the 220kV transmission lines (HAM DEV A)

For the avoidance of doubt the National Grid Corridor and National Grid Yard do not apply to underground cables or any transmission lines (or sections of line) that are designated.

Natural and physical resources: Includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.

Natural Ground Level: Means the lowest of:

a. The level of the ground at the time the Section 224 certificate is issued.

b. The finished level of the ground as the result of building construction work.

c. The finished level of the ground as the result of any subsequent works.

Natural hazard: Means any atmospheric or earth- or water-related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.

Natural values (in terms of this District Plan): Means the City's key natural features – the Waikato River corridor and gully systems, peat lakes, wetlands and associated peat land, remnant and regenerated indigenous vegetation, surface and groundwater resources and the ecosystems and habitats that depend on these natural features. It also includes the landscape and visual qualities associated with these features.

Natural watercourse: Means a continually or intermittently flowing body of fresh water including streams but not including any artificial watercourse.

Net site area: Means the area of the site (including any unit site area associated with a residential unit where relevant), excluding any entrance strip, internal vehicle access or private way, except for apartment buildings and duplex dwellings in the Residential Intensification Zone.

Net site area for duplex dwellings in the Residential Intensification Zone: means the area of the site (including any unit site area associated with a residential unit where relevant), including any internal vehicle access or private way, but excluding any entrance strip or private way to a rear site from any transport corridor.

New and altered roads: Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Network utility: Means any activity or structure relating to:

a. Distribution or transmission by pipeline of natural or manufactured gas petroleum or geothermal energy.

b. Telecommunication or radiocommunication.

c. Transformation, transmission, or distribution of electricity.

d. The holding, transmission and distribution of water for supply.

e. Stormwater drainage or sewerage reticulation systems.

f. Beacons and natural hazard emergency warning devices.

g. Meteorological services.

h. Construction, operation and maintenance of power-generation schemes.

i. A project or work described as a “network utility operation” by regulations made under the Resource Management Act 1991.

And includes the operation and maintenance of the network utility service. The definition of network utilities does not include roads or structures associated with the operation of roads such as signs, traffic signals or street lights. Amateur Radio is excluded from this definition; see **Amateur Radio Configuration**.

New works: Means work that adds to or otherwise physically alters the existing transport infrastructure. This includes, but is not limited to, new or altered:

a. Paved surfaces (e.g., carriageways, pedestrian paths, cycle ways, access ways).

b. Lanes and other changes that alter the flow of traffic, including clearways and bus lanes.

c. Access controls or restrictions.

d. Stormwater assets.

e. Intersection controls such as traffic signals or roundabouts.

f. Structures including bridges, retaining walls, underpasses and overpasses.

g. Median barriers and segregation strips.

h. On-road parking controls or restrictions.

i. Street furniture such as a bus shelter, rubbish bin, seat.

j. Landscaping, including planted areas and street trees.

k. Traffic services.

l. Traffic islands and pedestrian refuge islands.

m. Vehicle crossings.

n. Closing or stopping of roads that does not affect the function of connected transport corridors as described in the transport corridor hierarchy plan.

Noise-sensitive activities: Means residential activities (including residential accommodation in buildings which predominantly have other uses such as commercial or industrial premises), marae, spaces within buildings used for overnight patient medical care, and teaching areas and sleeping rooms in buildings used as educational facilities. For the purpose of this definition educational facilities includes tertiary institutions and schools, and premises licensed under the Education (Early Childhood Services) Regulations, and playgrounds which are part of such facilities and located within 20m of buildings used for teaching purposes.

Non-industrial activity: Means all activities other than industrial activities.

Non-residential activities: Means all activities other than residential activities.

Notional boundary: A line 20m from any side of any dwelling or the legal boundary where this is closer than 20m.

In relation to existing residential units within the Ruakura Logistics Zone means a line measured 20m from the external wall of any habitable room or the boundary of the site, whichever is the lesser.

In relation to residential unit in the Future Urban Zone means a line measured 20m from the external wall of any habitable room or the boundary of the site, whichever is the lesser.

Noxious or offensive activities: Means those activities that emit or have the potential to emit odours, gases or other substances to air which would be so offensive as to impact on the amenity values of neighbouring sites or which could constitute a health risk for people in the vicinity. They include:

a. Blood or offal treating, bone boiling or crushing, dag crushing, fellmongering, fish cleaning or curing, gut scraping and treating, tallow melting.

b. Flax pulping, flock manufacture or teasing of textile materials for any purpose, wood pulping.

c. Storage and disposal of night-soil, septic tank sludge or refuse.

d. Slaughtering of animals for any purpose other than human consumption, storage, drying or preserving of bones, hides, hoofs or skins, tanning, wool scouring.

e. The burning of waste oil in the open air, or in any combustion processes involving fuel-burning equipment, or other than any combustion processes involving fuel-burning equipment, if carried out primarily for the purposes of producing energy, which singly or together have a maximum fuel-burning rate of 1000kg/hr or more carbonaceous fuels or those containing hydrocarbons or sulphur.

f. The open burning of coated or covered metal cable or wire including metal coated with varnish or lacquers or covered with plastic or rubber.

g. Any activity with the potential to discharge asbestos to air including the removal or disposal of friable asbestos, except where it complies with the Health, Safety, and Employment Regulations for Asbestos and is supervised and monitored by Occupational Safety and Health.

h. Burning out of the residual content of metal containers used for the transport or storage of chemicals.

i. The open burning of municipal, commercial or industrial wastes or the use of single-chamber incinerators for disposal of waste.

j. Any industrial wood pulp process in which wood or other cellulose material is cooked with chemical solutions to dissolve lining and the associated processes of bleaching and chemical and by-product recovery.

Offices: Means premises used for administration, consultation, or management of and shall include:

a. Administrative offices for the purposes of managing the affairs of an organisation, whether or not trading is conducted.

b. Commercial offices such as banks, insurance agents, or real estate agents where trade (other than for the immediate exchange of money for goods) is transacted.

c. Professional offices such as the offices of accountants, solicitors, architects, engineers, surveyors, stockbrokers, and consultants where a professional service is available and carried out.

d. Non-custodial premises used by Corrections staff for administration and delivery of community-based activities, including, inter alia, Probation Centres and bases for Community Work activities.

e. Within Chapter 8 Knowledge Zone 'office' shall include space used for desk-based research and innovation, associated meeting and administration, conferencing and similar activities and excludes commercial offices and professional offices not associated with research and innovation activities.

In this context "**office**" shall exclude activities meeting the definition and performance standards for a "**home-based business**".

Open space network: Means a network of open space corridors throughout the City, consisting of both public and private land, that supports the natural environment and ecological processes. The Waikato River and associated gully system form the backbone of the open space network.

Organised recreation: Means any active sports or games or recreational pursuits for participants and spectators, the fields and structures (such as goal posts, nets, and courts) necessary to accommodate them but excludes motorised vehicle sports. It does, however, include mountain bike tracks and BMX.

Outdoor living area: Means an on-site, outdoor area for the exclusive use of each residential unit, (unless otherwise stated, e.g., communal outdoor living areas for residential centres), free of any building or carparking, but which may include the area beneath eaves, and covered decks, balconies and terraces regardless of height.

Overland flow path: Means the route along which stormwater flows. A subset of overland flow paths is called "secondary flow path". These routes carry water which cannot flow through the primary storm water system (usually piped) because the water flow has exceeded the capacity of that network.

Paa: Means the location of fortified villages where people of high significance lived and stored items such as food reserves and spiritual or cultural items of significance. They were a place the wider community would retreat to in times of civil unrest.

Papakainga: Means a community where tangata whenua live, primarily clustered around marae and other places of significance. Also means contemporary or ancient marae sites with or without accompanying residences or buildings. The extent of individual papakainga should be determined in consultation with tangata whenua and is not necessarily confined to multiple-owned Māori land. The definition may also extend to include 'taura here' communities who establish modern/urban papakainga.

Park: Means a defined and named area of recreation land administered or owned by Hamilton City Council.

Parking lots and parking buildings: Means land or buildings used specifically for the lease or hire of car parking as the primary activity on the site, and which are not provided

to fulfil the parking requirements of the Plan for any other on-site activity. Parking lots are single level parking facilities at ground level. Parking buildings are facilities that have multiple storeys.

Parking space: Means a space on a site suitable and available for the parking of a vehicle which complies with standards referred to in Volume 1, Chapter 25.14: City-wide – Transportation.

Park furniture: Means structures designed to facilitate the use and enjoyment of a public open space and include park benches, bicycle racks, band rotunda, shelters under 20m^2, rubbish bins, playgrounds, adult recreation equipment, fountains, skate bowls, confidence courses and drinking fountains.

Park maintenance building: Means buildings associated with the maintenance of the park or for storage, e.g. equipment or tractor shed.

Passenger transport facility: Means land and buildings, used for scheduled passenger transport services. This may include bus bays, taxi ranks, drop-off and pick-up points, cycle parking, shelters, waiting rooms, ticket office, information centre, luggage lockers, public toilets, showers, changing rooms and ancillary activities.

Peat lakes: Means lakes which are influenced by the presence of extensive areas of peat within their catchments and dystrophic characteristics being relatively low in nutrients, low in pH and their waters stained by dissolved humic compounds.

Peat Lakes, Wetlands and Peat Lake Catchments (Chapter 20: Natural Environments): Means those areas identified on the Planning Maps as Peat Lakes and wetlands or peat lake catchment.

Pedestrian focus area: Means any transport corridor identified as being part of a pedestrian focus area in Appendix 15, Figure 15-4e, the function and form of which is defined in Appendix 15-4.

Performance assessment: Means, in relation to any rule, those provisions intended to guide Council in determination of resource consents.

Pergola: With a roof it becomes an accessory building, a pergola attached to dwelling becomes an attached accessory building.

Permeable surface: Means any part of a site which is grassed or planted in trees or shrubs and is capable of absorbing water. It does not include impermeable surfaces or any area which:

a. Falls within the definition of site coverage.

b. Is covered by decks which do not allow water to drain through to a permeable surface.

c. Is occupied by swimming pools.

d. Is paved, sealed or formed to create a solid surface.

e. Is used for vehicle parking, manoeuvring or access.

Note

A green or living roof may provide a suitable alternative to permeable surfaces requirements but will be assessed on a case by case basis.

Personal risk: Means a measure of the danger to an individual using the transport network as part of a simple or broad Integrated Transport Assessment, as described in Appendix 15-2. Personal risk is calculated as:

Pest control: Means any activity undertaken by, or at the direction of a local authority for the control, management or eradication of species identified in athe Waikato Regional Pest Management Plan ~~prepared under the Biosecurity Act 1993~~2021-2031.

Places of assembly: Means land or buildings which are used principally for the public or private assembly of persons for cultural, entertainment, recreation, leisure, education or similar purposes. They include conference centres, seminar rooms, gymnasiums, public halls, theatres and cinemas, display galleries and museums.

Places of worship: Means premises used for public or private religious worship, religious ceremonies, religious meetings or instruction and social gatherings directly related to the work of the religious organisation. They include temporary fundraising activities.

Planned infrastructure: Means, in the case of a specific subdivision, use or development proposal, consented or designated infrastructure. However, where district plan changes or structure plans are being considered a broader application of the term 'planned' covers infrastructure for which feasibility studies have been completed, where funding has been allocated to advance consenting or designation processes or where such infrastructure is included in strategic documents such as the Regional Land Transport Strategy.

Planting: Means the provision of trees, shrubs, and/or groundcover plantings, and may include any other vegetative forms so arranged as to improve visual amenity.

Planting Strip: Means an area of planting of a permeable nature consisting of a combination of groundcovers, shrubs and trees, which is designed in such a manner so as not to obscure visibility for road users.

Pontoon: Means a landing pier that floats on the surface of a water body and is attached to the bank of the water body.

Pool and spa retail: Means a business selling pools and/or spa-pools and any related chemicals and equipment.

Pre-development: Means pre-development characteristics and refers to the physical characteristics of the site at the point of lodgement (with Council) of a new resource consent application. Any unimplemented resource or building consents are excluded from the definition of pre-development characteristics.

Private way: As defined by Section 315 of the Local Government Act 1974. A private way is designed to provide vehicular and/or pedestrian access to a public street, and may comprise separately owned entrance strips subject to rights-of-way or a separate lot

(access lot) which is jointly owned and used by adjacent lots. It includes any common area defined for the purposes of providing the vehicular access for cross-lease or unit title subdivision.

Private recreation on the surface of water: Includes canoeing, rafting, boating, kayaking, rescue and research craft of a non-commercial nature.

Produce stalls: Means any land, building or part of any building that is used for the sale, to the public only, of goods grown or produced on the property on which the produce stall is sited.

Products Transported in Bulk: includes cement, clinker, coal, cotton seed meal, palm kernel, fertilizers, sand, gravel, scoria, loose logs, wood chips, salt, soy flour, and goods of a like nature. For clarity, this definition excludes any product stored or moved in a unitised or packaged form including in a container and storage associated with the unloading or loading of containers.

Proper speed: Means speed of a watercraft discounting the contribution of any current to that speed.

Protected premises and facilities: Refer to NZS6806: 2010 Acoustics – Road traffic noise – New and altered roads.

Protected Root Zone: Means the minimum radius, from the centre of the tree trunk to ensure a tree's health and stability is safeguarded, as calculated using the following protocols: For single trunk trees – the trunk diameter multiplied by 12 at 1.4m above the ground For multiple stem trees – either:

a. the trunk diameter multiplied by 12 at the narrowest point below any fork/multiple stem development; or

b. when the multiple stems are at ground level multiply the square root of the combined stems by a factor of 12

Protected tree: Means any tree/shrub or group of trees or shrubs listed in the ~~Significant~~Notable Tree Register of this District Plan (refer Appendix 9, Schedule 9D).

Pruning, trimming and maintenance ~~(of~~of a ~~significant~~notable tree~~ or indigenous vegetation in a Significant Natural Area)~~: Means detaching foliage, branches, and roots from a ~~significant~~notable tree~~ or indigenous vegetation in a Significant Natural Area~~.

Public art: Means artistic works created for, or located in, part of a public space or facility and accessible to members of the public. Public art includes works of a permanent or temporary nature located in the public domain. A public space means all those spaces which the public has access to or can view. This includes, but is not limited to, parks, streets, squares, gardens walkways, public plazas and building foyers.

Public floor area: Means the sum of all floor areas contained within the external walls of any building or within the boundaries of any outdoor area available for the use of the general public in association with the activity, excluding any areas used for:

a. Lift wells, including the assembly area outside the lift doors for a maximum depth of 2m.

b. Stairwells, including landing areas.

c. Toilets and bathrooms.

d. Parking areas required by the District Plan.

Public space: Means any space (whether in public or private ownership) that can be accessed without charge by everyone to use or see. This can include roads, squares, public place, parks and reserves.

Puna: Means a spring and includes both historical, modified and current natural bodies of water.

Pyrotechnic displays: Means a professional fireworks display undertaken by an approved handler.

Queuing length/space: Means the area between the kerb and the on-site manoeuvring area which is used solely for queuing and/or to gain access to the manoeuvring area and on which there is no parking.

Radioactive material: Means any article containing a radioactive substance giving it a specific radioactivity exceeding 100 kilobecquerels per kilogram and a total radioactivity exceeding three kilobecquerels (radioactive substance means a radionuclide or mixture of radionuclides, either alone or in chemical combination with other elements) but excluding smoke detectors.

Railway houses: Means pre-cut timber single dwellings constructed in the 1920s by the NZ Railways for employees and their families and located in the Frankton Railway Village.

Rear building line: Means a line or lines drawn across the site creating a space behind the rear façade of any buildings.

~~**Rear Lane**~~**Reconstruction (in relation to Volume 1, Chapter 19: Historic Heritage) :** Means to build again as closely as possible to a ~~private way whose function is to~~ documented earlier form, using new materials. ~~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.;~~

Recreational activities: Means the passive or active recreational use of any land. Does not involve buildings but may include gardens, playing fields, courts, park furniture and playgrounds.

Regionally significant infrastructure: Includes:

a. Pipelines for the distribution or transmission of natural or manufactured gas or petroleum.

b. Infrastructure required to permit telecommunication as defined in the Telecommunications Act 2001.

c. Ratio apparatus, as defined in section 2(1) of the Radio Communications Act 1989.

d. The national electricity grid, as defined by the Electricity Industry Act 2010.

e. Facilities for the generation of electricity that is fed into the national grid or a network (as defined by the Electricity Industry Act 2010).

f. Lifeline utilities as defined in the Civil Defence and Emergency Management Act 2002, and their associated essential infrastructure and services.

g. Flood and drainage infrastructure managed by Waikato Regional Council.

h. Transport corridors identified in Appendix 15, Figures 15-4b to 15-4f as 'Major Arterial Transport Corridor', 'Proposed Major Arterial Transport Corridor', 'Strategic Network', or 'Strategic Network and Pedestrian Focus Area'.

i. Hamilton City bus terminal and Hamilton Railway Station terminus.

j. Hamilton International Airport.

k. All KiwiRail managed railway lines that extend through the City.

l. The electricity distribution network (as defined by the Electricity Industry Act 2010).

Reinstatement: Means work carried out to restore the exterior of a building to a completed and integrated standard and appearance. This includes the reassembling of the building as a unified whole, the replacement of defective exterior materials with materials in keeping with the character of the building, and exterior repainting.

Relocated building: Means a building originally built off site which is repositioned on to a new site, or relocated within the original site, or the removal from the original site unless a building within a Special Character Zone or identified in Schedule 8A Heritage, but does not include new buildings or accessory buildings.

Remnant or regenerated indigenous vegetation: Means vegetation dominated by indigenous species or with a substantial component of indigenous species, i.e. species native to the Hamilton Ecological District (McEwen, M.C, 1987: *Ecological Regions & Districts of New Zealand*, Department of Conservation, Wellington). This may be indigenous vegetation that remains after a larger area has been incompletely cleared, e.g. Claudelands Bush which still contains some original or old growth trees. It also includes vegetation dominated by indigenous species that has developed following major disturbance or destruction of the original vegetation, e.g. second or third-growth vegetation which has regenerated naturally but which may be essentially different to the original vegetation, e.g. the induced kanuka forest of some Hamilton river scarps and terraces. It does not include plantations of indigenous species.

Renewal works: Means work required to repair or otherwise return existing transport infrastructure assets to their intended level of service, where for reasons of economies of scale or practicality the works have been extended to include more than that part of the asset that requires immediate attention. This includes but is not limited to:

a. Resurfacing of part or all of a transport corridor.

b. Replacement of stormwater assets including catchpits, culverts and kerb and channel.

c. Pavement and footpath rehabilitation.

d. Pavement and footpath reconstruction.

e. Replacement of traffic services.

f. Replacement of street furniture and lighting.

g. Replanting of street trees and landscaping.

Research and innovation activities: Includes all activities involved in the research, development, manufacture and commercial application of advanced technology including, but not limited to, agritechnology, biotechnology, chemical processes, food technology, laser physics, information technology, energy technology, transportation technology, manufacturing technology, medical technology, materials technology, telecommunications and data management and processing, soil, air and water research, infrastructure systems and management, and activities required to serve the aforementioned activities.

Residential activities: Means the use of land and buildings by people for living accommodation (whether or not any person is subject to care or supervision).

Residential building: Means any building or part thereof used, or intended to be used for human habitation.

Residential centre: Means land or buildings used for long-term shared residential accommodation occupied by five or more persons in addition to staff and not constituting a household. They include boarding houses, hostels, and other long-stay accommodation. They exclude:

a. Visitor accommodation.

b. Hospitals.

c. Rest homes.

d. Retirement villages.

e. Managed care facilities.

f. Secure units.

g. Apartment buildings.

h. A residence established in accordance with section 364(2)(d) of the Children, Young

Persons and Their Families Act 1989, or replacement thereof.

Residential unit: Means a building or group of buildings, or part of a building or group of buildings that is:

a. Used, or intended to be used, only or mainly for residential activities

b. Occupied, or intended to be occupied, exclusively as the home or residence of not more than one household.

Residual risk: Means the remaining level of risk control after risk control measures have been taken

Rest Home: Means land or buildings for the accommodation of the elderly and/or infirm where nursing/medical care is provided. They exclude hospitals, managed care facilities and residential centres.

Restaurant: Means premises where food is sold principally for consumption on the premises, whether or not the premises are licensed under the Sale and Supply of Alcohol Act.

Restoration: Means returning the existing physical material of heritage resources to a known earlier state.

Restoration (In relation to a Significant Natural Area): Means active intervention and management to maintain, reinstate or enhance the ecological values and functions of the Significant Natural Area. It includes the planting and management of indigenous vegetation or trees and reestablishment planting of indigenous vegetation or trees at the conclusion of infrastructure or public walkway and cycleway projects.

Retail: Means the use of land or buildings where goods and services are offered or exposed to the general public for sale, hire or use, and includes premises serving food such as bakeries and cafes and ancillary storage and warehousing of goods to be sold through that retail activity, but excludes restaurants, licensed premises, offices or drive-through services.

Retail – bulky goods: Means buildings and activities involving the sale to the public of large bulky goods, such as furniture and whiteware appliances, where the gross floor area of the outlet exceeds 500m^2.

Retail – nurseries and garden centres: Means the use of land or buildings involving the sale of plants and associated merchandise (excluding power-driven equipment) for the home gardener, and includes premises for the propagation, display or storage of plants for sale to the public.

Retail – food and beverage: Means buildings and activities associated with preparation and sale of food which is processed or cooked and ready to eat immediately. This includes cafes, lunch bars, restaurants, takeaways, bakeries.

Retail – specialised food: Means buildings and activities associated with the display and sale of food that requires processing or cooking first. This includes butchers, fishmongers, fruit and vegetable shops.

Retirement Village: Means part of any property, building, or other premises that contains two or more independent dwelling units or their dwelling unit equivalents that provide residential accommodation in the form of independent and/or supported living provided on a bed and/or room basis (for avoidance of doubt this includes rest home), predominantly for persons in their retirement (including their spouses or partners), together with associated services and facilities. Associated services and facilities may include, but are not limited to, the following:

a. Healthcare facilities providing medical support exclusively to village residents;

b. Recreational service facilities for the exclusive use of village residents;

c. Administrative offices for the day to day operation of the village.

The following are not retirement villages for the purposes of this definition:

d. Owner-occupied residential units registered under the Unit Titles Act 2010 or owner-occupied cross lease residential units that in either case do not provide services or facilities to their occupants beyond those commonly provided by:

    i. similar residential units that are not intended to provide accommodation predominantly for retired people and their spouses or partners; or

    ii. residential units occupied under tenancies to which the Residential Tenancies Act 1986 applies;

e. Boarding houses, guest houses, or hostels;

f. Halls of residence associated with educational institutions;

g. Residential centres or Managed care facilities; or

h. Hospitals.

Risk: Means the likelihood of specified consequences of a specific event (e.g. an explosion, a fire or a toxic release) on people, property or the natural environment.

Risk assessment: Means the overall process of risk identification, risk analysis and risk evaluation.

Riverfront overlay: Means that area shown in Appendix 5: Central City Zone, Appendix 5-1.

Road: Means all land comprising formed and unformed roads as defined in section 315(1) of the Local Government Act 1974.

Road Controlling Authority: Means the territorial local authority, agency or approved organisation in control of roads in accordance with section 317 Control of Roads of the Local Government Act 1974. Approved organisation is defined in the Land Transport Management Act 2003.

~~**Root protection zone:** Means the minimum area required to ensure a tree's health and stability is safeguarded, as calculated using the following table.~~

~~Tree age~~	~~Vigour~~	~~Metres~~
~~Young trees (where the age of the tree is less than 20% of life expectancy)~~	~~Good vigour~~	~~6 x DBH*~~
	~~Poor vigour~~	~~9 x DBH~~
~~Mature trees (where the age of the tree is between 20% and 80% of life expectancy)~~	~~Good vigour~~	~~9 x DBH~~
	~~Poor vigour~~	~~12 x DBH~~
~~Over mature trees (where the age of tree is greater than 80% of life expectancy)~~	~~Good vigour~~	~~12 x DBH~~
	~~Poor vigour~~	~~15 x DBH~~

~~*DBH means Diameter at Breast Height which in NZ is diameter at 1.4m high (the diameter of the stem 1.4m above ground level).~~

Roto: Means a lake of any size, and includes both historical, modified and current natural bodies of water.

Rotokauri North: Means the Rotokauri North Structure Plan Area, which is shown on Figure 2-8A in Volume 2, Appendix 2.

Routine work: Means the operational and maintenance work required to repair or otherwise return existing transport infrastructure assets to their intended level of service. This includes but is not limited to:

a. General and environmental maintenance.

b. Cleaning and maintenance of stormwater assets including street sweeping.

c. Localised carriageway, footpath and cycle path repair, for example pavement digouts, patching and pothole repairs.

d. Maintenance of street trees and landscape planting.

e. Repair of traffic services.

f. Repair of street furniture.

g. Transport network inspections including structural inspections, and roughness and condition rating surveys.

h. Structures maintenance, including repairs to guardrails and handrails associated with the structure, cleaning and painting, and stream clearing and debris removal to maintain water course under bridges.

i. Traffic count surveys including pedestrian and cycle counts.

Ruakura Structure Plan Area: Means all of the area contained in the Ruakura Structure Plan boundary as shown in Figures 2-14 to 2-18 (Appendix 2).

Rural industry: Means any industry ancillary to rural activities which is dependent primarily on the direct handling of raw produce of, or supply of services to, farming, horticulture, intensive farming or forestry and includes; packing and storage of produce, engineering workshops for the repair and servicing of farm equipment, depots for rural transporters and farming contractors, depots for the receipt of produce for preparation for market, agricultural, horticultural, or silvicultural research, horticultural services and primary processing of horticultural produce. It excludes saw mills, abattoirs, wool scouring and the like.

Rural production: Means an agricultural activity or combination of activities for commercial gain or exchange and can include:

a. The cultivation of land.

b. The keeping, maintenance and farming of animals and birds (including poultry) for the production of meat, fibre, or other animal-derived produce (including offspring).

c. Horticulture (including all forms of fruit, vegetable, flower, seed, or grain crop farming).

But excludes forestry and intensive farming.

Satellite dishes: Refer to **Dish**.

School: Means land and/or buildings used to provide regular instruction or training of children including, primary, intermediate and secondary schools, and their ancillary administrative, cultural, recreational or communal facilities. This term excludes tertiary education and specialised training facilities and childcare facilities.

Secondary containment system: Means a system in which pooling substances held in a place will be contained if they escape from their original package or container from which they can, subject to unavoidable wastage, be recovered.

Secure unit: Means land or buildings using physical barriers and/or guards for the purpose of preventing departure from the facility for the primary purpose of the protection of property and/or the security or safety of any person other than staff, visitors and residents at the facility. For the purpose of this definition ‘Managed Care Facilities’ that require detaining or confining a resident for their own protection or for the protection of other people in the facility are excluded.

Sensitive Transport Network: Means transport corridors indentified as Sensitive Transport Network in Appendix 15, Figure 15-8.

Note

1. *The Sensitive Transport Network is derived from the following factors:*
    i. *The Strategic Network.*

ii. *Cycle lanes – Transport Corridors with cycle lanes marked in accordance with the Traffic Control Devices (Rule) 2004.*
iii. *Bus route – Transport Corridors with a key bus route operated by a local authority or an agent of a local authority.*
iv. *Central City Zone – All Transport Corridors within or adjoining the Central City Zone, excluding to the east of the Waikato River (refer Planning Maps).*

2. *As some of these factors alter over time administrative changes to the District Plan will be required from time to time to keep the Sensitive Transport Network planning map up to date. Bus route information can be sourced from the Waikato Regional Council website or www.busit.co.nz/hamilton-routes/*

Sensitive land use: As defined in the National Environmental Standard for Electricity Transmission Activities (2009), this includes the use of land for a childcare facility, school, residential building, or hospital.

Service areas: Means an area provided for the service needs (including rubbish and recycling bin storage requirements) of the occupants of a residential unit; commercial; industrial; community or recreational activity.

Service industry: Means premises occupied by activities involving light manufacturing or the repair or servicing of goods of a light nature and includes repair of household appliances, electronic equipment assembly and servicing, craft manufacture and clothes manufacture. It does not include car repairs, furniture making and the like.

Service lane: Means land dedicated as service lane which is used from time to time for the vehicular servicing of adjacent properties.

Service Station (within the Rototuna Town Centre Zone): Means any premise primarily used for the sale of motor fuels and lubricants by retail and includes:

a. Mechanical repair and servicing.

b. Ancillary retail of goods and food provided that the trading space provided within the building devoted to their display, sale or hire does not exceed 50m^2 GFA.

c. Vehicle washers.

d. The hire of trailers.

e. The storage and retailing of LPG and CNG.

But excludes:

f. Panel beating and spray painting.

g. Heavy engineering such as engine reboring and crankshaft grinding.

Setback: Means the distance from the boundary, specified object, or building line restriction in respect of a road widening, which is required to be free, unoccupied or unobstructed by buildings from the ground upwards, with the exception of eaves (extending no more than 0.50m into any setback) and, except as otherwise provided for

in this District Plan. Front and rear setbacks extend across the full width of the site and side setbacks lie along the length of a side boundary between the front and rear setbacks.

Setting (in relation to Volume 1, Chapter 19: Historic Heritage): Means the area around and/or adjacent to a building, structure, site, and/or area of heritage value that is integral to its function, meaning and relationships, which may extend beyond the legal boundaries of allotment, and that includes:

- the structures, accessory buildings, features, gardens, curtilage, airspace, accessways forming the spatial context of, or used in association with, the building, structure, site, and/or area;
- the landscape, streetscape, perspectives and views to the building, structure, site, and/or area from public places;
- the views from the building or structure, where those views are integral to the heritage value of the building or structure.

Shared path: Means a path intended to be used by both pedestrians, cyclists, mobility devices and wheeled recreation devices (in the Rotokauri North Structure Plan area).

Shared-use access way: Means, for the purpose of this District Plan, an access way to provide for the movement needs of pedestrians, including the use of motorised disability equipment (e.g. mobility scooters), and cyclists.

Shopping frontage: Means the principal face of a commercial building which is intended to be occupied by retail activities or which adjoins other such buildings and which is on or adjacent to the street frontage or which faces a customer parking area with 15 or more car spaces.

Short-stay worker accommodation: Means the same as visitor accommodation but for the exclusive use of employees or contractors.

Show home: Means a residential building and land which displays the design, construction materials, and building techniques available to potential house buyers including outside living areas and gardens. The show home is likely to include an office and is available for inspection by the public.

Sign: Means any advertising, informational or directional device or advertising matter, whether consisting of a specially constructed device, structure, erection or apparatus, or painted, printed, written, carved, inscribed, endorsed, projected on to, placed or otherwise affixed to or displayed upon anything.

Single dwelling: Means a residential building designed for, and occupied exclusively by, one household.

Site: Means an area of land which is:

a. Comprised in a single certificate of title or in respect of which a single certificate of title could be issued without further consent from the Council.

b. Composed of two or more lots held together in one (or more) certificate(s) of title and where no single lot can be dealt with separately without the prior consent of the Council.

c. An area of land which has been defined for the purpose of transferring it from one certificate of title to another.

d. An area of land which is, or is to be, used or developed as one property whether or not that use or development covers the whole or a part(s) of one or more lots.

Allotments shown on a subdivision or survey plan for the purposes of effecting cross leases or company leases or issuing separate unit titles under the Unit Titles Act 2010, shall be deemed to comprise one site.

Front site: Means an allotment:

a. Which complies with the relevant frontage requirements for the zone.

b. Whose frontage is not less than two-thirds the maximum width of the allotment, measured parallel to its street frontage.

c. Is not a corner site as defined below.

Corner site: Means an allotment which lies within a general change of direction (being a change of 45^{o} or more) of the abutting street or streets.

Through site: Means any allotment having two or more street frontages that are not contiguous.

Rear site: Means any allotment other than a front, corner or through allotment as defined above.

Site and area of significance to Maori: Means places and areas of significance to Maaori, including iwi, hapu and whanau, and may include archaeological sites that are of significance to Maaori.

Site coverage: Means that portion of a site which is covered by buildings, whether principal or accessory, excluding eaves and uncovered decks and terraces. The net site area shall be used for the purpose of calculating coverage.

For the avoidance of doubt when calculating site coverage, the permitted eave overhang of 1.0m shall be excluded in all circumstances.

Small-scale energy generation (produces less than 20kW): Means renewable energy generation for the purpose of using electricity on a particular site or connecting into the

distribution network (but excludes solar panels supplying electricity for the site on which they are located).

Soil conservation and river control works: Means any activity undertaken by or at the direction of a local authority for the express purpose of soil conservation, river and erosion control.

Spectator facility: Means an activity within a structure or building which supplies seating or standing accommodation at any racecourse, sports ground, recreation ground or similar place, whether or not such construction is enclosed or covered.

Spill containment system: Means a structure which will contain liquid or solid hazardous substances in the event of a spill, and prevent them from entering the stormwater system or a natural water body.

State highway: Means a road whether or not constructed or vested in the Crown that is declared to be a state highway under Section 11 of the National Roads Act 1953, or Section 60 of the Government Roading Powers Act 1989, and includes:

a. All land along or contiguous with its route that is the road.

b. Any part of an intersection that is within the route of the state highway.

Storage (in relation to hazardous substance facilities): Means the containment of a substance, either above ground or underground, in enclosed packages, containers or tanks.

Strategic network: Means any transport corridor identified as being part of the strategic network in Appendix 15, Figures 15-4b to 15-4f, the function and form of which is defined in Appendix 15.5.

Streetscape: Means the physical features such as buildings, landscaping, street furniture and other elements that contribute to the appearance or view of a road.

Structure Plan: Means a plan that sets out the development concept for longer-term growth and the likely extent of future infrastructure provision within a locality. It may set out a logical sequence and timing for provision of infrastructure and establish the principles on which development levies are to be paid as part of a subdivision and/or development.

Structures associated with the generation, storage, transmission or distribution of any network utility: Means any pole, mast, aerial, dish, or equipment shelter used for the transmission, switching, measurement, or regulation of any approved network utility.

Studio unit: Means a residential unit with living areas combined into one main room (e.g. kitchen, lounge, and bedroom may be open plan with bathroom and toilet facilities in a separate room).

Subdivision: Has the same meaning as contained within section 218 of the Resource Management Act 1991 which means:

a. The division of an allotment:

i. By an application to a District Land Registrar for the issue of a separate certificate of title for any part of the allotment.

ii. By the disposition by way of sale or offer for sale of the fee simple to part of the allotment.

iii. By a lease of part of the allotment which, including renewals, is or could be for a term of more than 35 years.

iv. By the grant of a company lease or cross-lease in respect of any part of the allotment.

v. By the deposit of a unit plan, or an application to a District Land Registrar for the issue of a separate certificate of title for any part of a unit on a unit plan.

b. An application to a District Land Registrar for the issue of a separate certificate of title in circumstances where the issue of that certificate of title is prohibited by section 226.

The term subdivide land has a corresponding meaning.

Supermarket: This includes:

An individual retail outlet having a store footprint over 1,000m^2 GFA that sells, primarily by way of self service, a comprehensive range of:

a. domestic supplies, fresh food, groceries, such as fresh meat and produce; chilled, frozen, packaged, canned and bottled foodstuffs and beverages; and general housekeeping and personal goods, including (but not limited to) cooking, cleaning and washing products; kitchenwares; toilet paper, diapers and other paper tissue products; pharmaceutical, health and personal hygiene products and other toiletries; cigarettes, magazines and newspapers, greeting cards and stationery, batteries, flashlights, light bulbs and related products; and

b. non-domestic supplies and comparison goods comprising not more than 20 per cent of all products offered for sale as measured by retail floor space, including (but not limited to) clothing and footwear; furniture; electrical appliances; office supplies; barbecue and heating fuels; audio visual products.

Note
Retail floor space means that area of the premises to which the public has access for the purpose of shopping, together with any area:

a. taken up for the purpose of display of goods; and
b. any counter areas used by or occupied exclusively by staff members whilst actively engaged in serving the public.

This area does not include floor space used for:

- *storerooms*

- *back of house including delivery areas*
- *trolley storage areas*
- *entrance lobbies*
- *behind counter areas, and*
- *checkouts.*

Surroundings (in relation to Volume 1, Chapter 19: Historic Heritage): The area of land surrounding a building, structure, site or area of heritage significance that is essential for retaining and interpreting the heritage significance of the building, structure, site or area. It includes curtilage and the setting of the heritage resource.

Swimmable: Means:

a. the water quality meets the standards set out for human health for recreation for Attribute State B as defined in Appendix 2 of the National Policy Statement for Freshwater Management 2014 (Updated August 2017); and

b. water quality is equivalent to a black disk clarity of 1.6m or more.

Takiwaa: Means regions that are historical boundaries, which do not necessarily conform with local authority boundaries or zones in the Plan, and include both the physical and metaphysical realms associated or individually.

Te Awa Tupuna: Means, in the context of Chapter 19, ancestral river.

Te Rapa Corridor: Means those lots shown in Volume 2, Appendix 6, Figure 6-2.

Te Rapa Dairy Manufacturing Site: Means the land identified on Figure 6-4 and the Planning Maps as Te Rapa Dairy Manufacturing Site.

Temple View Flood Hazard Area: Means that part of any land within the vicinity of Temple View affected by flooding during a 1% annual exceedance probability event. This is identified as Temple View Flood Hazard Area within the Planning Maps.

Temporary activities in a public place: This includes:

a. Outdoor dining areas.

b. Markets, stalls, merchandise displays and mobile shops.

c. Busking, hawking and charitable collections.

A public place is:

d. Under the control of Council.

e. Open to, or being used by, the public, whether or not there is a charge for

admission.

and includes:

f. A road, whether or not the road is under the control of Council.

g. Any part of a public place; but excludes reserves which are regulated by the Parks, Domains and Reserves Bylaw 2007.

Note
Refer to the Hamilton City Public Places Bylaw 2009 and Hamilton City Public Places Policy 2009 for restrictions to activities in a public place.

Temporary buildings and structures ancillary to an event: These include marquees and spectator stands.

Temporary logistics activities: Logistics activities provided for in the Logistics Zone (Sub Area A) as a controlled activity in Rule 10.3c and excluding freight handling activities.

Temporary sign: Means a sign that is not reflectorised, illuminated, flashing or moving and the sign is used to:

a. Advertise that the property is for sale, and is displayed only while the property is on the market.

b. Advise of any temporary construction project being undertaken on the site.

c. Inform of a public election.

d. Inform for the purpose of public notification.

e. Advertise an event associated with any temporary recreational or community activity.

Tenancy: Tenancy is defined as the gross floor area occupied by way of exclusive use by a tenant and includes both freehold and leasehold area.

Tertiary education and specialised training facility: Means land and/or buildings used to provide regular instruction, training and/or related research not meeting the definition of school and includes tertiary education institutions, work skills training centres, and their ancillary administrative, cultural, recreational, accommodation, retailing, research or communal facilities.

TEU: Means 20-foot equivalent unit and is a measure of container throughput in the freight industry.

Three Waters: Means the three key areas of strategic water management (including associated infrastructure) within the City. Three Waters comprises:

a. Water supply – including drinking water and other water abstracted from the Waikato River, treated and used within the City, and water for fire fighting purposes.

b. Wastewater – liquid waste (including liquids containing waste solids) from domestic, industrial and commercial premises including toilet wastes, grey water and tradewastes.

c. Stormwater – rainwater that runs off a surface into streams, waterways, underground aquifers, rivers and eventually, far beyond Hamilton's boundaries, ends up in the sea.

Tikanga (in relation to Chapter 19: Historic Heritage) : Means correct procedure, custom, habit, lore, method, manner, rule, way, code, meaning, plan, practice, convention, protocol - the customary system of values and practices that have developed over time and are deeply embedded in the social context.

Trade and industry training facilities: Means premises accommodating specialised education and training facilities where groups of people are given trade or industry tuition and training on a formal basis.

Traffic services: Means the transport corridor furniture, pavement markings and lighting assets that make up part of the transport infrastructure, and includes:

a. Belisha beacons and lighting at pedestrian crossings.

b. Carriageway and footpath lighting.

c. Guard rails, pedestrian railings and fences.

d. Pavement markings, including cycleway markings.

e. Transport corridor delineation, including edge marker posts and raised and reflective pavement markers.

f. Sight rails.

g. Signs, including the posts.

h. Traffic signals.

i. Variable message signs (VMS).

Transplanting (of a significant tree or indigenous vegetation in a Significant Natural Area): Means the relocation of a significant tree or indigenous vegetation to a new site in accordance with standard arboricultural practice.

Transport corridor: Means the whole corridor that provides for carriageway, berms and any adjoining pedestrian or cycle paths, landscaping and lighting, and includes roads and access segregation strips, but excludes private roads in the Ruakura Logistics Zone and the Knowledge Zone.

Transport depot: Means land, buildings and infrastructure used principally for the

receiving, dispatching or holding of goods or passengers in transit by road or rail and any associated provision for vehicles.

Transport infrastructure: Means any structure that is necessary for the functioning of the transport network and that caters for the needs of transport users. This includes but is not limited to surfacing and pavement, traffic services and structures such as transport lighting, bridges, retaining walls, bus shelters, taxi shelters, information fixtures for bus passengers, parking and loading spaces and facilities, litter bins, drinking fountains, mobility scooter charging points, and public seating.

Transport network: Means the combined network of:

a. Existing and future transport corridors (as shown on any Structure Plan, Figures 15-4b to 15-4f or Designation).

b. Private roads and ways, access ways, service lanes pedestrian, cycle and passenger transport lanes or routes (both within and outside the transport corridor).

c. Rail, river ferry and air travel routes

that provides for the movement of people and goods to, from and through the City. It includes all of the ancillary support transport infrastructure and activities, and vehicle entrances. It also includes those facilities in addition to transport infrastructure that support the use of the transport network, as well as (but not limited to) end-of-journey facilities and Travel Management Plans.

Transportation service centre: Means a development with the primary purpose of providing an accessible range of services to the motoring public using the State Highway network including commercial freight vehicles. A Transportation Service Centre may include the following uses.

a. Service Stations and car wash facilities.

b. Truck stops, truckers' lounges and associated accommodation.

c. Food and refreshment facilities (including drive through services).

d. Rest, picnic and sealed vehicle parking areas.

e. Public toilets and showers.

f. Lotto facilities.

g. Playgrounds.

h. Information centre for the provision of information for travellers and tourists.

i. Storage area for tow trucks.

j. Telephones, mail box, coin laundry, automatic teller machine banking faculties (ATMs) and fax/communication facilities.

k. Premises for emergency and transport related regulatory services.

l. Accessory buildings for the foregoing uses.

Travel plan: Means a set of measures to encourage people (e.g. employees, visitors and students) to travel to and from the site (e.g. workplace or school) by walking, cycling, passenger transport and car sharing or car pooling.

Tree (in relation to landscaping and screening): Means a large perennial plant with a woody trunk that has a mature growth height of greater than 3m or with a trunk diameter at its base of greater than 100mm.

Unit site area: Means either:

a. A delineated area for exclusive use on a proposed plan of fee simple, cross lease, company lease subdivision.

b. A principal unit and its accessory unit entitlements on a proposed unit title subdivision.

c. A contiguous area of land for the exclusive use of a residential unit (including associated accessory buildings), and its required outdoor living area, and service area, and any vehicle parking and manoeuvring space.

Upper floor levels: Means those floors at a level higher than 2.5m above ground level at any corner of external foundations of the building.

Urban block: Means a group of lots that is bounded by roads in the Rotokauri North Medium-Density Residential Zone.

Urupaa: Means burial ground, chamber or site and is inclusive of body preparation sites both historical and existing.

Use (in relation to the hazardous facilities screening procedure contained in Appendix 12): Means the manufacturing, processing or handling of a substance for a particular activity without necessarily changing the physical state or chemical structure of the substance involved. This includes mixing, blending and packaging operations, or the use of a substance as a cooling or heating medium. It does not include:

loading out and dispensing of petroleum products; or

the filling or drawing of substances from bulk storage tanks where the connection to the bulk storage tank is not permanent.

Vegetation trimming and maintenance: Means for the purpose of maintaining existing fence lines, vehicle tracks, walkways, cycleways, drains, ponds, utilities or other structures. It includes clearance required for the management of exotic plant species or compliance with a Pest Management Plan under the Biosecurity Act 1993 and must be in accordance with currently accepted arboricultural practice. This definition does not apply to clearance of indigenous or exotic vegetation or trees in a Significant Natural Area.

Vegetation removal: Means removing any vegetation or trees of any height including the root structure of such vegetation, provided that this shall not include emergency removal of protected trees and/or removal or alteration of vegetation necessary to avoid injury to persons or imminent danger to property or works undertaken by regional or territorial authorities for erosion control, flood management, or plant pest management purposes. This definition does not apply to removal of indigenous or exotic vegetation or trees in a Significant Natural Area.

Vehicle crossing: Means the formed and properly constructed vehicle entry/exit point from the carriageway of any road up to and including that portion of the road boundary of the site across which a vehicle entry or exit point is permitted by this District Plan. It includes any culvert, bridge or kerbing.

Vehicle control point: Means a point on an internal vehicle access route controlled by a barrier, or similar means, at which a vehicle is required to stop.

Vibration sensitive activities: Means residential activities, marae, hospitals, facilities for the elderly, hotels, accommodation and educational establishments.

Visitor accommodation: Means any land or buildings used for day-to-day accommodation of visitors on a temporary basis (up to three months' continuous occupation during any 12-month period). It includes motels, hotels, holiday or tourist flats, backpacker accommodation, motor or tourist lodges. It excludes camping grounds and motor camps.

Waahi tapu: Means a place sacred to ~~Māori~~Maaori in the traditional, spiritual, religious, ritual, or mythological sense.

Waikato Hydro System Operating Range: Means

Waikato Hydro System Operating Range		
Location	**Lower Level (m)**	**Upper Level (m)**
Cobham Bridge	11.60	15.80
Victoria Bridge	11.40	15.44
Claudelands Bridge	11.20	15.29
Whitiora Bridge	10.99	15.18
Fairfield Bridge	10.83	15.06
Ann Street	10.70	14.92
Wairere Drive	10.40	14.38

Waikato River: Means the 'Waikato River' as defined by section 6 of the Waikato-Tainui

Raupatu Claims (Waikato River) Settlement Act 2010.

Waikato Riverbank and Gully Hazard Area: Means the area identified on the Planning Maps as Waikato Riverbank and Gully Hazard Area and is susceptible to land instability because of its slope and/or soil types.

Note
Council holds mapping information that separates the gully network and Waikato Riverbank components of this Hazard Area.

Walkways and cycleways: Means publicly accessible formed pathways and includes mountain bike/BMX tracks, boardwalks, shared paths, footpaths and cycle paths.

Warehouse: Means premises used for the receipt, storage and disposal of materials, articles or goods destined for a retail outlet, trader or manufacturer.

Water-sensitive techniques: These include a variety of methods designed for water conservation. They include many techniques referred to under other names, e.g. low-impact design (LID), water-sensitive urban design (WSUD), low-impact urban design and development (LIUDD), sustainable urban drainage systems (SUDS), “natural”, “green” and “sustainable”. A primary aim of water-sensitive techniques is to maximise the achievement of multiple benefits rather than a single engineering technical efficiency measure. Recognised water-sensitive techniques include:

a. For water supply:

    i. Rainwater reuse systems comprising rainwater tanks and appropriate connections that use rainwater instead of potable water for toilet flushing and landscape irrigation.

    ii. Low-flow fixtures.

    iii. Leak resistant fixtures and fittings.

    iv. Automated greywater reuse systems that use greywater instead of potable water for toilet flushing and landscape irrigation.

    v. Drought-resistant landscaping (e.g. xeriscape) with low water requirements.

    vi. Conservation education.

b. For stormwater:

    i. Rainwater tanks/chambers/ponds for reuse or detention.

    ii. On-site soakage.

    iii. Green roofs.

    iv. Reed beds/wetlands.

    v. Rain gardens.

vi. Vegetative filter strips.

vii. Swales and depression landscaping.

viii. Gross pollutant traps.

ix. Permeable paving.

x. Requiring buildings to be built above the freeboard of a 1% annual exceedance probability event.

c. For wastewater:

i. Low-flow and leak resistant fittings and fixtures on a water supply.

ii. Automated greywater reuse systems as in a. above.

iii. Best practice inflow and infiltration reduction methods.

d. Biodiversity:

i. Reed beds.

ii. Wetlands.

iii. Ponds.

iv. Rain gardens.

v. Green or living roofs.

vi. Water-quality protection and improvement devices.

vii. Maintenance or restoration of natural flow regimens.

e. Cultural:

i. Traditional food and fibre plants within riparian areas.

ii. Water-quality protection and improvement devices.

iii. Facilitation of appropriate water body access.

iv. Maintenance or restoration of natural flow regimens.

Wetland: Means permanently or intermittently wet areas, shallow water, and land-water margins that support a natural ecosystem of plants and animals adapted to wet conditions.

Wholesale retail and trade supplier: Means premises that engage primarily in the storage, distribution and sale of goods to other businesses (rather than the general public, although it may include a minor proportion of its sales to the general public), including premises engaged in supplying the construction and building industries, such

as plumbing and building materials, farming and primary production supplies (including seed and grain merchants, farming and horticultural equipment suppliers, and equestrian and veterinary suppliers).

Yard: Has the same meaning as setback.

Yard area (relating to ancillary office activity): Means that area of a site used for outdoor storage or outdoor activity related to the principal activity on the site, or which is the principal activity on the site. It excludes any provided staff or customer car-parking, landscaping areas and manoeuvring and loading areas.

Yard-based retailing: Means a retail activity selling or hiring products where more than half of the display area (not including any parking, servicing, landscaping or manoeuvring areas) is located outside of an enclosed building. Such activities include, but are not limited to car, boat and heavy machinery sales yards; garden centres and landscaping supplies; automotive and boating accessories; trailer and caravan sales yards, building and farm supply outlets, and hire pools.

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

1.2 Information Requirements

Where noted and relevant the following information may be required to be supplied with applications for resource consents and certificates of compliance.

Any information and plans provided must be in writing and in sufficient detail and accuracy to enable a full assessment of compliance with the District Plan and to evaluate any environmental effects of the proposal.

Note

1. *Wherever possible application material should also be provided in an electronic format. Checklists, forms, templates and guides are available from Council. Further general guidance on the Act and its processes is available from the Ministry for the Environment website: www.mfe.govt.nz/rma/index.html*

1.2.1 All Applications

The following information must be supplied with all applications for resource consent and certificates of compliance, as relevant, at the time of lodgement.

a. Description of the proposal

An introductory background providing a clear description of:

i. The proposed activity and how it is intended to operate (including information such as hours of use, numbers of users, etc).

ii. The proposed use of all existing and proposed buildings on the site.

iii. The current use of the site.

iv. Resource consents applied for, identifying what aspects of the proposal do not comply with relevant standards and assessment criteria within the District Plan (including any plan changes or variations).

b. Legal description of the subject site

i. Street address, legal description and allotment area(s) of the subject site.

ii. A copy of the current Certificate of Title(s) for the subject site and documents detailing any associated:

- Consent notices
- Easement documents
- Hamilton City Council covenants
- Building line restrictions

Note

1. *Certificates of Title may be obtained from Land Information New Zealand. Please*

ensure that the Certificate of Title consists of both the cover page and attached pages showing the survey plan.

c. Locality plan

A locality plan or aerial photograph showing the physical location of the subject site in relation to adjoining roads and sites.

Note

1. *One copy at a scale of 1:500 is required with all applications.*

d. Site plan/s

Showing the following.

i. North point.

ii. Allotment boundaries and dimensions.

iii. Date the plans were drawn.

iv. Any historic or natural feature identified in Appendix 8 or Appendix 9 as follows:

- Schedule 8A: Built Heritage ~~(structures, buildings~~(buildings and ~~associated sites~~structures)
- Schedule 8B: Group 1 Archaeological and Cultural Sites
- Schedule 8C: Group 2 Archaeological and Cultural Sites
- Schedule 8D: Historic Heritage Areas
- Schedule 9C: Significant Natural Areas
- Schedule 9D: ~~Significant~~Notable Trees

v. Other natural features (e.g. wetlands, springs, streams, location of banks).

vi. Frontages to public road (noting the road's hierarchy in the Transport Corridor Hierarchy Plans in Appendix 15, Figures 15-4b to 15-4f).

vii. Locations and layout of existing and proposed buildings (including key dimensions from buildings to boundaries).

viii. Floor plans showing the internal room layout and identifying the floor area and any habitable rooms (the outline of any upper storey should be indicated on the site plan).

ix. Access and vehicle crossings from road boundaries to any parking, loading and manoeuvring areas.

x. Location of buildings on adjoining sites.

xi. Location, layout and dimensions of existing and proposed:

- Any parking spaces (cars, motorbikes, bicycle, accessible)
- Loading spaces
- Service areas

- Living court areas
- Storage areas

xii. Location, layout, dimensions and description of existing (noting any that are to be retained or removed) and any proposed:

- Landscaping and vegetation
- Walls or fences
- Signs (including sign design)
- Utility services (e.g. water lines, street lights), which may also require details about connections to Three Waters infrastructure (including size, depth at boundary, grade and distance to boundary ~~pegs)~~peg

Note

1. *This may need to include features beyond the property boundary (e.g. utility services along the road frontage which may affect the desirable location of proposed vehicle accesses).*

xiii. Original and proposed future contours of the site with contours marked at 0.5m intervals.

xiv. Nature and extent of any:

- Proposed earthworks (e.g. cut or fill, quantities)
- Designations affecting the site (refer Volume 1, Chapter 26: Designations)
- Natural hazards (including hazard layers identified by the District Plan – refer Volume 1, Chapter 22: Natural Hazards and the Planning Maps)

Note

1. *Two copies at a scale of 1:100, and one reduced A4 copy is required with any application.*

e. Elevation drawings

Elevation drawings of all buildings to be constructed or altered, showing the relationship, design and appearance of proposed buildings, including:

i. The natural ground level, and the nature and extent of any proposed earthworks (e.g. cut or fill, quantities).

ii. Existing and finished ground levels.

iii. Maximum building height and relevant height control plane angles.

iv. Ground floor levels in relation to the top of the kerb at entry locations from any adjoining transport corridor.

v. Height above floor level of any upper-storey windows.

vi. Floor levels in relation to the depth of a 1% annual exceedance probability flood event.

Note

1. *Two copies at a scale of 1:50, 1:100 or 1:200, and one reduced A4 copy is required with any application.*

f. Other specialist information specifically required by the District Plan

This may include Integrated Transport Assessments, Acoustic Design Certificates, and Landscape and Planting Plans. Specific information required is referred to in the following Sections 1.2.2.

g. Other resource consents/permits

A description of whether any additional resource consents are required for the proposal and whether these have been applied for (e.g. Regional Council Discharge Permits, Regional Council Water Take Permit if the proposal is likely to involve a commercial or industrial-type activity that is likely to consume more than $15m^3$ of water per day).

h. Assessment of environmental effects

i. An assessment of the environmental effects (AEE) of a proposal shall be provided with applications for resource consents. Any AEE shall be prepared in accordance with the Fourth Schedule of the Act and shall discuss all the actual and potential effects of the proposal on the environment.

ii. The amount of detail provided must reflect the scale and nature of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should be included. It may require the provision of information from a suitably qualified and experienced practitioner (e.g. a traffic engineer, planner, geotech engineer or acoustic consultant). If the effects of the proposal are small, then a less detailed AEE may be appropriate.

iii. The AEE should identify how any adverse environmental effects are to be avoided, remedied, or mitigated, and shall also ensure that the following matters are addressed.

- Consultation undertaken with affected parties
- For applications for earthworks on a site in Schedules 8B: Group 1 and 8C: Group 2 Archaeological Sites, Volume 2, Appendix 2:
- Identification of any measures included in the application to avoid, remedy or mitigate adverse environmental effects that were proposed in any engagement with representatives of Mana Whenua
- Effects of the proposal on the natural environment (including existing vegetation and natural land form), neighbourhood amenity, and infrastructure
- Heritage issues (such as waahi tapu)
- Site constraints (such as flooding)
- External impacts (such as discharges)
- Construction impacts (such as noise)
- Other matters associated with the proposal

iv. In the case of controlled and restricted discretionary activities the AEE need address only those matters which Council has retained control over or restricted its discretion to in the District Plan.

1.2.2 Additional Information Requirements

In addition to the information specified in 1.2.1 above the information in the following section may also be required for applications for resource consent, to enable the full assessment and determination of the proposal.

If in the following sections the words “must” or “shall” are used, the relevant information must be supplied with the application at the time of lodgement.

1.2.2.1 General

a. Plans, reports or information may also be required to be provided in relation to:

   i. Details and outcomes of any consultation undertaken (e.g~~. Waikato iwi and local hapu, Kiwi~~.Kiwi Rail, Transpower, Waka Kotahi New Zealand Transport Agency, Heritage New Zealand Pouhere Taonga, Waikato Regional Council) and of engagement with representatives of Mana Whenua.

   ii. Potential future subdivision of site.

   iii. How the proposal will promote any design guidance referenced in the District Plan.

   iv. Details about previous uses of the site and an assessment on whether the National Environmental Standard on Assessing and Managing Contaminants in Soil to Protect Human Health applies.

   v. Any other relevant rules or provisions in the District Plan, such as any overlay provisions and bonus provisions.

b. Reports and management plans demonstrating how adverse environmental effects associated with the proposed activity are to be avoided, remedied or mitigated with respect to:

   i. Nuisances such as noise, dust, odour, glare, and vibration.

   ii. Stormwater disposal and sediment control measures.

   iii. Hazardous facilities and substances.

   iv. Discharges of contaminants.

c. Concept Engineering design plans should be included for any proposed infrastructure.

Note

1. *Historical and cultural sites and natural features are of significance to iwi and local hapu. In respect of any developments or activities requiring a resource consent, or for plan changes it is advisable that iwi representatives are notified at the earliest stages of planning. This will assist with the identification and mitigation of any potential adverse effects that may impact on cultural values. It is also advisable that before any archaeological surveys or investigations are undertaken iwi representatives are consulted.*
2. *It is recognised that traditional iwi/hapu customary processes are a complementary method of control outside the District Plan for activities that can adversely affect cultural values associated with natural features (such as the pollution of waterways that are used as important food-gathering sites). Customary processes may vary in different situations and could include:*
   - *Mauri – the notion of respect towards the health and wellbeing of significant sites*
   - *Rahui – an embargo or restriction on access to a site until it is lifted (usually in relation to a polluted or hazardous site)*
3. *~~Consultation~~Engagement with iwi and representatives of Mana Whenua can assist in identifying any appropriate customary processes to be followed where special tangata whenua values are identified.*
4. *Guidance on engineering plan information requirements is contained within the Hamilton City Infrastructure Technical Specifications.*

1.2.2.2 Subdivision

a. General

Any subdivision application shall include plans, reports, and other information to show how the proposed allotments and access can adequately accommodate the development potential of the site.

b. Scheme Plan

A Scheme Plan covering the following matters should be provided.

i. Unit site area of each proposed allotment.

ii. Net site area of each proposed allotment.

iii. Dimensions of all:

- Existing boundaries
- Proposed boundaries

iv. Shape factor shown on all proposed allotments, including those with existing buildings.

v. Schedule of existing easements.

vi. Memorandum and dimensions of proposed easements.

vii. Existing and proposed land contours at 0.5m intervals and/or sufficient spot heights to allow accurate representation of the land surface.

viii. Existing trees and other vegetation proposed for retention or removal.

ix. All existing buildings (plan views of roof and wall outlines).

Note

1. *Documents should also be provided to show that existing buildings have been legally established.*

x. All proposed buildings and building platforms (including buildings being re-positioned on site).

xi. Service areas, living areas, storage areas, any vehicle parking areas and loading areas for all existing buildings.

xii. Any parking spaces (cars, motorbikes, bicycle, accessible) and loading spaces.

xiii. Vehicle manoeuvring tracking curves.

xiv. Vehicle queuing areas.

xv. Distance of building eaves from abutting accessway or right-of-way boundaries.

xvi. Vertical cross-section of building eaves/stairs/doors and windows that encroach accessway/right of way boundaries/unit title common areas.

xvii. Existing and proposed Three Waters reticulation.

xviii. All existing and proposed vehicle crossings.

xix. Sight distances of all existing and proposed vehicle crossings.

xx. Distance of all existing and proposed vehicle crossings from intersections or railway crossings.

xxi. Distance between all existing and proposed vehicle crossings (including adjoining sites.

xxii. Location of proposed roads, reserves, easements, and essential services.

xxiii. Land to be vested in the Crown, Council, or network utility operator.

xxiv. Nature and standard of existing and proposed roads and network utility services such as sewage disposal, stormwater management, water supply, telecommunications and electricity supply.

xxv. Proposed final legal status (e.g. freehold, cross-lease, unit title).

Note

1. *A checklist is provided by Council outlining all the information required with a subdivision application. Staged subdivisions should have each stage shown on a separate scheme plan, as well as a scheme plan showing the complete subdivision.*

c. Subdivision Concept Plan

A Subdivision Concept Plan shall accompany subdivision applications for the following.

- Any single or staged subdivision creating more than 10 additional lots
- Any subdivision creating additional lots within Stage 1 of the Peacocke Structure Plan

The information provided as part of a Subdivision Concept Plan must demonstrate how the proposal meets, is consistent with, or otherwise satisfies:

a. Objectives and Policies of:

   i. The relevant zone.

   ii. Chapter 3: Structure Plans (as relevant to specific Structure Plan Areas).

   iii. Chapter 23: Subdivision.

b. Relevant standards

c. Relevant design guides in Appendix 1.4

d. A subdivision concept plan shall specifically include the following information:

   i. The location and width of proposed roads and carriageways and the integration of the roads with the existing transport network

   ii. The location and dimension of public reserves.

   iii. The location and dimension of shared-use pedestrian/cycle accessways

e. Concept plans within the Peacocke Structure Plan Area shall be prepared in accordance with the neighbourhoods identified in Appendix 2.3

1.2.2.3 Master Plan for Peacocke Character Zone Neighbourhoods

A Master Plan shall accompany subdivision applications for in the Peacocke Character Zone for Fee Simple Subdivision where lots created are less than 2ha in the Terrace Area and less than 5000m² in the Gully and Hill Areas.

Master Plans shall be prepared in accordance with the neighbourhoods identified in Appendix 2-3 and the Peacocke Structure Plan (refer to Volume 1, Chapter 3: Structure Plans).

A Master Plan will also be required to include a Subdivision Concept Plan (refer to Appendix 1.2.2.2d)), an analysis over all adjoining neighbourhoods to the subject site to ensure issues impacting on the development are understood and address the following matters.

a. Transport Network

The Master Plan will need to outline the street pattern as well as set out the street typologies that will be used in the development, the pedestrian and cycle network and how this links with the City's/area's transport network and open space network. As part of the Master Plan a broad Integrated Transport Assessment will be required (refer to Rule 25.14.4.3).

b. Infrastructure and Servicing

The Master Plan will need to identify the approach to the provision of infrastructure and services which is aligned with the structure plan and the wider city infrastructure development program. Incorporate a low impact urban design and development approach in association with the development of an Integrated Catchment Management Plan, as set out in Appendix 1.2.2.6, for the stormwater catchment area in which the Master Plan neighbourhood or neighbourhoods are located. Demonstrate the integration of any short term infrastructure solutions created under Rule 23.6.11.f into the overall infrastructure solution for the Peacocke Structure Plan area as identified by the Master Plan.

c. Natural Environment Network

The Master Plan will need to identify the natural and ecological systems within the area and demonstrate how these areas have been either integrated into the urban design or how they are to be protected. The integration of the natural environment into the urban form has strong links to how the open space system is developed and the establishment of the land use patterns.

d. Open Space Network

The Master Plan will need to demonstrate how the open space links with the natural environment, the Waikato River esplanade, the transport network, and land uses; how the pedestrian and cycle networks have been integrated into the open space network and river esplanade.

e. Land Use

The Master Plan will need to identify the location of commercial and community facilities as well as residential densities. It will need to also develop the street pattern taking into account the open space, natural environment and transport network. The street pattern will also need to take into consideration the development principles set out in the structure plan and the transport corridor hierarchies.

f. Detailed Development Response

The approach proposed for the urban form of the neighbourhood will need to be developed. This will demonstrate the urban design and architectural responses to the opportunities and constraints within the neighbourhood and will need to consider the design guides set out in Appendices 1.4.1, 1.4.2 and 1.4.3.

g. Staging

The plan will need to identify the staging of development to demonstrate how any urban development created under Rule 23.6.11.f is integrated into the overall master plan for the neighbourhood.

1.2.2.4 Landscaping Plan

Any development that is required to provide landscaping and screening under Chapter 25.5 shall provide a plan which identifies the location of the required or proposed landscaping or screening.

1.2.2.5 Water Impact Assessments

a. As part of an assessment of environmental effects the information required for a Water Impact Assessment is:

Table 1.2.2.5a: Information required for each type of Water Impact Assessment

	Type of Water Impact Assessment and what information is to be provided (✓ = required)	
Information to be provided	**Type 1 (Residential activities)**	**Type 2 (Other activities)**
i. How the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.	✓	✓
ii. An assessment of any potential effects (including cumulative effects) of the development in relation to its catchment.	✓	✓
iii. Details of what water-sensitive techniques are proposed. iv. Details of the expected water efficiency benefits arising from the proposed water-sensitive techniques compared to the same development without using those water-sensitive techniques. v. Details of how the water-sensitive techniques will be operated and maintained to ensure ongoing water efficiency benefits. vi. Where no water-sensitive techniques are proposed, an assessment containing reasons and justification for not incorporating water-sensitive techniques, having particular regard to the objectives and policies of the Volume 1, Chapter 25.13: City-wide – Three Waters.	✓	✓
vii. Confirmation of available Three Waters infrastructure and capacity to appropriately service the proposal.	✓	✓
viii. Details of the water demand (flow and pressure) and water sources.	✓	✓
ix. Where the water demand of the proposal is greater than $15m^3$ of water per day, details of a programme explaining how the proposal intends to reduce its water consumption to achieve that level.		✓

Note *Consent from the Regional Council for an increased water take may be required where a proposal is to take in excess of 15m^3 of water per day.*		
x. Information on how wastewater (including trade waste) will be managed to minimise any impacts on the reticulated network.		✓
xi. A list of measureable targets and performance indicators to allow the efficient and effective monitoring of the proposal's compliance with any conditions arising from the Water Impact Assessment.		✓

b. The information required in a Water Impact Assessment shall be in such detail as appropriate to the scale and significance of the potential effects that the activity may have on the environment, and only if relevant to the proposal.

Note

1. *The extent and degree of assessment needed for a Water Impact Assessment may be greater when without an existing Integrated Catchment Management Plan.*
2. *As an outcome of the Water Impact Assessment, conditions may be applied to the development. These may include financial contributions, monitoring and the requirement for the installation of specific water sensitive techniques.*

1.2.2.6 Integrated Catchment Management Plans (ICMP)

All ICMPs shall be developed in consultation with Council and Waikato Regional Council and completed in accordance with the requirements set out below. Each ICMP shall be lodged with Council, and Council shall review the content of the ICMP and certify whether it complies with the requirements of this Rule set out below.

There are three different types of ICMPs, which each have different information requirements – see Table 1.2.2.6a.

Table 1.2.2.6a: Types of ICMPs and where to find their Information requirements

Type of ICMP	Where to find the information requirements
Full ICMP	Table 1.2.2.6b
Sub-catchment ICMP for Greenfield Areas See Note 1	Table 1.2.2.6b
Sub-catchment ICMP for areas other than Greenfield Areas	Table 1.2.2.6c

Note

1. *Greenfield Areas include the Future Urban Zone, Temple View Zone, Te Rapa North Industrial Zone, Large Lot Residential Zone and all Structure Plan Areas identified in Appendix 2.*

Table 1.2.2.6b: Information requirements for Full ICMPs and Sub-catchment ICMPs for Greenfield Areas

a. Maps/drawings identifying for the relevant hydrological catchment (or sub-catchment): i. the catchment boundary; *(**Note**: In the case of a full ICMP, this will be used in relation to determining future compliance with*

Rule 25.13.4.1.b);

ii. Natural features, surface water bodies, existing drainage systems and infrastructure;

iii. Existing development and land uses (see f.vi. below);

iv. Proposed future development and land uses (see d. below); and

v. The extent of the infrastructure networks that have been assessed and the location of any network constraints (see f.vii below).

b. Classification of the surface water bodies within the catchment (or sub-catchment) as detailed in the Waikato Regional Plan.

c. The social, economic, ecological, amenity and cultural objectives being sought for the catchment (likely to stem from a structure planning process). See Note 1

d. A description of proposed urban growth, development and land use intensification within the catchment (or sub-catchment).

e. A list of the key stakeholders associated with the catchment (or sub-catchment), details of the consultation undertaken, and details of their respective views on providing for new stormwater diversion and discharge activities with the catchment (or sub-catchment).

f. An assessment of the current state of the catchment (or sub-catchment) and stormwater receiving environment/s, and the provision of catchment baseline information (including maps/drawings) on:

i. Topography;

ii. Soils and geology;

iii. Receiving environment –

a. Erosion;

b. Ecology, including ecological sensitivity;

c. Water quality (including contaminant load);

d. Sediment quality; and

e. Hydrology;

iv. Hydrogeology;

v. Flooding (including overland flow paths);

vi. Existing development and land uses;

vii. Existing three waters infrastructure and water source(s), including their capacity to appropriately service the proposed urban growth, development and landuse intensification within the catchment (or sub-catchment); and

viii. All relevant existing resource use authorisations (including, for example, consents issued by the Waikato Regional Council for water take, wastewater and stormwater diversion and

discharge activities).

g. The effects of climate change.

h. An assessment of the environmental effects, including cumulative effects over time, of all proposed water take, wastewater management and stormwater diversion and discharge activities on the catchment (or sub-catchment) and stormwater receiving environment/s. The assessment shall include maps/drawings and be in such detail as corresponds with the scale and significance of the effects on the catchment (or sub-catchment) including, but not limited to, effects on the following, taking into account the effects of climate change:

    i. Natural features, surface water bodies and aquifers, including water sources;

    ii. Sites of cultural and/or historical significance;

    iii. Public health;

    iv. Flooding hazards, including overland flow;

    v. Receiving water hydrology, including base flows and peak flows in rivers and streams and long-term aquifer levels;

    vi. Receiving water sediment and water quality;

    vii. Receiving water habitat, ecology and ecosystem health, including an explanation of how they will be maintained and enhanced;

    viii. Receiving water riparian vegetation;

    ix. The extent and quality of open stream channels, including erosion and sedimentation;

    x. Fish passage for indigenous and trout fisheries (refer to the Waikato Regional Plan Water Management Classes for applicability);

    xi. The natural and amenity values of stormwater receiving waters, including the management of litter than becomes entrained in stormwater;

    xii. Existing infrastructure; and

    xiii. Existing authorised resource use activities.

i. In response to the environmental effects assessment, a description and assessment of the available options for managing the effects of all proposed water take, wastewater management and stormwater diversion and discharge activities within the catchment (or subcatchment).

j. Identification of a recommended integrated catchment management approach that is based on the Best Practicable Option to avoid as far as practicable and otherwise minimise or offset actual and potential adverse effects of all proposed water take, wastewater management and stormwater diversion and discharge activities on the catchment (or sub-catchment) and its infrastructure, while ensuring the proposed urban growth, development and landuse intensification has an appropriate and sustainable water source and receives appropriate three-water services.

k. Education initiatives to support the integrated catchment management approach recommended in the ICMP. See Note 1

l. Maps/drawings, a description, and a prioritised schedule of the infrastructure works to be carried out to implement the integrated catchment management approach recommended in the ICMP.
m. A list of performance measures by which the implementation of the integrated catchment management approach recommended in the ICMP will be gauged. See Note 1
n. The need for any changes (including designations) or variations to the relevant District Plan, as a result of the findings and approach of the ICMP. See Note 1
o. Identification of the water sensitive techniques that are appropriate, and those that are unsuitable, within the catchment or any sub-catchment.
p. All ICMPs shall be of sufficient scope and detail to inform development of Water Impact Assessments.

Note

1. *Information requirements c, k, m, and n in the table above do not apply to sub-catchment ICMPs for greenfield areas, but do apply to full ICMPs.*
2. *Council will hold some information and modelling data that may assist in preparing any type of ICMP.*
3. *Anyone preparing an ICMP will need to collaborate closely with Council. Council's guidance should be sought prior to commissioning any ICMP work. Council will define appropriate methodologies and deliverables for the technical components of an ICMP and how the information and assessments are to be presented. See also the Three Waters Management Practice Notes on Council's website.*
4. *Catchment boundaries will not always follow the boundary of a site. Some sites may fall within more than one hydrological catchment. Water supply, wastewater and stormwater networks often cross hydrological catchment boundaries.*

Table 1.2.2.6c: Information requirements for Sub-catchment ICMPs for areas other than Greenfield Areas

A Water Impact Assessment in accordance with Appendix 1.2.2.5 that also includes details of how adverse effects arising from the following will be avoided, remedied or mitigated: a. Flood hazards; b. Stormwater disposal; c. Discharges of contaminants; and d. Identified network constraints.

Table 1.2.2.6d: Completion of Full ICMP Preparation

Preparation of a full ICMP shall be considered complete when the ICMP has received technical certification by: a. Council that the ICMP complies with the relevant information requirements; and b. Waikato Regional Council that the guidance within the ICMP for stormwater diversion and discharge activities is to an acceptable standard.

1.2.2.7 Historic Heritage – ~~Schedule 8A~~Built Heritage and ~~8B~~Archaeological and Cultural

Sites ~~(Historic Heritage)~~

Any activity requiring a resource consent relating to Schedule 8A or 8B sites (refer Volume 2, Appendix 8) shall include as part of the resource consent application:

a. ~~Written advice~~Advice from an appropriately qualified person or body concerning the effects of the proposed activity on the cultural and heritage values identified for the ~~site~~heritage resource and outlining possible mitigation measures.

b. In the case of the site having identified tangata whenua values, advice from relevant iwi and representatives of Mana Whenua.

c. Where the site history indicates that there may be historical artefacts or other physical remains, advice from a suitably qualified and experienced archaeologist.

d. Advice that the necessary authority to modify or damage an archaeological site has been obtained from Heritage New Zealand Pouhere Taonga under the Heritage New Zealand Pouhere Taonga Act 2014.

Note

1. *An archaeological assessment, advice from Heritage New Zealand Pouhere Taonga, or ~~consultation~~engagement with iwi and representatives of Mana Whenua will not be required where there is documentary evidence held by Council that this has previously been carried out for the site, and that the proposed new work is covered by that documentary evidence.*

1.2.2.8 Historic Heritage Areas

a. Any activity requiring resource consent relating to a site locating within historic heritage area shall include a Heritage Impact Assessment as part of the resource consent application.

b. Purpose: To address the potential effects associated with a development within a historic heritage area, in terms of the effects on the authenticity, integrity and consistency of the visual and physical qualities of the area.

c. The content and detail of the Heritage Impact Assessment must correspond with the scale, nature and potential adverse effects of the proposal. The assessment must clearly demonstrate that the proposed development is unlikely to have any significant adverse effects in relation to the matters referred to the following representativeness and consistency criteria.

d. The Heritage Impact Assessment shall include:

i. A description of the identified historic heritage area and the subject site, and an assessment on the significance of the subject site to the overall representativeness and consistency of the HHA

ii. A summary of the purpose and necessity for the development and any alternatives considered;

iii. An assessment of how the proposal be sympathetic and not detract the

heritage values of the HHA. In particular, an assessment of the proposed development against the following consistency criteria of visual and physical qualities must be provided:

- The extent of the proposal impacts on the Street/Block Layout which makes a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage values and quality of the area
- The extent of the proposal impacts on the Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the overall Topography and nature environment of the area makes a positive contribution to the heritage values and quality of the area.
- The extent of the proposal impacts on the styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage values and quality of the area.
- he extent of the proposal impacts on the Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage values and quality of the area.

e. For the purpose of the Heritage Impact Assessment, representativeness means whether the area is representative of a period of development which has historic heritage significance in the development of the city. This criterion is to be assessed after the consistency criteria have been assessed and has been influenced by both the original period of development and whether there has been significant change in the area which has impacted its representativeness.

1.2.2~~.8~~.9 Comprehensive Development Plan

a. All CDP applications shall show the total expected development for the identified Comprehensive Development Plan area (even if the development is to proceed in stages) through plans and explanatory text.

b. Where a CDP area is to be developed in stages, the information required for each stage of the CDP process must be sufficient to enable assessment of the application in terms of the Concept Plan (Rototuna), Structure Plan and the Urban Design Guide.

c. Any staged application for the development of a CDP area shall include an overall development framework setting out the following for the entire CDP area:

i. Staging,

ii. Main block pattern,

iii. Roads and access ways,

iv. Stormwater solutions,

v. Reserves, and

vi. Bulk and scale of the buildings.

The application for the development of a specific stage within a CDP area shall provide detailed information, including the design of urban spaces, buildings and their service infrastructure as set out in the table below.

d. For CDP applications in the Industrial Zone refer to Rule 9.3.3 and 9.3.4.

e. CDP applications (except those in the industrial zone) shall include where relevant, but not be limited to the following:

Note

1. *Depending on the nature of the development and the stage it is at, not all information maybe required as part of the CDP.*

Information Requirements	Rototuna Town Centre Zone	All other CDPs (excluding the Industrial Zone)
a. Demonstrating how the land-use pattern and features proposed in the relevant Structure Plan will be achieved.	✓	✓
b. Demonstrating via an urban design assessment how the proposed development is in general accordance with the relevant assessment criteria and design guide.	✓	✓
c. Demonstrating how the standards of the zone will be met and the extent to which the relevant assessment criteria is achieved.	✓	✓
d. Defining the exact boundaries between the precinct and adjoining precincts.	✓	
e. The method by which the development of each Comprehensive Development Plan Area is to be managed, and how it will relate to surrounding land, and the wider Structure Plan area.		✓
f. The method by which the development of each precinct is to be managed, and how precincts will relate to each other, surrounding land and the wider Rototuna Town Centre area.	✓	
g. How transportation and other infrastructure is to be provided to enable the efficient, safe, effective, functional and sustainable delivery of infrastructure. This must take into account the subject		✓

Comprehensive Development Plan Area, integration with the surrounding CDP areas and the wider Structure Plan area.		
h. How transportation and other infrastructure is to be provided to enable the efficient, safe, effective, functional and sustainable delivery of infrastructure. This must take into account the subject Comprehensive Development Plan Area, integration with the surrounding CDP areas, the wider Rototuna Town Centre and the wider Structure Plan area.	✓	
i. Showing the exact location and design of proposed areas of open space, ecological links and natural features which are to be retained or enhanced, and the areas to be developed for stormwater purposes.	✓	✓
j. Site development. Illustrate:		
i. Activity types	✓	✓
ii. Building footprints	✓	✓
iii. Individual shop and business tenancy sizes	✓	
iv. The number of residential units proposed	✓	✓
v. External layout and floor areas of residential units	✓	✓
vi. How the identified yield is to be met	✓	✓
vii. Pedestrian walkways and cycleways	✓	✓
viii. Any carparking areas and vehicular circulation	✓	✓
ix. Vehicular access points between the site and public roads	✓	✓
x. Landscaping areas	✓	✓
xi. Service areas with appropriate screening	✓	✓
xii. Outdoor living courts		✓
xiii. Position of any existing buildings on adjacent land	✓	✓
xiv. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including treatment of building frontages, and relationship between internal boundaries of Comprehensive Development Areas (e.g. glazing and orientation)		✓
xv. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including treatment of building frontages (e.g. glazing and orientation)	✓	
k. Development staging: Explain if the development of the Comprehensive Development Area is to be staged, the manner and proposed timeframes for the staging and the means of managing any vacant land during the staging process.	✓	✓

l. Elevations. Illustrate: i. Building height and orientation, building exterior design features, any balconies, any artificial lighting to exterior walls and features, and how the proposed development will integrate with adjacent properties in terms of overall urban design, streetscape character and amenity.	✓	✓
ii. Verandas	✓	
m. Signs. Give details on number, dimensions, location, content, means of support and attachment. This includes signs of the names of the residential development if applicable.	✓	✓
n. Transportation. Carry out an Integrated Transport Assessment (ITA) which addresses: i. Provision for pedestrians, cyclists and passenger transport ii. Consistency with Access Hamilton and associated action plans iii. On-site provision of any car parking, servicing and manoeuvring space iv. How any car parking is to be provided, taking into account surrounding land uses and the opportunities for shared car parking v. Safe and efficient provision of entry and exit, including safety for all road users vi. Safe sight visibility distance for access points vii. Safe separation of access points from intersections and other access points viii. Impact of access on safe and efficient traffic flow on the transport network ix. Impact on the capacity and performance of the transport network.	✓	✓
o. Possible transport and accessibility modelling to assist in the preparation of the ITA. Applicants must also demonstrate whether a Travel Plan is required to mitigate any transport impacts from the development.	✓	✓
p. Servicing. Explain the provision, staging, location and capacity of network utilities and integration with existing and planned network utilities, quantity and quality of stormwater and proposed stormwater treatment, management and disposal facilities. Prepare an assessment of the impact on the infrastructure including network capacity and tolerance to support the development including future maintenance requirements.	✓	✓

q. Road Design. Provide details of: i. Form, function and design of internal roads including the integration with the existing transport network ii. Pavement and surfacing materials iii. Location of parking areas iv. Planting and street furniture v. Provision for pedestrians and cyclists vi. Location of passenger transport facilities, including corridors or priority treatments vii. Provision for road lighting viii. Proposed speed limit and design speed ix. The location and concept design of the roads (including typologies).		✓
r. Pedestrian and Cycle Links. Provide details of the position of walkways and cycle ways, links to adjacent sites, consideration of passive surveillance and other CPTED principles, and any artificial lighting to be used within these areas.	✓	✓
s. Planting and Screening. Provide details of: i. The type of landscaping to be established in yards, carparking areas, and other landscape areas ii. Identification of the plant and tree species to be used iii. Size of the vegetation iv. Number of plants to be used v. Artificial lighting or screening to be used vi. Consideration of passive surveillance and other CPTED principles vii. Maintenance provisions.	✓	✓
t. Public Square: Show the type of landscaping and materials to be used, taking into consideration CPTED and lighting for safety, amenity and ambience. Consideration must be given to the multifunctional use of the square and its relationship with surrounding buildings and features.	✓	
u. Gateways: Show how the areas defined as gateways in the Rototuna Town Centre Design Guide will be treated in terms of opportunities for landmark buildings, structures, and public art to announce the sense of arrival and departure.	✓	

v. ICMP: Show how the development takes into account and addresses a completed and approved ICMP.		

1.2.2~~.8a~~.10 Temple View Precincts

a. All applications for resource consent for activities within a Temple View Precinct shall show the total anticipated development for the Precinct area through plans and explanatory text, regardless of whether the application relates to all or part of the Precinct.

   Where an application for resource consent for activities within a Temple View Precinct relates to part of the Precinct, the level of information regarding anticipated development for the balance of the precinct area may be indicative but shall provide sufficient detail to demonstrate that the proposed development integrates with the existing development within the Precinct (where relevant) and the anticipated development for the entire Precinct area.

b. Where a Temple View Precinct is to be developed in stages through the progressive lodgement of multiple resource consent applications, the information required for each stage of the Precinct process must be sufficient to enable assessment of the application against the purpose of the specific Precinct (in the context of the Character Area and/or the Heritage Area), and the Urban Design Guide.

c. Notwithstanding a. and b. above, all applications for resource consent for the development of a Temple View Precinct shall include an overall development framework which sets out the following for the entire Precinct:

   i. Staging,

   ii. Main block pattern,

   iii. Roads and access ways,

   iv. Stormwater solutions,

   v. Reserves, and

   vi. Bulk and scale of the buildings.

   All applications for resource consent for activities within a Temple View Precinct shall provide, as a minimum, detailed information relating to the design of urban spaces, proposed buildings and service infrastructure for the proposed activities.

d. In addition to the mandatory information requirements stated above any application for resource consent for activities within an identified Temple View Precinct shall include the information listed in the table below, where the information is identified for the specific Precinct.

Note

1. *This information requirement applies to all resource consent applications for activities within a Precinct, whether the application relates to the entire Precinct or whether the application is for a particular stage of development within that Precinct.*
2. *Applicants may provide additional information where considered appropriate.*

3. *All applications for resource consent must also comply with the requirements of the Resource Management Act 1991, including Schedule 4.*

Information Requirements	Temple View Zone				
	Precinct 1	Precinct 2	Precinct 3	Precinct 4	Precinct 5
a. Demonstrate via an urban design assessment how the proposed development addresses the relevant assessment criteria and design guide.	✓	✓	✓	✓	✓
b. Demonstrate how the standards of the zone will be met and the extent to which the relevant assessment criteria are achieved.	✓	✓	✓	✓	✓
c. Demonstrate how the proposed activities will integrate with the anticipated development for the entire Precinct and the surrounding Precincts	-	✓	✓	✓	✓
d. Demonstrate how infrastructure, including transportation links, will be provided which is safe, functional and sustainable; and which will integrate with development within the Precinct as well as surrounding Precincts.	✓	✓	✓	✓	✓
e. Identify the location and design of proposed areas of open space, ecological links and natural features which are to be retained or enhanced, and the areas to be developed for stormwater purposes.	✓	✓	✓	✓	✓
f. Details of the proposed development, including:	-	-	-	-	-
i. Activity types	✓	✓	✓	✓	✓
ii. Building footprints	✓	✓	✓	✓	✓
iii. Individual shop and business tenancy sizes	✓	-	-	-	-
iv. The number of residential units	✓	✓	✓	✓	✓
v. External layout and floor areas of residential units	✓	✓	✓	✓	✓
vi. Pedestrian walkways and cycleways	✓	✓	✓	✓	✓
vii. Any carparking areas and vehicular circulation	✓	✓	✓	✓	✓
viii. Vehicular access points between the site and public roads	✓	✓	✓	✓	✓
ix. Landscaping areas	✓	✓	✓	✓	✓
x. Service areas with appropriate	✓	✓	✓	✓	✓

screening					
xi. Outdoor living courts	✓	✓	✓	✓	✓
xii. Position of any existing buildings on adjacent land	✓	✓	✓	✓	✓
xiii. How the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character including building frontages, and relationship between precinct boundaries (e.g. glazing and orientation)	✓	✓	✓	✓	✓
g. Development staging: Explain if the development of the Precinct is to be staged, the manner and proposed timeframes for the staging and how any vacant land will be managed over time until all stages of the development are complete [where this is known and/or the Precinct land is owned by a single land owner or where a single enterprise has control over development across the entire Precinct].	✓	✓	✓	✓	✓
h. Building height and orientation, building exterior design features, any balconies, any artificial lighting to exterior walls and features, and how the proposed development will integrate with adjacent Precinct properties in terms of overall urban design, streetscape character and amenity.	✓	✓	✓	✓	✓
i. Signs: Give details on number, dimensions, location, content, means of support and attachment. This includes signs of the names of the residential development if applicable.	✓	✓	✓	✓	✓
j. Transportation: Require the preparation of an ITA as set out in Chapter 25, Rule 25.14.4.3	✓	✓	✓	✓	✓
k. Servicing: Explain the provision, staging, location and capacity of network utilities and their integration with existing and planned network utilities. Provide details (to an appropriate level, commensurate with the nature and scale of the development), of the quantity and quality of stormwater; and any proposed stormwater treatment, management and disposal facilities. Provide an assessment of the impact on the infrastructure including network capacity and tolerance to support the development including future maintenance requirements.	✓	✓	✓	✓	✓
l. Road Design: Provide details of:	✓	✓	✓	✓	✓

i. Form, function and design of internal roads including the integration with the existing transport network ii. Pavement and surfacing materials iii. Location of parking areas iv. Planting and street furniture v. Provision for pedestrians and cyclists vi. Location of passenger transport facilities, including corridors or priority treatments vii. Provision for road lighting viii. Proposed speed limit and design speed ix. The location and concept design of the roads (including typologies).					
m. Pedestrian and Cycle Links: Provide details of the position of walkways and cycle ways, links to adjacent sites, consideration of passive surveillance and other CPTED principles, and any artificial lighting to be used within these areas.	✓	✓	✓	✓	✓
n. Planting and Screening: Provide details of: i. The type of landscaping to be established in yards, carparking areas, and other landscape areas ii. Identification of the plant and tree species to be used iii. Size of the vegetation iv. Number of plants to be used v. Artificial lighting or screening to be used vi. Consideration of passive surveillance and other CPTED principles vii. Maintenance provisions.	✓	✓	✓	✓	✓
o. Demonstrate how the development of the Precincts will integrate with the heritage items and Archaeological site within the Temple View Zone that are listed in	✓	✓	✓	✓	✓

Appendix 8A and Appendix 8B to ensure the retention of the heritage values associated with these items.					
p. Demonstrate how reverse sensitivity will be managed; and how the proposed development will address the interface between the urban activities within Hamilton City and the rural activities within Waipa District.	-	-	✓	-	-

1.2.2 ~~9~~.11 Flood Risk Assessment Report

Any application for subdivision consent creating additional lots within a Flood Hazard Area is to undertake a flood risk assessment report as outlined below.

This report is a site specific flood assessment supporting proposed subdivision, use or development of land which may be affected by flooding. Its purpose is to provide information about the subject site, the proposed activity, the likelihood, nature and extent of the relevant flood hazard and an explanation as to whether the resulting level of flood risk is acceptable. It can be used to provide a more site specific assessment of flood hazards than the broad flood hazard categorisation identified on the Planning Maps and implemented by rules in Volume 1, Chapter 22: Natural Hazards.

The flood hazard modelling information used by Council to identify Flood Hazard Areas should be used to inform this report.

a. The report must be prepared by an appropriately experienced and qualified practitioner and consider up to at least a 1% annual exceedance probability event.

b. The report must include, but may not be limited to, the following matters, where applicable.

   i. The existing use and development of the site.

   ii. An outline of the likelihood and effects of flooding on the site.

   iii. A site layout plan showing:

      - Land potentially affected by flooding in a flood event, including areas of overland flow paths on the subject site and all adjoining sites.

      - The location of the proposed activity, including any proposed building platforms, in relation to the land potentially affected by flooding.

   iv. Whether there is a reasonable or practicable alternative to locating the proposed use or development on land within a Flood Hazard Area.

   v. The sensitivity of the proposed activity to the adverse effects of flooding.

   vi. The potential risk to life, health and safety, and property during a flood event including consideration of:

- Frequency, duration, extent, depth and velocity of flooding on the site and any access to the proposed activity,
- Cumulative risks from interactions with any other natural hazard affecting that site (e.g. geotechnical conditions),
- Any available flood warning time, and
- The ability to access or evacuate the site and the danger to residents and emergency service personnel if the site or access to the proposed activity is affected by flooding.

vii. The positive or adverse effect of the proposed activity on:

- Overland flow paths (e.g. obstructing or diverting),
- Hydrological capacity (e.g. reduced flood water storage capacity),
- Flood water depths, and
- Flood water velocities.

viii. Whether the proposed activity creates a new or exacerbates an existing natural hazard both on or off site.

ix. Options to avoid or mitigate the adverse effects of flood hazards and reduce risk to the proposed activity to an acceptable level, including consideration of the appropriateness of any mitigation measures proposed. This may require:

- An elevation plan showing freeboard heights in relation to the top water flood level of a 1% annual exceedance probability event.
- Information confirming that the proposed design of sub-floor structures, walls or fences allows for the free passage of flood waters.
- Information confirming that the design of proposed structures or buildings is sufficient to withstand inundation by flood waters.

c. If the report relies on flood hazard modelling information other than that used by Council to identify the Flood Hazard Areas in the Planning Maps then the report must include detail about the model methodology, assumptions and limitations, validation and any peer review.

d. The report may recommend the refinement of the extent of the Flood Hazard Areas depicted in the Planning Maps to reflect a greater level of topographical detail than that used in Council's flood hazard modelling. An explanation of the methodology used and the nature, extent and effect of the refinement is required.

Note

1. *Recommended refinements cannot alter the activity status of the proposal.*

1.2.2~~.10~~.12 Site Management Plan (Waikato Riverbank and Gully Hazard Area)

Any application for resource consent for subdivision, use or development within the Waikato Riverbank and Gully Hazard Area or any activity not complying with standards in Rule 20.4.1, must be accompanied by a Site Management Plan prepared by an appropriately experienced and qualified practitioner. This will include, but may not be limited to:

a. Location, extent and form of all existing and proposed:
    i. Buildings and structures.
    ii. Landscaping (including retaining walls and fences).
    iii. Sealed and impermeable ground surfaces.
b. Existing and proposed site contours at 0.5m intervals.
c. Location, extent and species of:
    i. Existing vegetation being removed.
    ii. Existing vegetation being retained.
    iii. Any proposed new vegetation.
d. The location of vehicle access, manoeuvring and any parking areas.
e. The nature of the ground conditions and the suitability of the proposal having regard to these ground conditions.
f. Any risk mitigation measures proposed.
g. Land stability, erosion, earthquake (amplification and liquefaction) or any other natural hazard, including any modification to landforms and removal of vegetation.
h. Methods proposed for site management of earthworks and stormwater.

In relation to Peat Lakes, Wetlands and Peat Lake Catchments:

A description of the measures to be undertaken to help prevent or reduce effects on:

- Ecosystems, plants and animals any any disturbance of habitats
- Any natural watercourse including any discharge of sediment to the waterway and any effect on water quality, water clarity and in-stream habitats.

1.2.2~~.11~~.13 Stormwater Disposal Report

Any application for resource consent for subdivision, use or development within the Waikato Riverbank and Gully Hazard Area or any activity not complying with standards in Rule 20.4.1, must be accompanied by a Stormwater Disposal Report prepared by an appropriately experienced and qualified practitioner. This will include, but may not be limited to:

a. A description of the site, including:

    i. Natural drainage patterns and any other drainage features (including any spring or groundwater seepage).

    ii. Its relationship to broader stormwater catchments.

    iii. Ground conditions and any particular geotechnical vulnerabilities.

b. Existing stormwater consent constraints (if any) and whether these impact on the proposal.

c. An assessment of the wet season (winter) water table that establishes the minimum capacity of the ground to absorb water.

d. An assessment of post-development stormwater flows and the means to be employed to match these to predevelopment flows.

1.2.2~~.12~~.14 Hazardous Facilities

Any application for resource consent for Hazardous Facilities shall include as part of the resource consent application the following information.

Any application for resource consent for Hazardous Facilities shall include as part of the resource consent application the following information.

a. The proposed site and layout, with a description of the nature and scale of the proposed hazardous facility and associated operations.

b. Quantities of hazardous substances proposed to be used, stored, transported or disposed of on the site.

c. Site drainage and off-site infrastructure, including the biophysical characteristics of the site and surrounding areas (e.g. stormwater systems, transport corridors).

d. Design and location of site access to provide safe access to and from the transport network.

e. The sensitivity of the surrounding human, natural and physical environment and proposed measures to protect them.

f. Separation distances from neighbouring activities and people potentially at risk from the hazardous substance facility, including consideration of the proximity to people oriented activities (e.g. childcare facilities, hospitals, schools, rest homes).

g. Identification of on-site hazards and exposure pathways from the proposed facility, including a description of the environment actually or potentially affected by the proposal.

h. Potential cumulative effects with neighbouring facilities.

i. Preliminary hazard and risk assessment that systematically addresses the site hazards, likely accident scenarios, exposure pathways, receiving environments and potential environmental effects.

j. Management of wastes containing hazardous substances, including a waste management plan.

k. Fire safety and fire water management.

l. Proposed contingency measures and emergency plans.

m. Proposed monitoring and maintenance schedules.

n. **Risk assessment.** For any activity that requires discretionary activity consent under Chapter 25.4 City-wide – Hazardous Facilities, the Assessment of Environmental Effects must contain a risk assessment that systematically addresses site hazards, likely accident scenarios, exposure pathways, receiving environments and potential environmental effects. The detailed hazard analysis and risk assessment of installations, operations and processes involving hazardous substances is to be appropriate to the type and scale of the proposed facility. For significant facilities a quantitative risk assessment may be required. This assessment should place emphasis on:

    i. Identification of potential hazards, failure modes and exposure pathways; assessment of the probability and potential consequences of an accident leading to a release of a hazardous substance or loss of control, including, as applicable, cumulative or synergistic effects.

    ii. Acceptability of the assessed risks, including cumulative risks.

    iii. Residual risks after applying proposed risk control and mitigation measures.

o. **Alternatives.** For any activity that requires discretionary activity consent under Chapter 25.4 City-wide – Hazardous Facilities, the Assessment of Environmental Effects must also contain an evaluation of alternatives (sites or locations, substances, quantities, processes or equipment, site management, etc) to determine whether there are any alternatives to the proposal, particularly where it is possible that the activity is likely to result in significant environmental effects.

p. **Risk mitigation and control.** For any activity that requires discretionary activity consent under Chapter 25.4 City-wide – Hazardous Facilities, the Assessment of Environmental Effects must clearly identify proposed risk control and mitigation measures, with emphasis on sensitive land-use activities and environments, including, as applicable:

    i. Equipment, systems and engineered safety measures such as containment

devices, fire safety apparatus and spill contingency or clean-up equipment.

ii. Emergency management plans, monitoring and maintenance schedules, and training programmes.

1.2.2~~.13~~.15 Events

Any event requiring resource consent shall, as part of the resource consent application, provide a waste management plan, transport management plan and noise management plan prepared by suitably experienced and qualified practitioners, as outlined below:

a. Waste Management Plan

The Waste Management Plan shall outline:

i. An estimate of the types and volumes of waste to be generated by the event.

ii. Any opportunities for waste minimisation.

iii. Steps to be taken to maximise the use and collection of recyclables or re-usable materials.

iv. Waste and recyclables collection, storage and transportation equipment to be provided.

v. The method of and person responsible for the collection and disposal of waste generated by the event.

vi. The arrangements made for the provision of post-event waste analysis and reporting of that information to the Council.

vii. The arrangements made for the provision of litter minimisation, collection, and removal from within the event site and its immediate surrounds.

b. Transport Management Plan

The Transport Management Plan shall outline:

i. On and off street parking provisions.

ii. Travel plan including (but is not limited to):

i. Provision for access on and off the site for walking, cycling, passenger transport and the mobility impaired.

ii. Promotion of options for travel.

iii. Incentives for using passenger transport, walking or cycling.

iv. Cycle-parking facilities.

v. Map for ease of route planning.

iii. A Temporary Traffic Management Plan prepared in accordance with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management.

iv. The outcome of consultation with Waka Kotahi NZTA, NZ Police, emergency services, directly affected residents/businesses and Waikato Regional Council (passenger transport), wherever relevant.

v. A contingency plan which specifies a clear set of roles and procedures in the case of a traffic accident or emergency.

c. Noise Management Plan

The Noise Management Plan shall outline:

i. Days and times of pre-event sound testing and practice, and of the main event.

ii. Identification of likely noise sources and the nature of noise emissions (including frequency of occurrence and duration and any special audible characteristics).

iii. The applicable noise performance standards.

iv. Identification of likely affected persons and any special needs of those persons.

v. Community consultation and notification of affected persons.

vi. Mitigation measures, including for any pre-event sound testing and practice.

vii. Monitoring of sound levels during the event to ensure compliance with the noise performance standards.

viii. Complaints management procedure.

ix. Contact details of key personnel.

x. Reporting of monitoring results to Council.

1.2.2.~~14.~~16 Concept Development Consents and Consents for Te Awa Lakes Adventure Park for Major Facilities and Provision of Concept Plans

Any application for a Concept Development Consent and consents for Te Awa Lakes Adventure Park for major facilities shall show the total expected development of the facility (even if the development in that area is to proceed in stages) through plans and explanatory text which may include the following information (as relevant).

a. How the proposal is in general accordance with the urban design approach objectives and policies in Volume 1, Chapter 25.15: City-wide – Urban Design.

b. Demonstrate how the objectives, policies and rules in Volume 1, Chapter 17: Major Facilities Zone have been met.

c. Demonstrate how the relevant assessment criteria have been met.

d. Details of any consultation undertaken.

e. A Concept Development Consent application and resource consent applications for Te Awa Lakes Adventure Park shall include a concept plan which shows diagrammatically, in the form of precincts:

   i. The general distribution of activities, buildings, open space and any parking facilities.

   ii. Provision for access to and movement within the site for vehicles.

   iii. Pedestrian and cycle links. Show the position of existing and proposed walkway and cycleway links within the site and to adjacent sites.

   iv. The interrelationships with the surrounding locality, including buffer areas, links to local centres and access to passenger transport.

   v. Future development areas, major landscaping areas and protected natural heritage and cultural features.

   vi. The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings.

   vii. Development Staging. Explain if development of the major facility is to be staged, the manner and proposed timeframes for the staging (if known) and the means of managing any vacant land during the staging process.

   viii. How Interface Areas on site are being appropriately planned for in the development of Concept Development Consents.

   ix. In the case of Waikato Stadium a shading diagram showing the extent and duration of shading resulting from new development proposals over any neighbouring properties.

f. Any other information that may be needed to assess the application.

g. New Concept Development Consents and resource consents for Te Awa Lakes Adventure Park shall include a Broad ITA in accordance with Appendix 15-2. In Te Awa Lakes Adventure Park the ITA shall assess the levels of traffic generation to determine the implementation of transport infrastructure improvements and their staging and timing in accordance with clause 3.8.3 and Rule 3.8.5.3 in Section 3.8, Te Awa Lakes Structure Plan. The ITA shall include information describing the proposed walking and cycling network and its connections to existing shared paths in the locality. The ITA shall include evidence of consultation with Waka Kotahi NZTA and how the outcomes of that consultation have been addressed.

h. In Te Awa Lakes Adventure Park, a Travel Demand Management (TDM) Plan that outlines the measures to be implemented to achieve:

   - Leadership of travel demand management by the consent holder;

- Collaborative participation with Hamilton City Council, Waikato Regional Council and the local Te Awa Lakes community;
- Strong mode shift outcomes to alternative, non-motorised and public transport utilisation:
- Integration with existing and future public transport outcomes;
- Multi-modal ride share alternatives and associated infrastructure;
- Cycle network integration and enhancement;
- Pedestrian network integration and enhancement; and
- Minimisation of external private trip making.

i. In Te Awa Lakes Adventure Park a management plan for the cable ski lake, and any other water bodies in the Adventure Park designed for immersion in water, including swimming, that has a purpose of achieving a swimmable water quality. The management plan is to include:

- A plan for monitoring water inflows and water quality to provide sufficient data to adaptively manage the water bodies to meet a swimmable water quality;
- A series of triggers and actions including the use of chlorophyll-*a* as a metric, to maintain the water quality;
- Details of who will be responsible for undertaking the monitoring and any actions to maintain the water quality of the water bodies; and
- An Operations and Maintenance Manual for the ongoing maintenance of the water bodies.

j. An alligator weed management plan prepared by a suitably qualified person incorporating methods to manage and control alligator weed during construction and on an ongoing basis after subdivision and development. The management plan is to include:

i. Objectives that focus on eradication of the weed from the site but provide for an adaptive approach of stopping its spread and reducing its density if that proves impracticable;

ii. Identification of measures for the safe disposal or removal off site of soil or other material infested with alligator weed;

iii. Identification of the need for any of the management and control measures to be implemented on an ongoing basis following subdivision and development, and to be incorporated into conditions of consent and through consent notices; and

iv. Evidence of consultation with Waikato Regional Council and Hamilton City

Council (as asset manager), including how the outcomes of that consultation have been addressed, and a copy of any Weed Hygiene Plan that is in place in accordance with the provisions of the Waikato Regional Pest Management Plan.

***Note**: The Te Awa Lakes site contains alligator weed which is defined as a 'progressive containment' pest plant in the Waikato Regional Pest Management Plan. That Plan includes rules that apply to land that is to be subdivided or developed and includes pest plants. The Waikato Regional Pest Management Planis administered by Waikato Regional Council.*

k. In Te Awa Lakes Adventure Park, the design and layout of activities, structures and the provision of landscaping or other screening adjacent to the Waikato Expressway and Te Rapa Road frontages of the site so as to avoid, as far as practicable, distraction to road users.

1.2.2~~.15~~.17 Centre Assessment Report

a. Any applicant for a resource consent for office or retail activities that are not listed permitted activities on any sites outside the Central City or Business Zones shall provide a detailed Centre Assessment Report as part of the application excluding for a Dairy in the General Residential Zone.

b. Any applicant for a resource consent for office or retail activities within the Central City or Business Zones may be required to provide a detailed Centre Assessment Report as part of the application, excluding:

i. Ancillary retail and offices in any Central City or Business zone

ii. Any retail activity in the Central City Zone

iii. Any office activity in the Central City Zone (Downtown Precinct)

iv. Yard based retail

v. Building Improvement Centres

vi. Wholesale and trade retail supplies

vii. Any office or retail activity that is provided for in the Zone Activity Status Table as Permitted but requires resource consent due to failure to comply with one or more General Standard(s).

c. **Purpose**

To address the potential effects associated with a proposal for retail or office activity in terms of the specified restricted discretionary activity criteria set out in Appendix 1 – clause 1.3.3H

The content and detail of the Centre Assessment Report shall correspond with the scale, nature and potential adverse effects of the proposal. A detailed assessment may not be required if the applicant can clearly demonstrate that the proposed

development is unlikely to have any significant adverse effects in relation to the matters referred to in the assessment criteria 1.3.3H.

d. **Information requirements**

The information shall include:

i. A summary of the methodology and data sources used to prepare the assessment.

ii. The following comparative indicators on the current vitality, functions and amenity of the Central City and sub-regional centres for the activity and a summary analysis of discernible trends:

- Retail expenditure patterns
- Floorspace and activity mix
- Employment by type
- Pedestrian environment and flows
- Parking and public transport services and connections
- Retail and office demand and supply, including vacancy levels.

iii. The existing and consented development located outside of the Central City and/or sub-regional centres, which has been taken into account when assessing the potential adverse effects of the development.

iv. Any external non-development factors such as macroeconomic trends or site specific factors that could influence the above indicators

v. Information should be included to demonstrate the appropriateness of the timeframes used to demonstrate trends and future predictions.

1.2.2~~.16~~.18 Ruakura Logistics Zone

a. Applications for Freight-handling activities and Logistics and Freight-handling infrastructure within the Inland Port (Sub Area A (Inland Port)), see Figure 2-14, shall be accompanied by a Noise and Vibration Management Plan for the relevant stage of the Inland Port which shall include the following:

i. The result of any noise monitoring undertaken to demonstrate that earlier stages of Inland Port development and logistics activities, if any, meet noise performance standards, with an analysis of compliance as necessary.

ii. A recalibrated model based on the results of the above monitoring.

iii. The identification of construction and operational noise and vibration sources and the noise emissions associated with each stage of the development of the Inland Port (Sub Area A (Inland Port)), including refrigerated containers.

iv. The applicable noise performance standards to be achieved at different times of the day.

v. The applicable vibration performance standards.

vi. Operational strategies and configurations adopted for each stage based on modelling which achieve compliance with the noise and vibration performance standards set out in Chapter 25.8.

vii. Plans and diagrams sufficient to illustrate the location, scale and dimensions of the noise barrier designed to achieve compliance with the noise performance standards set out in Chapter 25.8.

viii. Strategies and configurations to be adopted during construction which achieve compliance with the noise and vibration performance standards set out in Chapter 25.8.

ix. A signed statement by its author stating that the measures identified will enable the activity to comply with the noise and vibration performance standards set out in Chapter 25.8.

x. A subsequent signed statement by the designer of the noise barrier that it has been constructed in a way that makes it fit for purpose.

xi. Identification of persons potentially affected by noise and vibration from the operation and construction of the Inland Port (Sub Area A (Inland Port)) (including but not limited to members of the Inland Port Community Liaison Committee required under Rule 10.5.1), a record of meetings held and consultation undertaken with such potentially affected persons, and responses to matters raised in consultation.

xii. Procedures for monitoring noise levels to ensure compliance with the noise performance standards in Chapter 25.8.

xiii. Management of noise emissions at night, with particular emphasis on the methods to effectively manage the noise effects on noise sensitive activities and which avoid or minimise sudden and/or loud noises at night.

xiv. Procedures for receiving and addressing noise complaints.

xv. Methods for updating the Noise and Vibration Management Plan as appropriate to respond to changing requirements.

xvi. Contact details of key personnel, including the name of the person with overall responsibility for ensuring noise limits are met.

xvii. An independent peer review report prepared by a suitably qualified and experienced expert acceptable to the Council that considers all aspects of the Noise and Vibration Management Plan, in particular the accuracy of modelling, the matters of discretion listed in Appendix 1.3.3 N2 Ruakura and compliance with noise and vibration performance standards.

1.2.2.~~17.~~19 Knowledge Zone Precinct C - Centre Assessment Report

a. Purpose

To address the potential effects associated with a proposal for retail, office and other activities in terms of the specified restricted discretionary activity criteria set out in Appendix 1.3.3H- Functionality, Vitality and Amenity of Centres and 1.3.3 N Ruakura.

The content and detail of the Centre Assessment Report shall correspond with the scale, nature and potential adverse effects of the proposal. A detailed assessment may not be required if the applicant can clearly demonstrate that the proposed development is unlikely to have any significant adverse effects in relation to the matters referred to in the assessment criteria 1.3.3H.

b. Information requirements

The assessment shall include the following information:

i. A summary of the methodology and data sources used to prepare the assessment.

ii. The following comparative indicators on the current vitality, functions and amenity of the Central City and sub-regional centres for the activity and a summary analysis of discernible trends:

- Retail expenditure patterns
- Floorspace and activity mix
- Employment by type
- Pedestrian environment and flows
- Parking and public transport services and connections
- Retail and office demand and supply, including vacancy levels.

iii. The existing and consented development located outside of the Central City and/or subregional centres, which has been taken into account when assessing the potential adverse effects of the development.

iv. Any external non-development factors such as macroeconomic trends or site specific factors that could influence the above indicators.

v. Information should be included to demonstrate the appropriateness of the timeframes used to demonstrate trends and future predictions.

1.2.2~~.18~~.20 Land Development Plans - Ruakura

Land Development Consent

An application under Rule 3.7.4.2 shall be accompanied by a Land Development Plan including the following information:

General

a. The exact boundaries between the Land Development Plan and adjoining Land Development Plan Areas.

b. The exact boundaries of any Open Space Zone included in the Land Development Plan.

c. Where an application for Land Development Consent is made for part of a Land Development Plan Area (as shown on Figure 2-16), pursuant to Rule 3.7.4.2.b the following indicative information for the balance area of each Land Development Plan Areas shall be provided as part of that application:

   i. The location and width of proposed roads and carriageways and their integration with the existing and future transport networks;

   ii. The location of proposed Ruakura Strategic Infrastructure to ensure connectivity across the entire structure plan and adjacent Land Development Plan areas;

   iii. The National Grid electricity transmission network;

   iv. Where the Land Development Plan contains any part of the Inland Port (Sub Area A (Inland Port)) an indicative layout plan showing internal roads, hardstand and impermeable areas, crossing points under transmission lines, indicative building locations, future rail sidings and connections to the East Coast Main Trunk railway and clearances between finished surface levels of the Inland Port and the National Grid electricity transmission network;

   v. The location and size of storm water treatment and control measures; and

   vi. The location, size and purpose of open spaces.

Concept Layout Plan

d. The location, width and design of proposed roads and carriageways (including lighting, street furniture and signs) and the integration of roads with the existing and future transport network and the National Grid electricity transmission network.

e. The location of proposed Ruakura Strategic Infrastructure to ensure connectivity across the entire structure plan and adjacent land development plan areas.

f. Within the Inland Port (Sub Area A (Inland Port)) – an indicative layout plan showing internal roads, hardstand and impermeable areas, crossing points under transmission lines, indicative building locations, future rail sidings and connections to the East Coast Main Trunk Railway and clearances between finished surface levels of the Inland Port and the National Grid electricity transmission network.

g. The location and design of storm water treatment and control measures.

h. The location and dimension of open spaces, and the total area provided for each open space purpose consistent with the purpose of the Ruakura Open Space Zone and Ruakura Structure Plan area.

i. The location and dimension of pedestrian and cycle ways.

j. Existing and proposed Three Waters infrastructure necessary to service the Land Development Area.

k. Existing and proposed ground levels and associated earthworks (Note: consent for earthworks within a National Grid Yard may also be required under Rule 25.2.3 or 25.7.4).

l. Methods to provide public access to and use of the Open Space, except as may need to be limited for safety reasons.

m. Consistency with the overall strategic infrastructure network for the structure plan as shown on Figures 2-15A and B Ruakura Strategic Infrastruture (Appendix 2).

Landscape Concept and Ecological Enhancement Plan

n. A Landscape Concept and Ecological Enhancement Plan that includes the following:

i. A landscape concept for the area of open space included in the Land Development Plan, consistent with the purpose of the Ruakura Open Space Zone and Ruakura Structure Plan area.

ii. Details of landscape treatment of streets, footpaths and cycleways.

iii. Details of landscape treatment of storage basins, swales and linear wetlands, which show at a minimum the following:

a. 100% cover of indigenous wetland vegetation in linear wetlands associated with arterial, collector roads and local roads in Industrial Park Zone; and

b. 80% cover of indigenous wetland vegetation in linear wetlands associated with the main greenway corridor, including the Silverdale Road to Mangaonua greenway and the corridor adjoining the expressway in the Logistics and Industrial Park Zones.

iv. Details of the Landscape Buffer Areas in the Inland Port (Sub Area A (Inland Port)) required in Rule 10.5 and as shown on Figure 2-17 Inland Port Building Setbacks and Landscape Controls (Appendix 2). These details shall include:

a. Measures to ensure that filled ground provides optimum growing conditions such as avoiding the placement of compacted fill and installing topsoil that has been stripped and stockpiled according to sound practice.

b. Plant types and species, sizes at time of planting and spacing sufficient to achieve the screening purpose of the buffer areas.

c. The selection of quick growing trees that are capable of achieving the planting heights (other than understorey and edge planting) specified on Figure 2-17 Inland Port Building Setbacks and Landscape Controls (Appendix 2) according to the following growth rates:

- Year 1 = 2m
- Year 5 = 6m-8m
- Year 8 = 8m-10m
- Year 10 = 10m-12m

d. Details of ongoing maintenance to ensure the planting achieves the best possible growth rates.

v. Details of the Landscape Buffer Areas for Percival Road required under Rules 10.5.4.3 and 11.5.3 and as shown on Figures 10.5.4.3a and 11.5.3a. These details shall include those as outlined in iv., a., b. and d. above.

vi. Measures to ensure the implementation and ongoing maintenance of the Landscape and Ecological Concept Plan. In particular, the Landscape and Ecological Concept Plan shall detail the proposed timeframes for the implementation of the planting in the Landscape Buffer Areas in the Inland Port (Sub Area A (Inland Port)) relative to the proposed development and operation of logistics and freight-handling activities and infrastructure.

vii. A design statement, and details of plant species[1] and materials including indigenous trees and shrubs bordering the linear wetland to improve the ecological function without hindering their treatment functions.

[1] ***Note****:*
On the basis of the soil type within the storage basin to be planted, shrubland and forest species shall be selected from Clarkson B D, Clarkson B R and Downs T M, 2005: Indigenous Vegetation Types of Hamilton Ecological District, CBER Contract Report 58. The percentage vegetation cover of the storage basins shall be consistent with Hamilton City Council Infrastructure Technical Specifications October 2013 or its replacement.

viii. Methods in the design and layout of Open Space to provide for the amenity of adjoining and adjacent activities.

ix. The design of the linear wetlands to support black mudfish, shortfin eels and longfin eels, including a range of vegetation suitable to support these fish species without hindering the treatment functions of the linear wetland. The design shall take account of risk factors for black mudfish including competition from pest fish, lack of suitable peat soils, drying out, lack of cavities for mudfish to aestivate (sleep over summer) and inappropriate pH of water due to lack of peat. This may necessitate retention or incorporation of peat soils in the construction of the linear wetlands.

x. Methods to ensure implementation of a Native Fish Management Plan for the Land Development Plan Area consistent with the requirements of the Structure Plan Area-wide Native Fish Management Plan.

xi. Methods to ensure implementation of a Native Lizard Management Plan for the

Land Development Plan Area consistent with the requirements of the Structure Plan Area-wide Native Lizard Management Plan.

xii. The Native Fish Management Plan and Native Lizard Management Plan prepared by suitably qualified and experienced ecologist and shall include:

a. containment and translocation methods for at risk species;

b. methods to ensure adequate separation between black mudfish and longfin eels;

c. adaptive management, monitoring and response process to determine the success or otherwise and to implement a contingency plan if necessary; and

d. an analysis of risk relating to timing of collection, containment and translocation.

Water Impact Assessment

o. A Water Impact Assessment based on anticipated development in the Land Development Plan that includes the following:

i. How the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.

ii. Where there is no relevant Integrated Catchment Management Plan, how the proposal is consistent with the development of and gives effect to Ruakura Strategic Infrastructure including as shown on Figures 2-15A and B in Appendix 2 for the entire structure plan area.

iii. How the Land Development Plan provides for the eventual diversion of any temporary connections to strategic infrastructure, including timing or triggers for such diversions.

iv. An assessment of any potential effects (including cumulative effects) of the development in relation to its catchment. In particular, the assessment should include consideration of potential construction effects and the potential effects of new stormwater devices on adjacent private property.

v. Details of what water-sensitive techniques are proposed and methods of implementation.

vi. Details of the expected water efficiency benefits arising from the proposed water-sensitive techniques compared to the same development without using those water-sensitive techniques.

vii. Details of how the water-sensitive techniques will be operated and maintained to ensure ongoing water efficiency benefits.

viii. Confirmation of available Three Waters infrastructure and capacity, existing and proposed, to appropriately service anticipated development in the Land

Development Plan area and the wider structure plan area.

ix. Details of the water demand (flow and pressure) and water sources.

x. An assessment of the effect that any staged or interim development and infrastructure has on the strategic network described in Figures 2-15A and B Ruakura Strategic Infrastructure (Appendix 2) including an assessment of when any diversion to that strategic network is required to restore the city wide network capacity that was being used on an interim basis.

***Note**:*
Consent from the Regional Council for an increased water take may be required where a development proposal is to take in excess of 15m^3 of water per day.

Integrated Transport Assessment

p. An Integrated Transport Assessment (ITA) for anticipated development within the Land Development Plan area, prepared in accordance with the requirements of Rule 25.14.4.3 and confirming that the anticipated levels of development will comply with Rule 3.7.4.3 Staging and Traffic Requirements. Prior to approving an ITA or Land Development Plan for the first stage of the Inland Port (Sub Area A (Inland Port)), the upgrading requirements of Ruakura Road from, and including, the Silverdale Road intersection to Wairere Drive shall be reviewed. Any upgrading required shall be agreed with the Hamilton City Council, and be completed in accordance with the agreement before operation of the Inland Port (Sub Area A (Inland Port)) or other development commences.

q. Details of how the Land Development Plan has been designed to align with the Cyclist and Pedestrian Network Plan in Figure 2-18 Ruakura Cyclist and Pedestrian Network Plan in (Appendix 2), including the grade separation of facilities on arterial routes.

r. Details of any proposed crossing of the East Coast Main Trunk Railway by the Spine Road, which show how it will be grade-separated.

Mitigation of Adverse Land Development Effects on Habitats

s. Details of how land development avoids, remedies or mitigates adverse effects on, or where possible enhances, any significant habitats of indigenous fauna.

Medium Density Residential Zone

t. The layout of roads, public spaces and lots, showing how compliance with a minimum net density of 16 dwellings per hectare will be achieved.

u. The specific location and extent of the Integrated Retail Development consistent with that shown on Figure 2-14 Ruakura Structure Plan – Land use (Appendix 2).

Open Space Provisions

The following components of the open space network are to be considered when developing a Land Development Plan to ensure the various functions are not compromised. The Land Development Plan shall demonstrate the maintenance and development of:

v. Greenway - In addition to the stormwater management function, the greenway shall

create opportunities for improved habitat and ecological benefits in the Ruakura Structure Plan area and in downstream receiving environments.

w. Gullies - Layout of the residential area is to been designed to provide opportunities for the restoration and enhancement of the Kirikiriroa Stream headwaters.

x. Visual amenity and buffer between incompatible activities – in particular the following open space areas identified on the Ruakura Structure Plan are intended to provide a buffer function: (See Figure 2.14 Ruakura Structure Plan – Land use (Appendix 2))

- The greenway;
- The area to the north of the proposed Ruakura Industrial Park Zone that adjoins the General Residential Zone;
- The transmission corridor between Ruakura Road and the Knowledge Zone
- The area between the realigned Ruakura Road and Silverdale Road, and between the Ruakura Industrial Park Zone and the existing General Residential Zone to the south;
- The area between the logistics and industrial activities, and the residential neighbourhoods in Silverdale and the University of Waikato.
- The area between Fairview Downs residential area and the Spine Road.

y. Neighbourhood reserves – these will be required as part of the subdivision process and the establishment of residential neighbourhoods. As such the location of the neighbourhood reserves on Figure 2-14 Ruakura Structure Plan – Land use (Appendix 2) is indicative only. Each neighbourhood reserve shall be an area of approximately 0.5ha and serve a catchment area of approximately 500m radius. Neighbourhood reserves complement the range of facilities provided by the Ruakura Open Space Zone and provide a focal point for, and contribute to the visual amenity of the local community.

z. Connectivity – a concept layout plan at Land Development Plan stage will show the location and dimension of pedestrian and cycle ways in accordance with Figure 2-18 Cyclist and Pedestrian Network Plan (Appendix 2) as well as the landscape treatment of streets, footpaths and cycleways.

Ruakura Strategic Infrastructure (as shown on Figures 2-15A and B)

aa. Consistency with Figures 2-15A and B Ruakura Strategic Infrastructure (Appendix 2) 3.7.2.6 Connections to Ruakura Strategic Infrastructure and 3.7.4.4 Ruakura Strategic Infrastructure Rules, where relevant.

1.2.2~~.19~~.21 Staging and Traffic Requirements

a. The application shall be accompanied by an Integrated Transport Assessment (ITA) prepared in accordance with Rule 25.14.4.3.

b. All ITAs required shall be prepared by suitably qualified professionals and should

generally follow the approach and guidelines of Waka Kotahi New Zealand Transport Agency's "Research Report 422: Integrated Transport Assessment Guidelines, November 2010", or its replacement.

1.2.2~~.20~~.22 Concept Plan Consent for Knowledge Zone (excluding Precinct C)

Any application for a Concept Plan Consent for Precinct A, B or D in the Knowledge Zone shall show the total expected development of the facility (even if the development in that area is to proceed in stages) through plans and explanatory text which may include the following information (as relevant).

a. How the proposal is in general accordance with the urban design approach objectives and policies in Volume 1, {Link, 6435,Chapter 25.15: City-wide – Urban Design.

b. Demonstrate how the objectives, policies and rules in Volume 1, Chapter 8: Knowledge Zone have been met.

c. Demonstrate how the relevant assessment criteria have been met.

d. Details of any consultation undertaken.

e. A Concept Plan shall be provided as part of a Concept Plan Consent that shows diagrammatically, in the form of sub areas:

    i. The general distribution of activities, buildings, open space and any parking facilities.

    ii. Provision for access to and movement within the site for vehicles.

    iii. Pedestrian and cycle links. Show the position of existing and proposed walkway and cycleway links within the site and to adjacent sites.

    iv. The interrelationships with the surrounding locality, including buffer areas, links to local centres and access to passenger transport.

    v. Future development areas, major landscaping areas and protected natural heritage and cultural features.

    vi. The parameters to which development in different areas will be subject, in terms of the general configuration and bulk of existing and proposed buildings.

    vii. Development Staging. Explain if development of the precinct is to be staged, the manner and proposed timeframes for the staging (if known) and the means of managing any vacant land during the staging process.

    viii. How Interface Areas on site are being appropriately planned for in the development of Concept Plans as part of a Concept Plan Consent.

f. Any other information that may be needed to assess the application.

g. New Concept Plan Consents shall include a Broad ITA in accordance with {Link, 6327,Rule 25.14.4.3.

Note
A Concept Plan Consent may include a condition which requires the consent holder to submit a detailed building design, prior to construction commencing. This is to ensure quality outcomes for the Knowledge Zone in circumstances where a CPC identifies building envelopes. The matters which may be required to be addressed will be based on Assessment Criteria B – Design and Layout in Appendix 1.3.3.

1.2.2~~.21~~.23 Land Development Consent - Te Awa Lakes Medium-Density Residential Zone

An application under Rule 4.5.6.c shall be accompanied by a Land Development Plan including the following information. All information shall demonstrate consistency with the Te Awa Lakes Structure Plan.

a. The boundaries between the Land Development Plan and adjoining Land Development Plan Areas.

b. The boundaries of any Open Space Zone included in the Land Development Plan.

c. Where an application for Land Development Consent is made for part of a Land Development Plan Area (as shown on Figure 2-21) pursuant to Rule 4.5.6.b.), the following indicative information for the balance area of each Land Development Plan Area shall be provided as part of that application:

    i. The location of proposed roads and their integration with the existing and future transport networks;

    ii. The location and size of stormwater treatment and control measures; and

    iii. The location, size and purpose of open spaces.

d. The location, width and design of proposed roads and carriageways (including lighting, street furniture and signs), and including measures that achieve safe speed environments, and the integration of roads with the existing and future transport network.

e. The location and design of stormwater treatment and control measures.

f. The locations and dimensions of the main linear lake and any relevant components of open space described in 3.8.2.8, in accordance with Figure 2-19 and Rule 3.8.5.4 in Section 3.8 Te Awa Lakes Structure Plan. In addition, for the main linear lake, the details of engineering measures to be implemented at the northern and southern outlets of the lake to ensure a maximum hydraulic gradient of 2% between the linear lake and the Waikato River is maintained at all times. For the avoidance of doubt, any engineering measures required to ensure compliance with this rule shall take precedence over any other engineering provisions in the District Plan and the requirements of the Regional Infrastructure Technical Standards (RITS).

g. The location and dimensions of pedestrian and cycleways including details of how the Land Development Plan has been designed to align with the Walking and Cycling Network in Figure 2-19 Framework Plan in Section 3.8 Te Awa Lakes Structure Plan and to connect to the walking and cycling paths referred to in clause

3.8.3 in Section 3.8 Te Awa Lakes Structure Plan, including their integration with existing and future pedestrian and cycleways.

h. Existing and proposed Three Waters infrastructure necessary to service the Land Development Plan Area and in accordance with any relevant Full ICMP. If there is no relevant Full ICMP, prepare and include a sub-catchment ICMP in accordance with Appendix 1.2.2.6.

i. Existing and proposed ground levels and associated earthworks.

j. A landscape concept plan, incorporating an indigenous landscape plan, that includes:

    i. A landscape concept for any areas of open space, including neighbourhood reserves and esplanade reserves.

    ii. Details of landscape treatment of streets, footpaths and cycleways.

    iii. Details of landscape treatment of stormwater swales, wetlands, detention basins and lake riparian margins.

    iv. Details of landscape treatment to provide a buffer adjacent to the Waikato Expressway.

    v. Details of plant types and species and sizes at time of planting, including eco-sourcing of plants from within the Waikato Basin and choice of species that reflect the history of the area.

    vi. Details of ongoing maintenance to ensure the planting achieves the best possible growth rates.

    vii. Use of indigenous plant species and landscape design that reflect cultural perspectives including valued food gathering species and those that support habitat for mahinga kai, native birds and lizards.

    viii. Details of any interpretation materials communicating the history and significance of places and resources and any tangata whenua inspired artwork or structures.

    ix. Evidence of consistency with the Ecological Rehabilitation and Management Plan required by Rule 1.2.2.21.k.

    x. Evidence of engagement with tangata whenua in preparation of the landscape concept plan, including how the outcomes of that engagement have been addressed.

k. An Ecological Rehabilitation Management Plan (ERMP). The objective of the ERMP is to enhance ecological values where practicable and if not, to avoid, remedy or mitigate potential adverse effects on freshwater and terrestrial ecological values. It is to include the following, and the methods to implement them:

    i. An indigenous fish management plan, including a summary of fish habitat and

species present, a summary of planned works, permitting requirements, procedures for dealing with pest fish, biosecurity protocols, timing of works, procedures for recovering indigenous fish prior to and during works, roles and responsibilities of parties, reporting requirements and any specific mitigation measures.

ii. Planting of trees for bat habitat, including tall tree species such as Kahikatea and Totara, in areas where bat habitat utilisation is likely to be high, except for LDP Areas Q and R, and area X in the Business 6 zone, where smaller species will have less geotechnical risk.

iii. Lighting design that is sensitive to bat habitat including minimal lighting in areas close to the Waikato River, avoidance of upward-facing lighting and UV lighting, and avoidance of lighting in wetland and riparian margin areas.

iv. Restoration planting to include wetland restoration, habitat enhancement and riparian buffer zones.

v. Provision of passage into the main linear recreational lake for indigenous fish if practicable, while excluding exotic pest fish species.

vi. Main linear recreational lake bathymetry that is sufficient to help reduce wind-driven sediment resuspension and excessive growth of nuisance weeds.

vii. Incorporating diversity into the main linear recreational lake shore habitat including built areas, wetland plants and beach areas.

viii. Ensuring sufficient water flow through the main linear lake or other methods to maintain high water quality, having particular regard to avoidance of nuisance phytoplankton blooms.

ix. Ensuring new stream habitat mimics natural systems.

x. A specific ecological rehabilitation plan to restore and enhance the unnamed tributary to the Waikato River that is the southern stormwater outlet of the site. The stream runs through the adjacent Lot 1 DPS 57602 and Part Lot 1 DPS 11080, and the plan is to apply to its full length and incorporate as a minimum:

- Creation of a diverse and variable habitat and channel complexity over time to allow for differences in flow velocities.
- Provision of vegetative cover, woody debris or other in-stream structures.
- Fish passage by way of lined ramp or similar to enable native climbing species.
- A meandering channel.
- Creation of pool-riffle-run sequences.
- Proposals for ongoing maintenance and management.

- Avoidance of instream works during peak fish migration periods (August-December)

xi. Evidence of engagement with tangata whenua during preparation of the ERMP including how the outcomes of that engagement have been addressed.

l. Within 200m of the Waikato Expressway carriageway, the layout of roads and lots to generally achieve orientation of habitable rooms in buildings away from the Expressway.

m. Within 100m of Hutchinson Road the design of residential dwellings to demonstrate that their main living area outlook and their outdoor living spaces are not orientated to the south.

n. A Water Impact Assessment that demonstrates how the proposal is consistent with the recommendations, measures and targets of the relevant Integrated Catchment Management Plan or Subcatchment Integrated Catchment Management Plan.

u. An alligator weed management plan prepared by a suitably qualified person incorporating methods to manage and control alligator weed during construction and on an ongoing basis after subdivision and development. The management plan is to include:

i. Objectives that focus on eradication of the weed from the site but provide for an adaptive approach of stopping its spread and reducing its density if that proves impracticable.

ii. Identification of measures for the safe disposal or removal off site of soil or other material infested with alligator weed.

iii. Identification of the need for any of the management and control measures to be implemented on an ongoing basis following subdivision and development, and to be incorporated into conditions of consent and through consent notices.

iv. Evidence of consultation with Waikato Regional Council and Hamilton City Council (as asset manager), including how the outcomes of that consultation have been addressed, and a copy of any Weed Hygiene Plan that is in place in accordance with the provisions of the Waikato Regional Pest Management Plan.

Note: *The Te Awa Lakes site contains alligator weed which is defined as a 'progressive containment' pest plant in the Waikato Regional Pest Management Plan. That Plan includes rules that apply to land that is to be subdivided or developed and includes pest plants. The Waikato Regional Pest Management Plan is administered by Waikato Regional Council.*

v. In Land Development Plan Areas Q and R, and area X in the Business 6 Zone, the following additional information to address residual natural hazard risks resulting from future activities, is required:

i. Location, extent and form of all existing and proposed:

- Buildings and structures.

- Landscaping (including retaining walls and fences) in accordance with the Landscape Concept Plan required by Rule 1.2.2.21.j).
- Sealed and other impermeable ground surfaces.

ii. Existing and proposed site contours at 0.5m intervals.

iii. Location, extent and species of:

- Existing vegetation being removed.
- Existing vegetation being retained.
- Any proposed new vegetation.

iv. The location of vehicle access, manoeuvring and parking areas where relevant.

v. The nature of ground conditions and a description of proposed remediation and ground improvement measures.

vi. Details of proposed ground surface levels to ensure underground services can be installed sufficiently above ground water levels.

vii. Evidence of consultation with underground service providers on required service installation depths and how that information has informed the final ground surface design.

viii. Landform design to direct surface water towards the lake rather than the river.

ix. Details of the use of any low permeability lining to be placed over the base of services trenches.

x. Details of combined services trenches.

xi. Specific geotechnical designs of structures.

xii. Details of any rainwater reuse tanks and their overflow paths and discharge locations.

xiii. Methods to mitigate any land stability, erosion, earthquake (amplification and liquefaction) or any other natural hazards.

xiv. An assessment and design to demonstrate how the proposed landform width in LDP Areas Q and R minimises the risk of piping erosion or other ground failure.

xv. Any mitigation measures proposed.

xvi. Methods for site management of earthworks and stormwater.

w. In Land Development Plan Areas I and J (the main linear lake), Q and R, and area

X in the Business 6 zone, the outcomes of an independent engineering peer review commissioned by the applicant in consultation with Hamilton City Council.

1.2.2~~.22~~.24 Resource Consents - Te Awa Lakes Business 6 Zone

An alligator weed management plan prepared by a suitably-qualified person incorporating methods to manage and control alligator weed during construction and on an ongoing basis after subdivision and development. The management plan is to include:

i. Objectives that focus on eradication of the weed from the site but provide for an adaptive approach of stopping its spread and reducing its density if that proves impracticable.

ii. Identification of measures for the safe disposal or removal off site of soil or other material infested with alligator weed.

iii. Identification of the need for any of the management and control measures to be implemented on an ongoing basis following subdivision and development, and to be incorporated into conditions of consent and through consent notices.

iv. Evidence of consultation with Waikato Regional Council and Hamilton City Council (as asset manager), including how the outcomes of that consultation have been addressed, and a copy of any Weed Hygiene Plan that is in place in accordance with the provisions of the Waikato Regional Pest Management Plan.

***Note**: The Te Awa Lakes site contains alligator weed which is defined as a 'progressive containment' pest plant in the Waikato Regional Pest Management Plan. That Plan includes rules that apply to land that is to be subdivided or developed and includes pest plants. The Waikato Regional Pest Management Plan is administered by Waikato Regional Council.*

1.2.2~~.23~~.25 Rotokauri North

a. Subdivision of a Duplex

   i. For any restricted discretionary activity subdivision of a permitted activity duplex (which meets Rule 4.7.12.a), applicants need not provide a site analysis (otherwise provided for in 1.2.2.2.c above).

b. Any subdivision in Rotokauri North

   i. Identify whether approval of the subdivision consent would exceed a development trigger or upgrade threshold specified in 3.6A.4.2.

   ii. The ability for any proposed lot in a subdivision to comply with the vehicle crossing separation distance requirements in Rule 25.14.4.1a. and 25.14.4.1c. shall be demonstrated.

c. Rotokauri North Ecological Rehabilitation Management Plan (ERMP)

   For any subdivision where the footprint of the subdivision area includes land within the 'Green Spine' identified in Appendix 2 Figure 2-8A, and/or land for stormwater management devices to vest not identified on Figure 2-8A an ERMP shall be provided with the application and shall meet the following requirements (to apply to the application footprint of the proposed subdivision only):

i. The objective of the ERMP is to restore, protect and enhance aquatic and terrestrial ecological values within the site of the existing stream corridor and proposed stormwater treatment wetlands within the Green Spine.

ii. The plan shall incorporate:

A. Habitat that mimics natural systems including:
- Fish passage
- Diverse and variable habitat and channel complexity over time to allow for differences in flow velocities
- A meandering channel
- Pool-riffle-run sequences
- Woody debris or other in-stream structures

B. Measures to protect native fish during stream restoration work including but not limited to recovery and holding of fish during works, procedures for dealing with pest fish, permitting requirements, reporting requirements and any specific mitigation measures.

C. Indigenous wetland and riparian planting, to include the stormwater wetlands, habitat enhancement and riparian buffer zones.

D. Ongoing maintenance and management.

E. Evidence of engagement with mana whenua during preparation of the ERMP including how the matters mana whenua raised in that engagement have been addressed.

d. Protected long-tailed bats, indigenous bird and lizard species:

Long-tailed bats, indigenous bird and lizard species regardless of threat status are protected under the Wildlife Act 1953 from killing or injuring. Long-tailed bats are vulnerable to killing and injury while roosting, birds while nesting and lizards during any site clearance that includes habitat where they are present. It is advisable for any subdivision applicant to be aware of their obligations under the Wildlife Act 1953 when clearing land of vegetation and structures.

For any subdivision application in Rotokauri North provide supporting explanation that these requirements have been considered.

e. Kereru Reserve Management Plan (KRMP)

For any subdivision application in Rotokauri North that includes land within the Kereru Reserve Significant Natural Area (SNA) within the subdivision footprint (identified in Appendix 2, Figure 2-8A, as 'Natural Open Space'), a KRMP shall be provided with the application and shall meet the following requirements (to apply to the application footprint of the proposed subdivision only):

i. The objective of the KRMP is to provide for the protection and enhancement of the vegetation and fauna within Kereru Reserve SNA

ii. As a minimum, the KRMP is to include the following:

A. Proposed management measures including the removal of weed species, pest management and enrichment planting.

B. Evidence of engagement with mana whenua during preparation of the KRMP, including how the matters mana whenua raised in that engagement have been addressed.

f. Rotokauri North Landscape Plan – Reserves to Vest

For any subdivision application in Rotokauri North involving a proposal to vest any land for reserve or local purpose access or involving the creation of a landscape buffer against SH39, a Landscape Plan shall be provided with the application and shall meet the following requirements (applying to the application footprint of the proposed subdivision only):

i. The objectives of the Landscape Plan are to identify opportunities to enhance amenity values and provide for the recreation needs of the community through the provision of public parks and reserves.

ii. The Landscape Plan shall include:

A. Use of indigenous species and landscape design that reflect mana whenua cultural perspectives including species that are valued as customary food or for traditional uses, and those that support indigenous biodiversity and provide habitat for mahinga kai, native birds and lizards.

B. Details of plant species and sizes at time of planting proposed within the subdivision site, including eco-sourcing of plants from within the Hamilton Ecological District and choice of species that reflect the history of the area.

C. Details of ongoing maintenance to ensure the planting achieves the best possible growth rates.

D. Details of how the landscape plan will support cultural harvest.

E. Details of any interpretation materials communicating the history and significance of places and resources and any mana whenua inspired artwork or structures.

F. Evidence of engagement with mana whenua in preparation of the Landscape Plan, including how the matters mana whenua raised in that engagement have been addressed.

G. Consistency with the Ecological Rehabilitation and Management Plan and the Keruru Reserve Management Plan.

H. Evidence of consistency with any existing landscape development plan that has been prepared for any other subdivisions within Rotokauri North.

I. Pedestrian and cycle connections within reserves and to the roading

network.

g. In addition to the ITA content specified in 25.14.4.3 m., any ITA prepared in relation to development within Rotokauri North shall include:

i. Specific consideration of demand, safety, levels of service and options for mitigation at the following intersections and transport corridors:

A. Exelby Road / State Highway 39 (SH39) intersection;

B. Collector 1 / State Highway 39 intersection;

C. Te Kowhai Road / State Highway 39 / Burbush Road intersection;

D. Burbush Road;

E. Exelby Road between Rotokauri North and the Rotokauri Road / Exelby Road intersection inclusive; and

F. Exelby Road / Lee Road intersection.

ii. Evidence of the following consultation and responses to the issues raised in that consultation:

A. Consultation with Waikato District Council on the parts of Exelby Road and Te Kowhai Road that are in that Council's jurisdiction.

B. Consultation with Waka Kotahi (the New Zealand Transport Agency) regarding the interface with SH39 including any intersections.

C. Consultation with the owner(s) of 336, 338 and 360 Te Kowhai Road in relation to the intersection design planned in proximity with particular regard to achieving safe access to these properties and ensuring the intersection design does not exacerbate existing water runoff/flooding that occurs at the southern frontage of these properties.

iii. An ITA addressing the intersections listed in clause i shall be provided where the cumulative total of consented lots/units reach 700.

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

1.3 Assessment Criteria

1.3.1 Guide to Using the Criteria

This chapter provides a range of Assessment Criteria that are to be used, where relevant, in the assessment of activities that require resource consent.

Specifically:

1. Controlled Activities will be assessed against the matters over which Council has reserved control. The assessment criteria are provided within section 1.3.2 with the section headings being the Matters of Control.

2. Restricted Discretionary Activities that are restricted solely due to failed standards will be assessed against the effects resulting from an activity not complying with any relevant standard(s) in this District Plan (refer section 1.3.3.A1 of this appendix).

   To assist with assessing the effects of the non-compliance, there may be specific criteria within {Link, 9193,section 1.3.3 of this appendix that could be of use in assessing the application.

3. Restricted Discretionary Activities that are restricted solely due to being listed in the chapters as a Restricted Discretionary Activity will be assessed against the specific matters of discretion which are identified against each activity in the chapter.

4. Restricted Discretionary Activities that are restricted by virtue of being listed in the chapter as a Controlled Activity and also fail standards will be assessed against the relevant criteria as outlined in points 1 & 2 above.

5. Restricted Discretionary Activities that are restricted by virtue of being listed in the chapter as a Restricted Discretionary Activity and also fail standards will be assessed against the relevant criteria as outlined in points 2 and 3 above.

6. Discretionary and Non-Complying Activities may use the criteria in {Link, 9193,section 1.3.3 as a guide with specific reference to the general criteria in A2.

1.3.2 Controlled Activities – Matters of Control

The following section contains matters over which Council has reserved control for Controlled activities. These are referenced in other parts of the District Plan.

Note

1. *Example: chapters in this District Plan may include a section titled "Controlled Activities – Matters of Control" and a table like the example below.*

Activity	Matter of Control Reference Number

	(Refer to Volume 2, Appendix 1.1)
i. Teaching and research laboratories	A. Hazardous Facilities

In this example the controlled activity is "i. Teaching and research laboratories". The matters of control are identified by the reference "A". These references align with the lists below. In this example "A" is associated with Hazardous Facilities with the relevant matters of control listed beneath.

A.	**Hazardous Facilities**	
	The extent to which the effects on, and risks to, the health and safety of people, property and the environment are appropriately managed, including:	
	i.	Matters referred to in the relevant standards in Rule 25.4.4 of Chapter 25.4 City-wide – Hazardous Facilities.
	ii.	Safe access to and from the transport network.
	iii.	Effects due to the sensitivity of the surrounding natural, human and physical environment.
	iv.	Separation distances and the type of environment/number of people potentially at risk from the proposed facility.
	v.	Potential hazards and exposure pathways arising from the proposed facility.
	vi.	Potential cumulative hazards presented in conjunction with neighbouring facilities.
	vii.	Proposed:
		• Fire safety and fire water management
		• Spill contingency and emergency planning
		• Monitoring and maintenance schedules
		• Waste disposal management
		• Hazardous substance transport arrangements
	viii.	Compliance with relevant Standards and Codes of Practice.
	ix.	Any other measures to avoid or mitigate risks posed by the activity.
	Note *Relevant Standards and Codes of practice referred to above may include:* • *Below Ground Stationary Container Systems for Petroleum – Design and Installation HSNOCOP 44, Environmental Protection Agency, May 2012* • *Below Ground Stationary Container Systems for Petroleum – Operation HSNOCOP 45, Environmental Protection Agency, May 2012* • *Guidelines for Assessing and Managing Petroleum Hydrocarbon Contaminated Sites in New Zealand, Ministry for the Environment, 1999* • *Environmental Guidelines for Water Discharges from Petroleum Industry Sites in New Zealand, Ministry for the Environment, 1998* • *NZS8409: 2004 Management of Agrichemicals* • *AS/NZS 1596: 2008 – Storage and Handling of Liquid Petroleum Gas* • *AS/NZS 2982: 2010 – Laboratory Design and Construction* • *AS/NZS 2243.1: 2005 – Safety in Laboratories – Planning and Operational Aspects* • *AS/NZS 2243.2: 2006 – Safety in Laboratories – Chemical Aspects* • *AS/NZS 2243.3: 2010 – Safety in Laboratories – Microbiology*	

	• *AS/NZS 2243.5: 2004 – Safety in Laboratories – Non-ionising Radiation* • *AS/NZS 2243.6: 2010 – Safety in Laboratories – Plant and Equipment Aspects* • *AS/NZS 2243.8: 2006 – Safety in Laboratories – Fume Cupboards* • *AS/NZS 2243.9: 2009 – Safety in Laboratories – Recirculating Fume Cabinets* • *AS/NZS 2243.10: 2004 – Safety in Laboratories – Storage of Chemicals*	
B.	**Industrial Zone**	
a.	**Building Design, External Appearance and Site Layout**	
	i.	The extent to which any activity involving buildings adjoining an identified transport corridor and buildings within the Rotokauri Employment Area presents an attractive visual appearance, including minimising:
		• Large featureless building façades facing the transport corridor.
		• The placement of any plant or machinery on the front of the building or within the front yard setback (with the exception of machinery displayed for sale, hire, or plant associated with on-site security).
		• Over-dominant illuminated signage within the site.
		• Front fences, walls and signs that detract from an active visual relationship between the site and street/primary transport corridor.
		• The location of the service and outdoor storage areas within the front setback.
	ii.	For ancillary residential activities, the extent to which:
		• Outdoor living areas or balconies are contiguous with the internal living areas.
		• The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of amenity, noise and visual privacy for residents, whilst effect from dust, fumes and light glare are minimised.
b.	**Site Layout**	
	iii.	Within the Rotokauri Employment Area, the extent to which the adverse effects of the location of buildings, parking areas and outside storage areas minimise their potential impact on the amenity of any adjoining Residential, Special Character or Open Space Zones.
	iv.	For ancillary residential activities and within the Rotokauri Employment Area, the extent to which the development has been designed and located so that the potential for reverse sensitivity effects (including noise) is avoided, remedied or mitigated.
	v.	The extent to which the site layout incorporates Crime Prevention Through Environmental Design, to develop a positive relationship with the street and improve passive surveillance.
	vi.	The extent to which landscaping is incorporated within the site layout, to visually reduce the bulk of new development and mitigate adverse visual effects, particularly from the front boundary and those parts of the site visible from public spaces. ***Note*** *This is particularly important in relation to the setback from the front boundary and those parts of the site visible from public spaces and interfaces along state highways and*

		arterial transport corridors.		
	vii.	Within the Rotokauri Employment Area, the extent to which landscaping enhances amenity at key interfaces such as State Highway 1, green corridors, arterial transport corridors, Wintec Rotokauri Campus and the Rotokauri Suburban Centre.		
C.	**Knowledge Zone and Major Facilities Zone**			
a.	**Building Design, External Appearance and Configuration**			
	i.	The extent to which the external appearance, scale and design of buildings:		
			1.	Contributes to compatibility between buildings and their integration with other development on the site, adjacent sites and surrounding public spaces.
		2.	Contributes to the active frontage along public streets and open space, particularly at corner sites.	
		3.	Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight.	
	ii.	The cumulative effect of buildings and the extent to which opportunities have been taken to cluster buildings and/or ensure that areas are left free from buildings.		
	iii.	The extent to which parking, manoeuvring areas, driveways and outdoor service areas are designed and located to be safe and efficient, and to protect amenity values of the streetscape and adjoining sites.		
	iv.	The extent to which the building design and development:		
			1.	Makes a positive contribution to the local character of the site and surrounding area.
			2.	Improves large façades (including side walls) that are visible from public places by ensuring they are treated in a way that provides visual interest and reduces the apparent bulk of the building.
	v.	The extent to which Crime Prevention Through Environmental Design principles		

		have been incorporated.
	vi.	Encourage easy and safe pedestrian access and circulation for those not arriving by vehicle.
b.	**Landscaping**	
	vii.	The extent to which landscaping is incorporated within the site layout to reduce the bulk of new development and mitigates adverse visual effects. ***Note*** *This is particularly important in relation to setback from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors and City gateways.*
In addition to the above general matters, the following relate to site specific matters of control.		
	University of Waikato	
	viii.	The extent to which existing linkages between land uses are reinforced by the layout of buildings and transport corridors. New connections created should seek to enhance accessibility through the zone and have regard to connectivity to the adjoining University of Waikato campus.
	ix.	The extent to which high rise buildings are concentrated on the Hillcrest Road ridge.
	x.	The extent to which the location of buildings maintains the safe and efficient operation of network utilities, including high voltage transmission lines.
	Knowledge Zone	
	xi.	The extent to which the open space character of the northwest sector of the site is maintained.
	Claudelands Event Centre	
	xii.	The extent to which the open space character of the eastern part of the site is maintained including the maintenance of a suitable buffer adjoining Jubilee Park.
	Te Rapa Racecourse/Thoroughbred Business Park	
	xiii.	The extent to which development of the site retains views between the racecourse and Minogue Park.
	Waikato Hospital	
	xiv.	The extent to which activities of an industrial nature and the heliport are grouped in the south-western sector of the site.
	xv.	The extent to which high rise buildings are concentrated towards the centre of the hospital complex.
	Waikato Stadium and Seddon Park	
	xvi.	The extent to which future buildings and the enhancement of facilities including any provision for office, retail and visitor accommodation provides for functional integration with the site.
	Wintec Rotokauri	
	xvii.	The extent to which development of the site has regard to the future development

		of the Rotokauri Area and the relationship of the site with Lake Waiwhakareke.
D.	**Te Rapa North Industrial Zone**	
a.	**Concept Development Consent for Stage 1A**	
	i.	The extent to which it identifies the total area not exceeding 30ha available for industrial development within Stage 1A.
	ii.	The extent to which it defines the location and extent of the development area not exceeding 7ha pursuant to Rule 12.6.1.
	iii.	The extent to which it defines the general location and extent of the development area not exceeding 23ha pursuant to Rule 12.6.1.
	iv.	The extent to which it demonstrates connectivity and sequential development between the 7ha and 23ha land release areas and adjacent sites.
	v.	The extent to which it provides an indicative internal road layout and it provides for alternative modes of transport including public transport, pedestrian and cycle linkages within and between the 30ha and adjacent land.
	vi.	The extent to which it considers and responds to the recommendations and proposed conditions of an Integrated Transport Assessment prepared in accordance with Rule 25.14.4.3.
	vii.	The extent to which it specifies methods by which vehicle movements will be managed to achieve compliance with Rule 12.4.7.b.
	viii.	The extent to which it identifies any existing indigenous vegetation and areas of ecological value including recognition of existing gully systems and proposals for their management.
	ix.	The extent to which it provides for any landscaping and screen planting including landscaping buffers where land adjoins the Waikato Expressway designation boundary.
	x.	The extent to which it provides a report which demonstrates the extent to which the provision of reticulated infrastructure for the entire 30ha within the Stage 1A development area will occur; provided that existing infrastructure available from the Te Rapa Dairy Manufacturing Site and/or Council infrastructure and headworks (water and wastewater only) may be relied on for the 7ha development under Rule 12.3.3.f.
		Note *The above does not involve:* • *Activities requiring an air discharge consent under the Regional Plan (except on land situated to the north of Hutchinson Road, east of Te Rapa Road)* • *Hazardous waste reprocessing, disposal or storage, except for temporary storage of waste from commercial activities awaiting collection* • *An extractive industry* • *Offices, except those that are ancillary to industrial uses* • *Hospitals, day care facilities, and educational institutions* • *Retail activities, except for food outlets less than 200m^2* • *Residential activities unless associated with a lawfully established activity.*
E.	**Historic Heritage**	
a.	**Management of effects on, and risks to the heritage value of the historic heritage building or structure, including:**	

	i.	Effects to the exterior of the historic heritage building or structure.
	ii.	Potential loss of the heritage values of the building or structure.
	iii.	Any other measures to avoid or mitigate risks proposed by the activity.
	iv.	Works compatible with and reflect the original fabric of the historic heritage building or structure.
	v.	Earthquake strengthening not detracting from the appearance and integrity of the historic heritage building or structure.
	vi.	Demonstration of the conservation principles of the International Council on Monuments and Sites (ICOMOS) New Zealand.
b.	**Management of effects on, and risks to, the values of the archaeological and cultural site identified in Schedule 8C, Volume 2, Appendix 8, including:**	
	i.	Provision for Mana Whenua representation on site for monitoring of earthworks and land disturbance.
	ii.	The location, layout, design and method of carrying out the proposed works / proposal and effects on the cultural and spiritual values of the site.
	iii.	Demonstration of the archaeological authority process to modify or damage archaeological sites in accordance with the Heritage New Zealand Pouhere Taonga Act.
F.	**Ruakura**	
a.	**Interface Design Control Area**	
		Landscaping
	i.	Ruakura Logistics Zone - Subject to biosecurity requirements, landscaping should be incorporated within the site layout to reduce the bulk of new development and mitigate adverse visual effects. This is particularly important in relation to setbacks from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors, and the Ruakura Open Space Zone and City gateways.
	ii.	In relation to the Waikato Expressway, whether landscaping along the boundary with the Expressway Designation is of appropriate scale and density so as to soften views from the Expressway of industrial development.
	iii.	Ruakura Industrial Park Zone – Landscaping and screening should be incorporated within the site layout to reduce the bulk of new buildings and associated development, and to mitigate adverse visual effects - particularly from storage, loading and operational areas likely to be visible from residential areas. This is also important in relation to setbacks from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors, and the Ruakura Open Space Zone and city gateways.
	iv.	Ruakura Industrial Park Zone – In relation to buildings and associated development on sites that adjoin the Ruakura Open Space Zone and abutting the northern boundary of properties on Sheridan Street and Nevada Road or are adjacent to Silverdale Road, proposed landscaping and screening is subject to specific assessment and the standards in Rule 25.5.3.1 are to be used as a guide only.

b.	**Crime Prevention Through Environmental Design**	
	i.	Buildings and the site layout shall be designed to: a. Provide surveillance from offices over main access, car parks and the adjacent street. b. Ensure a clear distinction between visitor areas and operational areas. c. Provide direct, legible and well lit visitor routes. d. Avoid opportunities for concealment.
c.	**Temporary Logistics Activities in Sub Area A**	
	i.	Conditions shall be imposed to ensure that the location of buildings associated with logistics is temporary, the future rail spur corridor is not compromised and that buildings and activities do not preclude the future full development of the Inland Port.
d.	**Medium Density Residential Zone**	
	i.	Impact of building design, external appearance and configuration on the public realm particularly when viewed from the Ruakura Open Space Zone and arterial corridor.
	ii.	Site layout.
	iii.	Landscaping.
	iv.	The extent to which the amenity and safety of future occupiers will be protected.

1.3.3 Restricted Discretionary, Discretionary and Non-Complying Assessment Criteria

The following section contains assessment criteria under subject headings that relate to the 'Matters of Discretion' for Restricted Discretionary activities. These are referenced in other parts of the District Plan.

Note
Example: Chapters in this District Plan may include a section titled "Restricted Discretionary Activity – Matters for Discretion, Assessment Criteria and Non-Notification Rule" and a table like the example below.

Activity Specific	Matter of Discretion and Assessment Criteria Reference Number (Refer to Volume 2, Appendix 1.2)
i. Vegetation clearance	D. - Natural character and open space

In this example the restricted discretionary activity is "i. Vegetation clearance". The matters to which discretion has been restricted to are identified by the subject heading of "D - Natural character and open space".

A range of criteria are provided under that heading in this section and where these criteria are relevant they can be used to assess the application. All criteria under the identified subject heading do not need to be assessed, only those relevant to the application.

Discretionary and Non-Complying Activities may use the criteria in this section as a guide, with specific reference to the general criteria in A3.

A	**General Criteria** **Restricted Discretionary Activities due to Performance Standard Non-Compliance**		
A1	The effects resulting from an activity not complying with any relevant standard(s) in this District Plan. Guidance on the assessment of effects may be derived from: a. Any relevant criteria within section 1.3.3 of this appendix; and b. Any relevant design guidelines contained within this Plan.		
A2	The extent to which any adverse effects would be offset by benefits to the community or the natural environment.		
	Discretionary & Non-Complying Activities - General Criteria		
A3	Without restricting the exercise of its discretion to grant or refuse consent or impose conditions, the Council shall have regard to the assessment criteria set out below when considering any application under sections 104 and 104B of the Act. Discretionary activities and Non-Complying activities shall be assessed against, but not limited to the following assessment criteria:		
	a.	Assessment against relevant objectives and policies including Chapter 2 Strategic Framework	
	b.	The extent to which the proposal is consistent with relevant:	
		i.	Standards in this Plan.
		ii.	Assessment Criteria, listed in this plan.
		iii.	Design Guides.
		iv.	Structure Plans.
		v.	Comprehensive Development Consents.
		vi.	Concept Plans or Concept Development Consents.
		vii.	Reserve Management Plans.
		viii.	Iwi or Hapu Management Plans.
		ix.	Waikato River Vision and Strategy.
		x.	Master Plans.
		xi.	Temple View Precincts
B	**Design and Layout**		
	General		
B1	Whether the proposed building design and / or site layout is consistent with the intent of any relevant design guide in Appendix 1 Section 1.4. ***Note*** *If an activity is a Restricted Discretionary Activity in relation to Design and Layout matters and there*		

	is a relevant design guide, then the activity should seek to address the outcomes sought in the design guide as a priority over relevant criteria in this section. *Where an application is for a Concept Plan Consent in the Knowledge Zone, the Design and Layout assessment criteria will focus on building precincts / sub-areas, development and infrastructure layout rather than individual buildings.*	
B2	Whether the external appearance, scale and design of buildings and structures:	
	a.	Are consistent with the purpose of the zone, and enhance the character and amenity of the surrounding area, streetscape qualities and adjoining land uses.
	b.	For corner sites, where appropriate, provide active frontages along both elevations.
	c.	Incorporate Crime Prevention Through Environmental Design principles.
B3	The extent to which the proposed design provides or continues to provide for informal surveillance of public spaces within and adjacent to the development by:	
	a.	Locating doors, windows and other openings associated with living and working areas, so that they overlook and interact with public spaces.
	b.	Locating primary entrances to buildings to face the transport corridor frontage, with the main entrance located adjacent to the frontage with the most pedestrian traffic.
B4	The extent to which building design will add visual interest and vitality to the streetscape and avoids large, featureless façades. For example, through articulation of a façade, attention to fenestration and rooflines, the design of verandas and balconies and the careful choice of materials and colour.	
B5	The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:	
	a.	To protect amenity values of the streetscape and adjoining sites, including through the use of appropriate screening and landscaping.
	b.	To not be visually dominant.
	c.	To be away from the front of the site and buildings.
	d.	To integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, verandas, parking, loading areas, access to public transport and pedestrian linkages.
B6	The extent to which the activity, including landscaping, has been designed in a manner that supports and enhances pedestrian and cyclists movements, including access to the transport network and along frontages considered important for shopping or entertainment activities.	
	Landscaping and Screening	
B7	The extent to which planting and landscaping is used to:	
	a.	Establish and maintain a well vegetated environment that is compatible with the zone and existing character.
	b.	Visually reduce the bulk of new development and mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces.

	c.	Create an attractive environment that maintains safety and amenity for pedestrians.
	Waste Management	
B8	The extent to which developments provide for goods handling, storage, waste and recycling areas that are:	
	a.	Easily accessible for collection agencies and avoid adverse visual, noise or odour effects.
	b.	Consistent with the amenity values of the site and avoid causing nuisance for neighbouring residential activities.
	c.	Suitable for the demand expected by the activity.
	Business Zones	
B9	Whether the proposed building setback adversely affects the use and safety of public spaces, or the continuity of shopping frontages.	
B10	Whether development of a site adjoining the riverbank encourages pedestrian access to and facilitates public use and enjoyment of, the promenade and environs of the Waikato River.	
B11	In relation to the setbacks from internal boundaries at upper levels (i.e. fourth level and above), the extent to which the proposal minimises shadowing and loss of natural light on existing adjacent buildings by providing adequate separation between the proposed development and any existing residential development.	
	Knowledge Zone	
B12	The extent to which public spaces and streets have been designed to be accessible and open to the public at all times (except where closed for operational safety or security reasons).	
	University of Waikato	
B13	The extent to which existing linkages between land uses are reinforced by the layout of buildings and transport corridors. New connections created should enhance accessibility through the zone and have regard to connectivity to the adjoining University of Waikato campus.	
B14	The extent to which high rise buildings are concentrated on the Hillcrest Road ridge.	
B15	The extent to which the open space character of the northwest sector of the site is maintained.	
	Sites Adjoining the Waikato Riverbank	
B16	The extent to which development of a site adjoining the riverbank:	
	a.	Provides a scale and design of any building or structure that maintains or enhances street and reserve areas, the character and amenity, and the heritage or open space values of the adjoining riverbank area.
	b.	Makes provision for building design and configuration, site layout and/or landscaping which enhances the visual and physical relationship with the Waikato River.
	c.	Mitigates the impact of large developments and vehicular oriented activities on

		the amenity values of the riverbank environment.
	Development within a Structure Plan Area	
B17	The extent to which the proposal is consistent with any relevant objectives of any structure plan or could prejudice or foreclose options for future urban development and in particular with the proposals shown on the relevant Structure Plan for the area.	
B18	The extent to which the proposed transport network promotes opportunities to achieve:	
	a.	A legible and logical pattern of development in accordance with the planned transport network identified within the relevant structure plan or the ability to extend existing transport networks, and
	b.	The future transport network within the relevant structure plan area for which more precise design, location and layout has been approved.
B19	The extent to which the proposal takes into account new information or policies (including but not limited to ICMPs) that will result in outcomes that are more beneficial than those shown on the Structure Plan.	
	Dairies in General Residential and Special Character Zones	
B20	The extent to which the site can adequately accommodate the dairy, any associated residential activity, parking, planting, service areas and signage, whilst ensuring that the building would not dominate the streetscape.	
C	**Character and Amenity**	
	General	
C1	The extent to which the activity:	
	a.	Makes adequate provision to protect the visual and acoustic privacy of abutting residential and community uses, including through building and site design and hours of operation.
	b.	Is compatible with the location in terms of maintaining and enhancing the character and amenity of the surrounding streetscape and urban form.
	c.	Is able to avoid, remedy or mitigate adverse effects on the existing and foreseeable future amenity of the area, particularly in relation to noise, traffic generation, material deposited on roads, dust, odour and lighting.
	Reverse Sensitivity	
C2	The extent to which the development (including residential development) has been designed and located so that the potential for reverse sensitivity effects (including noise) are avoided, remedied or mitigated.	
C2a	In the Te Awa Lakes Medium-Density Residential zone and the Te Awa Lakes Business 6 zone, within 100m of Hutchinson Road, the extent to which the main living area outlook is oriented to the north, away from Hutchinson Road.	
C2b	In the Te Awa Lakes Medium-Density Residential Zone, within 200m of the Waikato Expressway, the extent to which the main living area outlook is oriented away from the Waikato Expressway.	
C2c	In the Te Awa Lakes Medium-Density Residential Zone, and the Te Awa Lakes Business 6 Zone, the extent to which the development (including residential development and visitor accommodation) has been designed so that the potential for reverse sensitivity effects on	

	industrial activities in the wider environment are avoided, remedied or mitigated.	
	Residential Zone	
C3	The extent to which the cumulative effects of a non-residential activity together with other non-residential activities will result in an adverse effect to the residential character of the neighbourhood.	
	Central City & Business Zones	
C4	The extent to which the level of non-retail activity within a shopping frontage would adversely affect the attraction of shoppers and visitors.	
C4a	In Te Awa Lakes Business 6 zone the extent to which the recommendations of an alligator weed management plan in accordance with Rule 1.2.2.22 are to be implemented.	
	Future Urban Zone	
C5	The extent to which the location and siting of effluent storage and disposal can avoid effects to dwellings or adjoining sites.	
C6	The extent to which the rural activity remains the predominant activity on the site.	
C7	The extent to which any intensive farming activity avoids adverse effects of noise, odour, vermin and other potential health hazards or mitigates these through management practices, site layout (placement and orientation), design of buildings, screening and landscaping.	
C8	The measures to be adopted to avoid, remedy or mitigate potential effects on residential activities on the site and adjoining properties.	
	Non-Industrial Activities in the Industrial Zone	
C9	The extent to which the non-industrial activity, within an Industrial Zone, serves the needs of an industrial area and adjoining areas, or is more appropriate to an industrial location than in other areas having regard to the nature of the activity, travel demand characteristics and amenity expectations.	
	Residential activities in Figure 9.3a	
C10	For managed care facilities, retirement villages, and rest homes, the extent to which:	
	a.	The siting, scale, design and layout of buildings ensures compatibility between buildings and their integration with other sensitive development on the site, adjacent sites and surrounding public spaces such as Ashurst Park.
	b.	The design, size and location of the private and/or communal open space, parking, loading spaces and driveways on the site achieves a high standard of on-site amenity, noise and visual privacy for residents, and ensures that effects from dust, fumes and light glare are minimised.
	c.	Outdoor living areas or balconies are contiguous with the internal living areas.
	d.	The location of buildings, window and door placement, parking areas and outside amenity areas avoid reverse sensitivity effects on any adjoining industrial activities.
	e.	Existing linkages between land uses are reinforced by the layout of buildings and their positive interface with the proposed linkage road between Maui Street and Karewa Place.

	Subdivision	
C11	The extent to which the proposal is consistent with any relevant design guidance in Appendix 1 Section 1.4.	
C12	The extent to which any boundary adjustment would have potential adverse effects on the site or the surrounding area.	
C13	Whether the subdivision creates lots that are appropriate for their intended use.	
C14	The extent to which subdivision or subsequent building design, including the location of transport corridors and reserves, provides for existing electricity lines and their corridors.	
C15	The extent to which the proposal is consistent with objectives of any relevant structure plan or could prejudice or foreclose options for future urban development and in particular with the proposals shown on the relevant Structure Plan for the area.	
C16	The extent to which the proposal (including the proposed transport network) promotes opportunities to achieve:	
	a.	A legible and logical pattern of development in accordance with the planned transport network identified within the relevant structure plan or the ability to extend existing transport networks, and
	b.	The future transport network within the relevant structure plan area for which more precise design, location and layout has been approved.
	Ancillary retailing and offices in the Industrial Zone	
C17	In assessing the suitability for ancillary retail or office activity to expand over the thresholds denoted in the Plan, regard shall be given to the following:	
	a.	Whether the ancillary use is integral to the continuing operation of the principal activity on the site.
	b.	Whether the ancillary use remains incidental and subordinate to the principal activity on the site.
	c.	Whether the principal activity continues to be of an industrial character and nature.
	Fee simple subdivision of apartment buildings	
C18	The suitability of a fee simple subdivision of either an existing, or an approved land use consented, apartment building, is where:	
	a.	Appropriate provision is made for access, services, open space and car parking.
	b.	Subdivision layout clearly outlines areas of individual ownership and areas of shared rights and interests in common.
	c.	Easements, access lots, covenants or similar legal instruments that manage individual ownership and any shared space or common ‘elements’ to the subdivision, are provided at time of resource consent application for subdivision.
	d.	Appropriate provision made for infrastructure, particularly where shared between lots or crossing several lots.
	e.	The subdivision layout of the proposed sites does not result in new or increased non-compliance with other city-wide and/or zone rules, and the extent of non-compliance with an approved resource consent for the apartment development.

D	**Natural Character and Open Space**	
	General	
D1	The extent to which buildings, earthworks, developments and site layout and clustering:	
	a.	Complements and retains the underlying landform and the legibility of the ridgeline features including views to and from ridgelines, having regard to both immediate and cumulative effects.
	b.	Provides a sufficient area of open space to enable a sense of the underlying landform to be retained.
	c.	Retains and incorporates notable trees, natural features and established mature and indigenous vegetation into the design.
D2	The extent to which the site for a proposed building or structure integrates with the site features of the open space.	
	Activities Affecting ~~Scheduled~~Notable Trees or a Significant Natural Area	
D3	The extent to which activities associated with the proposal will:	
	a.	Adversely affect any identified value of the tree.
	b.	Adversely affect the health of the tree, natural shape and branch habitat, structural integrity or visual appearance of the tree.
	c.	Adversely affect ~~any identified value of~~the landscape character, and ecological, cultural, heritage, and neighbourhood amenity values the ~~Significant Natural Area~~tree is located within.
	d.	~~Adversely~~In relation to a scheduled group of notable trees, the extent to which the works will adversely affect the health, structural integrity or ecological values of the ~~Significant Natural Area~~wider group.
	e.	~~Cause~~Result in improved community amenity or other benefits for the ~~loss of habitat~~community that ~~provides a key life-cycle function~~cannot otherwise be achieved by arboricultural or ~~the physical disturbance of indigenous species listed as 'threatened' or 'at risk' in the New Zealand Threat Classification Systems Lists~~property management means.
	f.	Be undertaken in a manner consistent with internationally accepted arboricultural standards, practices and procedures.
	g.	Be of duration and frequency that will adversely effect the health and structural integrity of the tree.
	h.	Adversely affect any identified value of the Significant Natural Area.
	i.	Adversely affect the ecological function and health of the Significant Natural Area.
	j.	Result in the following adverse effects on Significant Natural Areas and indigenous biodiversity: i. Loss of ecosystem function, representation and extent; ii. Fragmentation; iii. Loss of connectivity or buffer function; iv. Loss of corridors and ecological sequencies; v. Loss or reduction in ecological integrity; and vi. Loss or reduction in the extent habitat that provides a key life-cycle function

		for indigenous species listed as 'threatened' or 'at risk' in the New Zealand Threat Classification Systems.
D3A	The extent to which any biodiversity offsetting or biodiversity compensation proposal will achieve a net ecological gain or not net loss in indigenous biodiversity, and the likelihood that the proposed offsetting or compensation will secure the proposed gains.	
D3B	The extent to which undertaking the activity is necessary to provide for safe, efficient and effective functioning of infrastructure and provide access to these assets.	
D3C	The extent to which proposed infrastructure has a functional need or an operational need to locate within or adjacent to a Significant Natural Area.	
D3D	The extent to which proposed public walkways and cycleways will enhance the public's ability to connect with, and appreciate, the indigenous biodiversity of the Significant Natural Area.	
D4	The extent to which impermeable surfaces adversely affect water quality, and the surrounding watertable.	
D5	The extent to which vegetation removal adversely affects the natural character or landscape value of any lake or wetland and the ability to offset such effects through restoration or enhancement.	
D6	The extent to which any earthworks will adversely affect the surrounding water table and water quality and the opportunity to mitigate the loss of water from the site.	
D7	The extent to which earthworks exacerbate or contribute to flooding, both on-site and off-site.	
D8	Whether the removal of peat soils can be mitigated to protect the surrounding water table.	
D9	Where it is clearly impractical to dispose of stormwater to ground the provision of other mitigation measures to maintain the water table and protect water quality.	
D10	The extent to which undertaking the activity will enable replacement or enhancement of existing vegetation, natural values, or the improvement of riparian margins.	
	Non-emergency Works to, Removal or Transplanting of, a ~~Scheduled~~Notable Tree	
D11	The extent to which ~~the tree is causing serious damage to structures or~~activities associated with the ~~tree constitutes a hazard to human health, property and infrastructure.~~proposal will:	
	a.	Adversely affect any identified value of the tree.
	b.	Adversely affect the health, natural shape and branch habitat, structural integrity or visual appearance of the tree.
	c.	Adversely affect the landscape character, and ecological, cultural, heritage, and neighbourhood amenity values the tree is located within.
D12	~~Whether~~The extent to which transplanting of the tree~~'s chance of survival, in the case of transplanting, is better than in its existing location.~~(s) will:	
	a.	Adversely affect the landscape character, and ecological, cultural, heritage, and neighbourhood amenity values the tree is located within.
	b.	Improve the tree's chance of survival, in the case of transplanting, is better than in its existing location.
D13	~~Whether alternative developments avoiding the need~~The extent to ~~remove~~which removal of	

	the tree(s) ~~have been adequately considered.~~will:	
	a.	Avoid serious damage to structures, or the tree constitutes a hazard to human health, property and infrastructure.
	b.	Whether alternative developments avoiding the need to remove the tree(s) have been adequately considered.
	Surface of Water	
D14	The extent to which water flows are impeded and the potential for debris to be snagged.	
D15	The extent of the effect of the proposal on:	
	a.	Natural character, ecological values, riparian habitat, recreational values, landscape quality and amenity values of the waterway.
	b.	Public access to the waterway and on the surface of water.
	c.	Adjacent scheduled historic buildings, structures and sites, significant natural areas and ~~significant~~notable trees.
	d.	Land-based activities.
	e.	Other users of the water body including recreational and other commercial activities.
	f.	Health and safety and effects on navigation.
	g.	Stirring sediment, transporting weeds and aquatic pests.
	h.	Bank erosion.
D16	The extent to which the effects of flow levels of the river have been taken into account. (Events should not take place when the Waikato River is in flood, or in low-flow condition.)	
D17	The extent to which the design of a pontoon, jetty or boat ramp allows for the operation of the Waikato Hydro System between the lower and upper operating levels for the System.	
	Esplanade Reserves and Strips	
D18	Any reduction in the required width of esplanade reserve or strip may be considered where:	
	a.	Topography or the location of an existing building dictates a practical boundary less than 20m.
	b.	Reduction of part is offset with a compensatory increased width elsewhere.
		Note *For any stream, the purpose of the reserve can be met by a lesser width but should not be considered less than 4m.*
	And, whether the varied width of the esplanade reserve or strip is such that:	
	c.	There is adequate public access to any river, lake or stream and their margins to enable the public to meet any social, recreational or cultural needs.
	d.	The natural habitats of flora and fauna in, on or surrounding the river, lake or stream are not adversely affected.
	e.	Any Significant Historic Heritage sites identified in Schedule 8A or 8B of Appendix 8 are protected from encroaching development.

	f.	Any adverse impacts on water quality are adequately and efficiently mitigated.
D19	In assessing whether an esplanade strip should be set aside, the Council will consider:	
	a.	Whether there is a need to retain public access because the opportunity to acquire an esplanade reserve is unlikely to arise.
	b.	Whether public benefits can be achieved.
D20	The banks of any river, lake or stream can be adequately and efficiently maintained.	
E	**Heritage Values and Special Character**	
	General	
E1	The extent to which the proposal, development, excavation, ~~or~~modification and disturbance, earthworks, and/or subdivision of a historic heritage site, historic heritage area or ~~place~~ places identified in Schedules 8A or 8B or 8C or 8D of Appendix 8:	
	a.	Is consistent and compatible with the identified heritage values, including scale, design, form, character, style, bulk, height, materials and colour, and retains, protects or enhances the heritage resources and values and historic ~~context~~setting.
	b.	Provides for design, layout or location of the activity, including associated building platforms, vehicle access and services on site in a manner that will ~~minimise~~avoid, remedy or mitigate adverse effects on the historic heritage resources and values, including by minimising the disturbance of the site.
	c.	Provides for the on-going maintenance of the site to ensure that the site is preserved and that damage does not occur.
	d.	In Schedule 8A of Appendix 8 maintains visual linkages between the building or structure and the street.
	e.	Is compatible with the reasons for inclusion of the building, structure, site or ~~site~~area and its significance in Schedules 8A, 8B, 8C or ~~8B,~~8D of Appendix 8.
	f.	Addresses cumulative effects on heritage values.
	g.	Considers the irreversibility of an effect (e.g. the loss of unique features)
	h.	Considers the opportunities for remediation and the costs and technical feasibility of remediation.
	i.	Considers the resilience of the heritage feature to change (e.g. the ability of the feature to assimilate change, or the vulnerability of the feature to change).
	j.	Adheres to the conservation principles of International Council on Monuments and Sites (ICOMOS) New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value, where applicable.
	k.	Includes consultation with Heritage New Zealand Pouhere Taonga.
	l.	~~In the event of relocation~~ Incorporates planting, ~~has adequately considered whether the relocation is necessary~~fencing and ~~whether appropriate measures are proposed~~identification (e.g. signage) sufficient to ensure ~~any potential adverse effects on~~site recognition while maintaining and enhancing the heritage values ~~are avoided, remedied or mitigated~~of the site and setting.

	m.	~~Incorporates proposed planting~~Has an assessment of the site undertaken by a person qualified in archaeology, ~~fencing~~which identifies the location of the archaeological sites and ~~identification (e.g. signage) sufficient to ensure~~the proposal is in accordance with the recommendations of that assessment for the management of the archaeological site ~~recognition~~.
	n.	Responds to matters raised in engagement with representatives of Mana Whenua.
	o.	Makes provision for Mana Whenua representation on site for monitoring of earthworks or other aspects of the activity, where such representation has been sought by Mana Whenua in the engagement by the applicant and/or in the cultural impact assessment prepared for the proposal through engagement with representatives of Mana Whenua.
	p.	Ensures that the location, layout, design and method of carrying out the proposed works / proposal avoids, remedies or mitigates adverse effects on the cultural and spiritual values of the site to Maaori and considers the role and application of matauranga maaori and tikanga.
	q.	Includes methods to ensure that the historical legibility of the City is enhanced, including by methods such as native species used in landscaping, signage, art works, and place and street names.
	r.	Is consistent with the relevant objectives and policies of Chapter 19: Historic Heritage.
E2	The extent to which the heritage values of any buildings, sites, areas or places identified in Schedules 8A, 8B, 8C or ~~8B~~8D of Appendix 8 would be adversely affected by the proposal.	
E3	The extent to which the proposal including ~~modification~~maintenance and repair, ~~re-use, renovation~~alterations or additions or restoration to the building or structure:	
	a.	~~Contributes positively to~~Conserves and wherever possible, enhances the ~~character of the surrounding area~~authenticity and ~~maintains the relationship~~integrity of the building or structure ~~with~~and its setting.
	b.	Will maintain and enhance the environmental, social, or cultural ~~effects~~benefits of the heritage resources and heritage values for the wider community.
	c.	~~Considers~~Minimises the extent to which the primary façade of a scheduled building is proposed to be altered, and whether the main determinants of the style and character, and the heritage significance, of the building are maintained or restored.
	d.	Ensures ~~new buildings respect~~alterations or additions are consistent with the design, scale and materials of ~~any~~the original façade or otherwise maintains or enhances the heritage values of the façade.
	e.	Ensures the adverse effects of the addition of an awning, on the heritage values of an identified building or structure in Schedule 8A, are avoided, remedied or mitigated.
	f.	Is consistent with Policy 19.2.3j
E4	The extent to which it is practicable to provide earthquake strengthening, fire safety upgrades, physical access and physical accessibility upgrades, building services improvements and/ or noise insulation to the required standard without compromising the heritage significance and fabric of the building, including avoiding or minimising the extent	

	to which the changes resulting from this work is externally visible.	
E5	The extent to which ~~the addition~~reconstruction or reinstatement of ~~an awning would likely detract from~~ the ~~original character of an identified heritage~~ building ~~in Schedule 8A and 8B of Appendix 8.~~or structure:	
	a.	Is essential to the function, integrity, intangible value, or understanding of the building or structure.
	b.	Is consistent with physical and documentary evidence about the original construction and does not require conjecture.
	c.	Will ensure the heritage value of the building or structure will be preserved.
	d.	Avoids reconstructed elements constituting the majority of a building or structure.
	e.	Is based on respect for the existing fabric and the identification and analysis of all available evidence so that the cultural heritage value is recovered or revealed.
E6	The extent to which demolition or removal of an identified heritage building or structure in Schedule 8A of Appendix 8:	
	a.	Is consistent with Policy 19.2.3a.
	b.	Meets the Heritage New Zealand Pouhere Taonga, Investigation and Recording of Buildings and Standing Structures, Archaeological Guidelines Series No.1, November 2018 or any update to that guideline.
	c.	Is consistent with the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value.
E7	The extent to which the relocation of an identified heritage building or structure in Schedule 8A of Appendix 8:	
	a.	Is consistent with Policy 19.2.3b and Policy 19.2.3c
	b.	Meets the Heritage New Zealand Pouhere Taonga, Investigation and Recording of Buildings and Standing Structures, Archaeological Guidelines Series No.1, November 2018 or any update to that guideline.
	c.	Is consistent with the conservation principles of International Council on Monuments and Sites (ICOMOS) being the New Zealand Charter (2010) for the Conservation of Places of Cultural Heritage Value.
E8	The extent to which proposed signage on an identified building, site or surroundings identified in Schedule 8A or 8B of Appendix 8:	
	a.	Is associated with permitted or consented activities on the site.
	b.	Is consistent with and maintains or enhances the historic heritage values of the building, site, setting and surroundings.
	c.	Acknowledges and respects the character of the façade of the building.
	d.	Is consistent with the historically documented traditional location, style, colours and size of signs.
	e.	Is not visually prominent and is appropriate in size and location to the heritage features, including not requiring the removal of decorative features or detailing.

	f.	Avoids irreversible damage to the original fabric of the building or structure, including by ensuring appropriate methods of attachment.
	g.	Avoids visual cluttering effects.
	h.	Ensures that any illumination of signs avoids or minimises adverse effects on the historic heritage values, including by ensuring that signs are illuminated by external lighting or any illumination is static and high-intensity signs are avoided.
	Temple View Heritage Area	
E9	The extent to which new development or earthworks (including the planting or removal of vegetation and trees) would adversely affect the landscape setting and views of the Temple from Tuhikaramea Road.	
E10	The extent to which works to a transport corridor or parking area continue the consistent use of materials and kerb edging used throughout the Heritage Area.	
E11	The extent to which provision has been made for the investigation, recording or preservation of any archaeological deposits or features.	
	Temple View Character Area	
E12	The extent to which development maintains the characteristic setback of buildings from the transport corridor, visibility between the dwelling and the transport corridor and high levels of landscaping and permeable surfaces within the front building setback.	
E13	The extent to which the proposed development, building, structure, alteration or addition is compatible with the scale, form, style, bulk, height, colour or materials of surrounding buildings or structures within the Temple View Character Area.	
E14	Whether removal of any building or structure within Precinct 1, 2 and 4 will affect the gateway appearance of the Temple View Character Area.	
E15	The extent to which the generous spacing between single dwellings is maintained.	
E16	Whether it has been clearly demonstrated that demolition of any heritage building in Schedule 8A of Appendix 8 is necessary, considering alternatives for the refurbishment or re-use of the building, financial cost and technical feasibility.	
E17	Any immediate or cumulative effects of the loss, alteration or removal of any buildings on the overall coherence of the Temple View Character Area.	
E18	The extent to which new development or earthworks would adversely affect the landscape setting and views of the Temple View Character Area.	
E19	The extent to which new development maintains a coherent character within the Temple View Character Area and, where relevant, integrates with development within the subject Precinct, and any adjacent Precinct.	
	Peacocke Special Character Zone	
E20	The extent to which provision for effluent and stormwater disposal mitigates any risk of landslip or erosion and avoids adverse effects on water quality as it relates to ground water, the Waikato River, and the Mangakotukutuku gully ecosystem.	
E21	The extent to which the proposed development takes into account existing rural activities, the location of existing use building platforms and the proposed arterial transport corridors as shown on the Peacocke structure Plan.	
E22	Whether the placement of buildings would facilitate future urban re-subdivision particularly	

	with regards to achieving a cohesive urban layout anticipated by the Peacocke Structure Plan and does not compromise the economic provision of future infrastructure.	
E23	The extent to which the development provides for the avoidance of natural hazards.	
E24	The extent to which a development could have an adverse effect on the consistency and amenity of the area or the presence of mature vegetation.	
E25	Any positive impacts to the neighbourhood or the wider community, including the extent to which the activity might enhance the amenity of the area.	
E26	Any cumulative effects from the activity, whether on its own or in combination with other activities in the area.	
E27	The extent to which the proposed development is compatible with the intent of the consented Master Plan.	
	Rototuna North East Character Zone	
E28	The extent to which any proposed development or building is consistent with the development controls for the Rototuna North East Character Zone and responds to the existing landform, including the extent to which it avoids excessive earthworks including significant cutting and filling, and does not adversely affect the natural topography, the construction or operation of the Waikato Expressway (Designation E90) or Council infrastructure.	
E29	The extent to which the development is compatible with the landform and size of the site, having regard to the intended open space and character of the area.	
E30	The relationship between the scale of any buildings on the site and existing residential development, having regard to the intended character of the area.	
E31	The extent to which the subdivision creates a block pattern with lots fronting streets and backing onto the rear of other lots, addressing the natural landform of the area and on the steeper land, the shape factor circle is located to the front of the sites with low gradients to facilitate building development and access, transitioning the slope to the steeper areas to the rear of the site.	
E32	The extent of any positive impacts to the neighbourhood or the wider community, including the extent to which the activity might enhance the amenity of the area.	
E33	The extent to which the design of the dwelling or building within the 65m setback from the Waikato Expressway (Designation 90) considers effects from the Waikato Expressway, particularly:	
	i.	The extent of a reasonable internal noise environment
	ii.	The siting of any principal outdoor living area to mitigate future traffic noise
	iii.	The extent of any acoustic mitigation to new buildings or additions for habitable uses to mitigate noise.
E34	The extent to which any principal outdoor living area within the 65m setback from the Waikato Expressway (Designation 90) is sited to mitigate the traffic noise of the future Waikato Expressway, including whether it is located to the north of the dwelling to utilise noise attenuation provided by the building form.	
E35	The extent to which the acoustic mitigation of new residential buildings or additions to existing residential buildings for habitable uses will result in mitigating any noise issues generated from the operation of the Waikato Expressway (Designation 90).	

	Railway Park		
E36	The extent to which any new building or additions or alterations to an existing building in Railway Park (Lot 1 DP S37471) is compatible with the material, form and design of the surrounding residential development and existing buildings within Railway Park, in particular the Frankton Junction NZ Railways Institute Hall (Refer to Appendix 8, Schedule 8A, H44).		
F	**Hazards and Safety**		
	General		
F1	The extent to which the size, location and design of the proposed building, infrastructure, structures, stored goods and materials, fences or walls:		
	a.	Affects the scale, location and orientation of any overland flow path.	
	b.	Provides for sufficient permeability:	
		i.	So as not to obstruct any overland flow, and
		ii.	To mitigate the likelihood of debris becoming trapped.
	c.	Has sufficient height clearance to mitigate the risk of being affected by inundation.	
	d.	Has the structural integrity to withstand inundation.	
F2	The extent to which an appropriate building platform can be provided free from any identified hazard area.		
F3	The extent to which the applicant has demonstrated, through the use of an engineering design report:		
	a.	That the risk of ground failure can be reduced to avoid the effects on the safety of occupiers and neighbours.	
	b.	That any structure will perform safely under hazard conditions for the life of the structure.	
	c.	That any work to be carried out maintains the stability of the river bank or gully and does not increase the risk of ground instability on the subject site or adjacent sites.	
F4	The extent to which a flood risk assessment report submitted, with the proposal, contains recommended refinements to the extent of any Flood Hazard Area as a result of additional flood hazard modelling or site specific topographical analysis.		
	Earthworks		
F5	The extent to which the earthworks:		
	a.	Will obstruct or provide overland flow paths or natural surface ponding areas.	
	b.	Are managed, designed and constructed to:	
		i.	Provide any sediment control measures necessary to control the discharge of sediments.
		ii.	Remain safe and stable for the duration of the intended land use.
		iii.	Provide safe and accessible building sites and infrastructure.

		iv.	Provide for the adequate control of stormwater, cater for natural groundwater flows, and avoid adverse effects from changes to natural water flows and established drainage paths.
		v.	Avoid exacerbating the effects of natural hazards and ecological effects arising from additional sediment release.
	Hazardous Facilities		
F6	The extent to which the proposed site design, construction and operation of a hazardous facility are appropriate to:		
	a.	Avoid the accidental release, or loss of control, of hazardous substances, and whether adequate emergency and spill contingency plans are provided; and	
	b.	Avoid and mitigate any adverse effects resulting from activities on the site involving hazardous substances on people, property and environmentally sensitive areas.	
F7	The extent to which off-site transport of hazardous substances has been adequately addressed, and the extent to which vehicles transporting hazardous substances use appropriate routes and do not use local transport corridors in residential areas.		
F8	The extent to which the waste management plan adequately addresses the management of significant quantities of wastes containing hazardous substances, including procedures for disposal practices and use of waste contractors.		
F9	Where appropriate, the extent to which alternative locations have been considered adequately.		
F10	The extent to which the risks presented by the hazardous facility to humans, the environment and property have been assessed fully and systematically, and whether they are able to be avoided or minimised satisfactorily.		
	Nuisance and Health		
F11	The extent to which industrial activities giving rise to nuisance can be adequately managed or sited so as to reduce the impact on neighbouring sites.		
F12	The extent to which noise effects have been addressed in a noise management plan, including the location of specific noise generating activities, hours of amplified sound and the potential mitigation proposed.		
F13	The extent to which the activity may have adverse effects on the environment including water discharges, air pollution, noise and other emissions.		
F14	The extent to which any habitable rooms are located, oriented or designed in such a way that would make noise insulation to the required standards unnecessary.		
G	**Transportation**		
	General		
G1	The extent to which the proposal:		
	a.	Integrates with, and minimises adverse effects on the safe and efficient functioning of the transport network and infrastructure.	
	b.	Minimises conflicts between users both within the site and any adjoining transport corridor.	

	c.	Encourages easy and safe access and circulation for those not arriving by vehicle.	
	d.	Provides for the accessibility needs of all users of the site.	
	e.	Provides convenient and safe circulation for connections and/or the provision of facilities for passenger transport modes of travel relative to the scale of the proposal.	
	f.	Provides for integration with neighbouring activities to reduce the need for separate traffic movements on the transport network.	
		Note *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*	
G2	The extent to which the proposal and the traffic (including nature and type of the traffic, volume and peak flows, travel routes) generated by the proposal:		
	a.	Requires improvements, modifications or alterations to the transport network and infrastructure to mitigate its effects.	
	b.	Achieves efficient connectivity and accessibility of transport corridors, pedestrian accessways, cycleways, public reserves and green corridors.	
	c.	Adversely affects the streetscape amenity, particularly in relation to sensitive land use environments (e.g. residential land use environments identified within Table 15-4a of Appendix 15).	
	Integrated Transport Assessment ***Note*** *In addition to the specific ITA criteria outlined in G3 to G6 below, the balance of criteria contained within Section G may be used to assess a simple or broad ITA where considered relevant.*		
G3	The extent to which the proposal considers and responds to:		
	a.	The issues, opportunities and shared outcomes in the Access Hamilton Strategy and its associated Action Plans.	
	b.	Relevant:	
		i.	Waka Kotahi New Zealand Transport Agency guidelines
		ii.	Kiwirail guidelines
		iii.	Regional and national transport and growth strategies
	c.	The recommendations and proposed conditions of any integrated transport assessment prepared to accompany the application.	
	d.	Issues and outcomes arising from consultation with the relevant road controlling authorities and/or Kiwirail.	
G4	The extent to which the proposal incorporates travel demand management and is well-located to be served by passenger transport, or encourages other active modes of travel such as walking or cycling.		
G5	The extent to which an integrated transport assessment assesses how the proposal and any mitigation measures ensure that the safety and efficiency of the transport network is maintained or enhanced.		
G6	Whether access restrictions, auxiliary lanes or other measures are necessary to provide for		

	the safe and efficient operation of key transport corridors such as:	
	a.	Major arterial transport corridors
	b.	Transport corridors that are part of the Strategic Network
	c.	Transport corridors carrying more than 20,000 vehicles per day or with four or more vehicle lanes.
G6a	Provision of safe walking and cycling connectivity between the Waikato Expressway and the Te Awa Lakes Structure Plan area.	
	Access	
G7	The extent to which the proposal minimises the number of vehicle access points to transport corridors, taking into account:	
	a.	Opportunities that exist for shared access with adjoining sites.
	b.	The hierarchy of the fronting transport corridor and opportunities that exist for access to transport corridors of a lower status (e.g. collector or local transport corridors or service lanes).
	c.	Traffic generated by the proposal.
	d.	The siting of the access points with respect to notable street trees, adjacent access points, visibility and flow.
	e.	The operational requirements of the proposal.
	f.	Potential obstruction for access to network utilities.
	g.	The appropriateness of restricting types of movements (e.g. left in/out only, entry or exit only).
	h.	The impact of multiple vehicle entrances (which break up berm, landscaping, footpath and cycleway continuity) on notable street trees, streetscape amenity, retail frontage areas and pedestrian and cycle movements.
	i.	The cumulative effects on traffic safety and efficiency from multiple vehicular accesses on to major arterial routes and whether this can be adequately addressed.
	Parking	
G8	Except in the Central City Zone the extent to which the proposal provides for anticipated parking demand to meet current and future needs.	
G9	In assessing the number of parking spaces and the adequacy of end-of-journey facilities, regard may be had for the following:	
	a.	The anticipated parking demand generated by the proposal including typical operating and peak conditions.
	b.	The hours of operation relative to other activities on the site or on adjoining sites and opportunities for sharing parking spaces.
	c.	The ability and appropriateness of adjacent transport corridors being used to accommodate on-road parking, particularly in regard to the safe and efficient operation of the transport network, retention of notable street trees and the protection of local character.

	d.	The availability of appropriate off-road public parking in the locality.
	e.	Options for providing additional parking if required in the future.
	f.	The extent to which the provision of end-of-journey facilities, such as bicycle parking, showers, changing rooms and lockers are provided.
	g.	The extent to which provision for active modes of transport or travel planning has been made.
	h.	The availability of passenger transport services in the locality, the proximity of the proposed activity to passenger transport stops and the extent to which those passenger transport services are suited to providing for the transport needs of the proposed activity.
G10	In assessing whether the parking demand for a particular proposal may be provided on other sites, regard shall be given to the following:	
	a.	Whether off site parking is in close proximity with clear, safe and convenient access.
	b.	Whether shared parking provision is acceptable particularly where hours of operation are different.
	c.	The desirability of avoiding vehicular access to the site because of the effects on traffic safety or pedestrian amenity.
	d.	The convenience and safety of those using the parking spaces especially the general public.
	e.	Any arrangement for alternative parking provision is adequately secured by a legally binding mechanism.
	f.	The extent to which the safe and efficient functioning of the transport corridor is affected.
	New Transport Corridor Design	
G11	The extent to which transport corridor design provides design elements identified in or otherwise contrary to any criteria contained in Table 15-6a)ii of Appendix 15.	
G12	The extent to which the transport corridor design meets the traffic needs of the area and the wider transport network, taking into account the function of the corridor in the transport corridor hierarchy.	
G13	The extent to which the width and alignment of the transport corridor is sufficient to accommodate, in a safe and efficient manner, the volume and type of traffic likely to use it, including service and emergency vehicles and heavy vehicles.	
G14	The adequacy of provision for the movement of pedestrians, cyclists, physically impaired and transport disadvantaged and any implications for their safety.	
G15	The adequacy of provision within the transport corridor for parking spaces relative to existing and potential developments on adjoining land.	
G16	The extent to which the extension to an existing, new or an upgraded transport corridor ‘matches’ the rest of the existing transport network (e.g. levels, design, construction).	
G17	The extent to which the design of the road allows for easy installation and maintenance of non-transport infrastructure and amenity tree planting.	

G18	The extent to which the design of the transport corridor recognises the character and amenity values of the adjacent land use.	
	Note *In considering the above matters Council may have regard to relevant parts of Austroads Design Guides and NZS 4404:2010 Land Development and Subdivision Infrastructure, and the Hamilton City Infrastructure Technical Specifications.*	
H	**Functionality, Vitality and Amenity of Centres**	
H1	The extent to which the proposed retail or office activity (having regard to its size, composition and characteristics), in conjunction with other established or consented retail or office activity:	
	a.	Avoids adverse effects on the vitality, function and amenity of the Central City and sub-regional centres that go beyond those effects ordinarily associated with competition on trade competitors.
	b.	Avoids the inefficient use of existing physical resources and promotes a compact urban form.
	c.	Promotes the efficient use of existing and planned public and private investment in infrastructure.
	d.	Reinforces the primacy of the Central City and the functions of other centres in the business hierarchy.
H2	Whether and to what extent the proposed Supermarket activity in the Industrial, Business 1 or 4 zones:	
	a.	Avoids adverse effects on the vitality, function and amenity of the Central City and sub-regional centres that go beyond those effects ordinarily associated with competition on trade competitors.
	b.	Avoids the inefficient use of existing physical resources and promotes a compact urban form.
	c.	Promotes the efficient use of existing and planned public and private investment in infrastructure.
	d.	Is located within a catchment where suitable land is not available within the business centres.
	e.	Reinforces the primacy of the Central City and does not undermine the role and function of other centres within the business hierarchy where they are within the same catchment as the proposed supermarket.
I	**Network Utilities and Transmission**	
	Network Utilities	
I1	The extent to which alternative technologies and techniques have been considered.	
I2	The extent to which co-location of overhead electricity and telecommunication lines is technically, economically and practically reasonable.	
I3	The extent to which the proposal is in accordance with relevant industry standards and meets specified clearance requirements for operational and safety reasons.	
I4	The extent to which the proposal will adversely affect the amenity values of the site and locality.	

I5	The extent to which there are difficult ground conditions, topography or obstructions which make undergrounding impractical.		
I6	The extent to which it is necessary for the proposed site to provide and maintain essential network utility services.		
	Electricity Transmission		
I7	The extent to which the location, height, scale, orientation and use of buildings and structures is appropriate to manage the following effects.		
	a.	The risk to the structural integrity of the transmission line.	
	b.	The effects on the ability of the transmission line owner to access, operate, maintain and upgrade the transmission network.	
	c.	The risk of electrical hazards affecting public or individual safety, and risk of property damage.	
	d.	The extent of earthworks required, and use of mobile machinery near transmission lines, which may put the line at risk.	
	e.	Minimising adverse effects including reverse sensitivity, visual and nuisance effects and from transmission lines.	
	Note *Consultation with Transpower New Zealand Ltd (or its successor) is advised when considering construction within Transmission Corridors A or B. The New Zealand Electrical Code of Practice NZECP 34:2001 contain restrictions on the location of structures in relation to lines.*		
I8	The extent of separation between specified building envelopes and existing lines ensures any adverse effects on and from the Electricity Transmission network and on public safety are appropriately avoided, remedied or mitigated.		
I9	The extent of separation between the location of any proposed trees and existing lines, taking into account:		
	a.	The likely mature height of the trees,	
	b.	Whether they have potential to interfere with the lines, and	
	c.	Whether an alternative location for the trees would be more suitable to meet the operational requirements of the lines' owner.	
	Note *All trees/vegetation planted in the transmission corridor must achieve compliance with the Electricity (Hazards from Trees) Regulations 2003.*		
I10	The extent to which appropriate safeguards are in place to avoid contact or flashovers from lines, and effects on the stability of support structures.		
	Note *All earthworks, including the use of mobile plant, must comply with the requirements of the New Zealand Electrical Code of Practice 34:2001 (NZECP 34:2001).*		
I11	The extent to which appropriate safeguards are in place to avoid contact or flashovers from lines, and effects on the stability of support structures.		
J	**Three Waters Capacity and Techniques**		
J1	The extent to which the proposal:		

	a.	Can be adequately serviced by capacity within existing Three Waters infrastructure, including access to and use of an appropriate and sustainable water source.
	b.	Can dispose of stormwater and wastewater without adversely affecting the surrounding environment.
J2	Whether the servicing needs of the proposal would necessitate additional public investment in Three Waters infrastructure, services or amenities.	
	Note *Information requirements relating to Water Impact Assessment or ICMP applications are outlined in Volume 2, Appendix 1.2.*	
J3	The extent to which the proposal is consistent with the provisions of any Integrated Catchment Management Plan (ICMP) relevant to the site and a consideration of consent conditions imposed in order to achieve that consistency.	
J4	Where there is no ICMP, the extent to which the proposal incorporates sustainable management techniques and controls to:	
	a.	Protect water quality.
	b.	Protect the integrity and health of any water courses.
	c.	Maintain land stability.
	d.	Limit erosion and sedimentation.
	e.	Limit water wastage.
	f.	Limit the generation of stormwater and wastewater.
	g.	Limit water usage.
J5	Where there is no ICMP, for all new industrial and commercial users with a requirement for high volumes and pressures, the extent to which onsite water storage is provided.	
J6	Where there is no ICMP, for development that will create a trade waste discharge:	
	a.	The extent to which suitable and safe practices will be employed.
	b.	The extent to which such waste can be treated or pre-treated onsite to improve the quality of the waste or decrease the amount of the waste, prior to any discharge to the municipal wastewater treatment network.
J7	Where there is no ICMP, for development that will create a trade waste discharge:	
K	**Major Facility Concept Development Consent Consistency**	
	General	
K1	The extent to which the proposal is consistent with the approved Concept Development Consent for the Major Facility.	
	Concept Development Consent Concept Development Consent	
K2	The extent to which the preparation of a Concept Development Consent or an update to an existing Concept Development Consent has given regard to the following.	
	a.	The extent to which the major facility integrates with surrounding land uses and transport network.

	b.	The extent to which the development has been designed to minimise, as far as practicable, any adverse effects on adjoining activities, particularly residential activities.	
	c.	The extent to which any large façades (including side walls) that are visible from public places have been modulated, articulated, detailed or visually treated in a way that reduces the apparent bulk of the building or provides visual interest.	
	d.	The extent to which the proximity of facilities intended to accommodate events are sited close to residential areas.	
	e.	The extent to which the provision for vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and patrons from large events.	
	f.	The extent to which provision for vehicular and pedestrian access and circulation prioritises pedestrian safety.	
	g.	The extent to which appropriate, convenient provisions enable public transport to service the site, recognising the need for such services to directly access the Central City area.	
	h.	The extent to which signage is directed primarily at the patrons attending the venues and television audiences and the extent to which visibility is limited from any public space or near-by site, with the exception of signage associated with the naming of the major facility and signs that advertise coming events.	
	i.	The extent to which the adverse effects of earthworks are managed.	
K3	The extent to which the following have been applied as part of a new Concept Development Consent, an update to an existing Concept Development Consent or in the absence of a Concept Development Consent within the Interface Areas of all Major Facility Sites.		
	a.	Built Form and Layout	
		i.	The extent to which the external appearance, scale and design of buildings • Contributes to compatibility between buildings and its integration with other development on the site, adjacent sites and surrounding public spaces • Contributes to active frontage along public streets and open space, particularly for corner sites • Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight.
		ii.	The extent to which building design and development • Makes a positive contribution to the local character of the site and surrounding areas • Ensures large façades are well designed to provide visual interest and reduce the apparent bulk of buildings within the Interface Area.
		iii.	The extent to which Crime Prevention Through Environmental Design principles have been incorporated.
	b.	Landscaping	
		i.	Incorporation of landscaping within the site layout to reduce the bulk of new development and mitigate adverse visual effects of development within the Interface Area, particularly as they interact with public

			spaces.
		ii.	Incorporates landscaping to maintain and enhance the character and amenity of the site and surrounding areas.
	Claudelands Events Centre		
K4	The extent to which the open space character of the eastern part of the site is maintained and in particular whether a suitable buffer is provided adjoining Jubilee Park.		
	Te Rapa Racecourse		
K5	The extent to which development of the site retains views between the racecourse and Minogue Park.		
	Waikato Hospital Complex		
K6	The extent to which activities of an industrial nature and the heliport are grouped in the south-western sector of the site.		
K7	The extent to which high rise buildings are concentrated towards the centre of the hospital complex.		
	Waikato Stadium and Seddon Park		
K8	The extent to which future buildings and the enhancement of facilities, including any provision for office, retail and visitor accommodation, ensure a high degree of functional integration within the site.		
K9	The extent to which security fencing is unobtrusive and maintains views of the Stadia grounds from surrounding streets, accepting that no views will be available of the principal playing surfaces and that the Stadia need to ensure the security of the venues as 'charge grounds'.		
K10	The extent to which the bulk and location of additional buildings at Waikato Stadium and Seddon Park has been designed and constructed to minimise the extent and duration of shading cast over residential sites.		
K11	The extent to which the design and appearance of any replacement grandstand or a substantial alteration to an existing grandstand aims to create an enduring statement and identity, which reflects the pre-eminent role of these sites in hosting international events. Additionally, the extent to which recognition is provided for the cultural heritage of the Whatanoa Gateway.		
K12	The extent to which the Mill Street frontage of the Waikato Stadium, including the Mill Street Field, is maintained as open space to continue the historical association with the West Town Belt, providing an attractive vista, enhancing links with the Central City area and the Stadium building.		
K13	The extent to which development and landscaping proposals provide for the retention of the existing Kahikatea trees on the Seddon Road frontage of the Waikato stadium and the existing mature trees on the Norton Road and Tristram Street frontages of Seddon Park.		
	Wintec Rotokauri Campus		
K14	The extent to which development of the site has regard to the future development of the Rotokauri Area and the relationship of the site with Lake Waiwhakareke and the Rotokauri Suburban Centre.		
K15	The extent to which farming activities are adequately buffered from neighbouring		

	Residential or Special Character Zones.	
	Te Awa Lakes Adventure Park	
K16	The extent to which implementation of the management plan required under Appendix 1.2.2.14.h will maintain the water quality in the cable ski lake, and other water features involving swimming, to a standard appropriate to their use.	
K17	The extent to which the noise effects of activities are avoided, remedied or mitigated, including through: • Management practices • Site layout (location and orientation) • Design of buildings and screening • Hours of operation • Lower noise producing equipment and methods have been investigated and incorporated.	
K18	The extent to which the recommendations of any alligator weed management plan are to be implemented.	
K19	The extent to which the design and layout of activities and structures and the provision of landscaping and other screening avoids distraction to road users on the Waikato Expressway and Te Rapa Road.	
L	**Central City – Design and Layout**	
L1	The extent to which the streetscape appearance, scale and design of the building (including material and colour):	
	a.	Will add visual interest and vitality to the streetscape and avoids large, featureless façades. For example, through articulation of a façade, attention to fenestration and rooflines, the design of verandas including continuity with adjoining buildings, the design of balconies and the careful choice of materials and colour.
	b.	Will, where practicable, enable informal surveillance of public spaces including streets, parks, plazas and through-site links.
	c.	Are compatible with heritage or open space values of the Riverfront Overlay area and adjoining riverbank area, where sites are within those areas.
	d.	Activates the site frontage on sites adjoining a defined Primary or Secondary Active Frontage (Volume 2, Appendix 5, Figure 5-7).
	e.	Enhances the experience of the Waikato riverside and Garden Place, where sites are adjacent.
	f.	Enhance those parts of a site adjoining a defined view and vista on Figure 5-6 (Volume 2, Appendix 5).
	g.	Enhance the visual amenity of sites identified as Key Development Sites on Figure 5-9, or Pedestrian Connections and Gateway locations identified on Figure 5-4 (Volume 2, Appendix 5).
	h.	Will, where practicable, provide for public entrances to be on frontages with the highest pedestrian traffic.
L2	The extent to which any proposed building setback will adversely affect the definition, use	

	or safety of public spaces, or the continuity of defined primary or secondary active frontages (Volume 2, Appendix 5, Figure 5-7).	
L3	The extent to which the addition of an awning would detract from the original character of an identified heritage building in Schedule 8A and 8B of Appendix 8.	
L4	The extent to which the proposed building design and/or site layout is consistent with the intent of any relevant design guide in Appendix 1, Section 1.4. ***Note*** *If an activity is a Restricted Discretionary Activity in relation to Design and Layout matters and there is a relevant design guide, then the activity should seek to address the outcomes sought in the design guide as a priority over relevant criteria in this section.*	
L5	The extent to which the external appearance, scale and design of buildings and structures:	
	a.	Enhance the character and amenity of the surrounding area and streetscape qualities.
	b.	Incorporate Crime Prevention Through Environmental Design principles.
L6	The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:	
	a.	To protect amenity values of the streetscape and adjoining sites, including through the use of appropriate screening and landscaping.
	b.	To not be visually dominant.
	c.	Where appropriate, to integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, verandas, parking, loading areas, access to public transport and pedestrian linkages.
L7	Where opportunity is available, and it is practicable, the extent to which any proposal provides or enhances pedestrian and cycle connectivity between streets and other public areas.	
L8	Where required, the extent to which planting and landscaping is used to:	
	a.	Visually reduce the bulk of new development and mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces.
	b.	Create an attractive environment that maintains safety and amenity for pedestrians.
L9	The extent to which developments provide for goods handling, storage, waste and recycling areas that are located and designed to minimise adverse effects.	
L10	The extent to which development encourages pedestrian access to, and facilitates public use and enjoyment of, the promenade and environs of the Waikato River.	
L11	On those identified streets (Volume 2, Appendix 5, Figure 5-3) the extent to which a proposed street wall or alternative design elements of any proposed building frontage will:	
	a.	Provide consistency in built form and scale with adjoining built form.
	b.	Maintain a human scale when perceived from the street level.
	c.	Maintain sunlight penetration at street level, particularly footpaths.
L12	In relation to the setbacks from internal boundaries at upper levels (i.e. fourth level and	

	above), the extent to which the proposal minimises shadowing and loss of natural light on existing adjacent residential buildings.	
L13	The extent to which development of a site adjoining the riverbank:	
	a.	Provides a scale and design of any building or structure that maintains or enhances street and reserve areas, the character and amenity, and the heritage or open space values of the adjoining riverbank area.
	b.	Makes provision for building design and configuration, site layout and/or landscaping which enhances the visual and physical relationship with the Waikato River.
	c.	Mitigates the impact of large developments and vehicular oriented activities on the amenity values of the riverbank environment.
M	**Drive-through Services (Business Zones and Central City Zone - City Living Precinct only), Building Improvement Centre (Business 3 and 5 Zones) and Supermarkets (Central City, Business and Industrial Zones)**	
	Design and Layout	
M1	The extent to which the external appearance, scale and design of buildings (including material and colour), equipment and structures:	
	a.	Provide visual interest through a variety of styles and forms in terms of footprint, design and height.
	b.	Maintain streetscape amenity and continuity of built form.
	c.	Within the Central City Zone, whether any proposed building setback will adversely affect the definition, use or safety of public spaces, or the continuity of defined primary or secondary active frontages (Volume 2, Appendix 5, Figure 5-7).
M2	The extent to which parking, manoeuvring areas, driveways and outdoor service areas have been designed and located:	
	a.	To appropriately manage any adverse effects resulting from the location and interrelationship between these areas on streetscape amenity.
	b.	To ensure traffic generation avoids, remedies or mitigates adverse effects on amenity values.
	c.	So as not to compromise the safe use of the footpath adjacent to the site.
	d.	To integrate with adjacent activities and development in terms of the provision of entrances, publicly accessible spaces, parking, loading areas, access to public transport and pedestrian linkages.
	Landscaping and Screening	
M3	The extent to which planting and landscaping is used to:	
	a.	Mitigate adverse visual effects particularly from the front boundary and those parts of the site visible from public spaces and interfaces along state highways, arterial transport corridors and City gateways.
	b.	Create an attractive environment that maintains safety and amenity for pedestrians.

	Waste Management	
M4	The extent to which developments provide for goods handling, storage, waste and recycling areas that are:	
	a.	Easily accessible for collection agencies and avoid adverse visual, noise or odour effects.
	b.	Consistent with the amenity values of the site and avoid causing nuisance for neighbouring residential activities.
	c.	Suitable for the demand expected by the activity.
	Character and Amenity	
M5	The extent to which the activity makes adequate provision to protect the visual and acoustic privacy of abutting sites including through building and site design.	
M6	Considering whether the relationship of buildings and their associated parking, storage and service areas to the street helps to maintain the amenity values of public spaces and streets.	
M7	The extent to which any parking or service area is provided, landscaped, screened and maintained in a form which mitigates any adverse effects to adjacent activities and does not detract from the streetscape.	
	Drive-through Services	
M8	For the purpose of assessing the above criteria, regard shall be had to the following operational and functional requirements:	
	a.	The drive-through lane is an integral feature of the site layout.
	b.	Customer car parking access is preferably distinct from drive-through lanes.
	c.	Adequate and accessible servicing areas that are preferably separated from customer vehicle traffic, drive-through lanes and pedestrian movements.
	Building Improvement Centres	
M9	For the purpose of assessing the above criteria, regard shall be had to the following operational and functional requirements:	
	a.	Where large-format building formats are required, there is provision for some solid façades to facilitate internal racking of bulky products.
	b.	The provision of appropriate customer car parking, which is clearly visible from the local road network.
	c.	Adequate and accessible servicing areas that are preferably separated from customer vehicle traffic, timber trade sales access and pedestrian movements.
	Supermarkets	
M10	For the purpose of assessing the above criteria, regard shall be had to the following operational and functional requirements:	
	a.	Store visibility that is easily identifiable when viewed from the street and surrounding area.
	b.	The provision of appropriate customer car parking, which is clearly visible and accessible to motorists approaching the store from the local roading network and

		to customers on-site.
	c.	Where large-format building formats are required, there is provision for some solid façades to facilitate internal shelving and fresh produce display.
	d.	Adequate and accessible servicing areas that are preferably separated from customer vehicle traffic and pedestrian movements.
N	**Ruakura and Te Awa Lakes**	
N1	**Land Development Plans**	
	In determining the application for resource consent for a restricted discretionary activity, Council shall reserve its discretion to the following matters, where relevant.	
	a.	Integration with and effects on transport and Three Waters infrastructure.
	b.	Consistency with any relevant Integrated Catchment Management Plan or regional discharge consent.
	c.	Effects on significant habitats of indigenous fauna and habitat values of natural water courses.
	d.	Open Space and road reserve design, layout and use.
	e.	Consistency with the Ruakura Strategic Infrastructures network for the structure plan as shown on Figures 2-15A and B Ruakura Strategic Infrastructure (Appendix 2); or consistency with the Te Awa Lakes Framework Plan Figure 2-19 (Appendix 2).
	f.	Where staged development of any Land Development Area is sought then the following information for the balance area shall be provided: i. The indicative location and width of proposed roads and carriageways and their integration with the existing and future transport network; ii. The indicative location of proposed Ruakura Strategic Infrastructure to ensure connectivity across the entire structure plan and adjacent Land Development Plan Areas.
	g.	Construction effects.
	h.	Effects of new stormwater ponds and wetlands (excluding swales) on private property.
	hhh.	In the Te Awa Lakes Structure Plan Area, reverse sensitivity effects on the transport network and existing industrial activities.
	In determining the application, the Council shall consider the following assessment criteria:	
		In the Te Awa Lakes Structure Plan Area, whether the Land Development Plan is consistent with the objectives and policies for the Te Awa Lakes Structure Plan Area.
	i.	Whether there is appropriate Three Waters infrastructure and capacity, existing and proposed, to appropriately service anticipated development in the Land Development Plan area. For new stormwater ponds and wetlands, the extent to which the following adverse effects of the works on adjacent private property are avoided: i. Flooding and adverse effects on ground water levels; and

		ii. Creating habitat for mosquitoes and other undesirable insects.
	j.	Whether the proposal is consistent with, or otherwise complies with, the recommendations, measures and targets of any relevant Integrated Catchment Management Plan.
	k.	Whether anticipated development in the Land Development Plan area integrates with, and minimises adverse effects on the safe and efficient functioning of the transport network and transport infrastructure, having regard to the cumulative traffic effects of other approved Land Development Plans. The extent to which the Land Development Plan provides for the sequential extension of the Spine Road for Ruakura.
	l.	Whether the Land Development Plan is consistent with Figure 2-18 Cyclist and Pedestrian Network Plan (Appendix 2) for Ruakura and Figure 2-19 Framework Plan for Te Awa Lakes.
	m.	The ITA matters for assessment set out in Appendix 1.3.3 G.
	n.	Whether the Land Development Plan considers and responds to the recommendations and proposed conditions of the Integrated Transport Assessment and Water Impact Assessment prepared to accompany the application, and for Te Awa Lakes Land Development Plans, the extent to which it achieves the Travel Demand Management plan and its outcomes specified in 1.2.2.21.s).
	o.	The potential for cumulative construction noise effects to adversely affect individual residential properties, and the mitigation methods proposed to minimise such effects.
	ooo.	In the Te Awa Lakes Structure Plan Area the extent to which noise sensitive activities protect themselves from effects resulting from the operation of industrial activities and the transport network through a combination of acoustic insulation, orientation of habitable areas and outdoor living spaces, and other methods to avoid, remedy or mitigate reverse sensitivity effects.
	p.	Whether the Land Development Plan considers and responds to issues and outcomes arising from consultation with relevant road controlling agencies, Waka Kotahi New Zealand Transport Agency and, where relevant, KiwiRail and Fonterra Limited.
	q.	Whether appropriate consideration has been given to electrical hazards and earthworks and ground level changes associated with the installation of underground Infrastructure within 12 metres of a National Grid support structure for Ruakura and consideration of the high pressure gas pipeline for Te Awa Lakes.
	r.	Where land development will cause loss of significant habitats of indigenous fauna (including but not limited to, black mudfish, shortfin eels and longfin eels), require that unavoidable adverse effects on such habitat are remedied or mitigated through: i. Replacing significant habitat; or ii. Creating new habitat; or iii. Enhancing areas of alternative habitat supporting similar ecological values

		and/or significance; and iv. Legal and physical protection.
	s.	Whether land development will adversely affect the flooding, water quality and habitat values of adjoining natural water courses.
	t.	Whether the Landscape Concept and Ecological Enhancement Plan provides for a comprehensive and connected section of Open Space and road reserves, which incorporates, as necessary: i. connectivity of open space and streets; ii. passive and active recreation opportunities; iii. Crime Prevention Through Environmental Design principles; iv. pedestrian and cycle paths forming a network with adjacent parts of the Open Space network; v. general amenity planting and amenity for adjoining properties, including use of specimen trees in roads; vi. street furniture; vii. provision for habitats; viii. lighting design that does not deter bat movement; and ix. stormwater management.
	u.	Whether the Land Development Plan will appropriately provide for indigenous i. fish and lizards; and ii. bats for Te Awa Lakes.
	v.	Whether the Land Development Plan includes a greenway that provides for improved habitat and ecological benefits for Ruakura.
	w.	Whether the Landscape Concept and Ecological Enhancement Plan provides for a greenway to enhance long term ecological function for Ruakura.
	x.	Where the boundaries of a Land Development Plan Area in application for Land Development Consent differ from those shown on Figure 2-16 for Ruakura or Figure 2-21 for Te Awa Lakes, the extent of the Land Development Plan Area shall be developed in an integrated manner. This shall include the provision for and connectivity to infrastructure, and ensure that key infrastructure such as the Spine Road for Ruakura is developed in a manner that provides at least the same levels of efficiency, effectiveness and safety anticipated through a land development consent in accordance with Figure 2-16. Where an application includes part of a Land Development Plan Area in Figure 2-16 (Ruakura) or Figure 2-21 (Te Awa Lakes) it shall be demonstrated that granting consent to that part will not prevent the integrated development of the balance of that Area.
	aaa.	For Te Awa Lakes the extent to which the recommendations of the alligator weed management plan are to be implemented.

	bbb.	For Te Awa Lakes the extent to which the Ecological Rehabilitation and Management Plan (ERMP): i. Replaces significant habitat or creates new habitat or enhances areas of alternative habitat supporting similar ecological value and/or significance and provides legal and physical protection. ii. Provides comprehensive and connected open spaces that incorporate provision for habitats and stormwater management. iii. Provides for indigenous fauna. iv. Provides for improved habitat and ecological benefit. v. Provides for enhanced long-term ecological function. vi. Provides for appropriate monitoring and review.
	Additional Matters for Open Space	
	y.	Whether the layout and design of Open Space: i. Creates an informal parkland character; ii. Integrates with the landscape design of roads within the Land Development Plan area; iii. Applies Crime Prevention Through Environmental Design principles; iv. Utilises planting to soften the views of industrial development; v. Contains pedestrian and cycle paths forming a network with adjacent parts of the Open Space Network; vi. Provides for the amenity of adjoining and adjacent activities; vii. Integrates linear wetlands and stormwater treatment devices.
	z.	Whether provision has been made to ensure public access to and use of the Open Space, except as may need to be limited for safety reasons.
	aa.	The extent to which the different functions of Open Space are clearly identified and provided for in the Land Development Plan application.
	Additional Matters for the Medium Density Residential Zone	
	bbb.	The extent to which the street network promotes a high degree of connectivity and permeability through the following: i. A grid-like street layout. ii. Block sizes that promote permeability for pedestrians/cyclists as well as for vehicles. iii. Connections to the City-wide arterial networks. iv. Paths to the Open Space Network.

	cccc.	Street amenity shall be provided by the location of specimen trees and landscaped areas interspersed by kerb-side parking.
	ddd.	When assessing the suitability for residential buildings to be within the side yards, regard shall be given to the following: i. The extent to which reasonable sunlight and daylight access to adjacent dwellings and outdoor living areas will be affected. ii. The extent to which pedestrian access to the rear of the site will be hindered. iii. The extent to which on-site amenity is maintained.
	Additional Matters for Precinct C within the Knowledge Zone - Ruakura	
	eee.	The extent to which the street network is: i. Orientated toward the Ruakura Retail Centre. ii. Permeable for pedestrians/cyclists as well as for vehicles. iii. Legible with a simple and readily understood street pattern. iv. Provides a connected path network to the Ruakura Open Space Zone.
	ffffff.	The extent to which blocks and lots are configured to facilitate walking and accommodate operational areas in rear yards.
	Additional Matters for the Logistics Zone (Inland Port) - Ruakura	
	ggg.	Whether the planting of the Landscape Buffer Areas will achieve the purpose of screening the Inland Port (Sub Area A (Inland Port)) from Ryburn and Percival Roads.
	hhh.	The effects of the planting of the Landscape Buffer Areas on the operation, maintenance, upgrading and development of the National Grid transmission network and the requirements of the Growth Limit Zones Schedule of the Electricity (Hazards from Trees) Regulations 2003.
	iiiiiiii.	Whether Level of Service D will be achieved at the intersections of Silverdale Road and Knighton Road with Ruakura Road when Stage 1 of the Inland Port (Sub Area A (Inland Port)) is operational.
	Construction - Ruakura	
	jjjjjjjj.	Whether appropriate conditions can be placed on the resource consent to manage adverse effects associated with construction of the activities proposed in the Land Development Plan. This will be satisfied by a condition requiring the lodgement of a Construction Management Plan for Council approval, prior to the commencement of the works. The Construction Management Plan shall include at a minimum: i. Details of the works, their timing and duration. ii. Methods to control dust, debris on roads and silt laden runoff during construction.

		iii. Anticipated truck movements and routes to and from the site during construction. iv. Means to ensure compliance with the Construction Noise Standards in Rule 25.8.3.2 and Construction Vibration Standard in Rule 25.8.3.3. v. Contact details for the contractor, including a process for complaints and remedying concerns. The Construction Management Plan shall also ensure that: vi. Prior to the opening of the Waikato Expressway (Hamilton Section) and the realignment of Ruakura Road to traffic, construction traffic arising from the Land Development Plan area shall be managed to ensure that the capacity of local roads, as determined by normal Hamilton City Council traffic management design criteria, is not exceeded. vii. Once the Waikato Expressway (Hamilton Section) and realigned Ruakura Road are open for traffic, construction traffic arising from the Land Development Plan area shall, to the extent reasonable and practicable, be directed to use the Waikato Expressway (Hamilton Section) to minimise effects on local roads.
N2	**Construction Noise and Operation Noise of the Inl and Port (Sub Area A) - Ruakura**	
	a.	The extent to which: i. The construction and operation of the Inland Port avoids or mitigates adverse noise and vibration effects on adjoining facilities, existing residential dwellings and/or Large Lot Residential zoned areas. ii. Measures to avoid where possible, and otherwise minimise sudden and/or loud noises at night have been incorporated. iii. Lower noise producing equipment and methods have been investigated and incorporated. iv. The location and orientation of refrigerated containers have been selected to minimise noise effects on residential properties. v. The accuracy of the noise model used for predicting noise levels in Stages 2 and 3 of the development of the Inland Port, taking into account recalibration based on monitoring of previous stages.
	b.	The adequacy of the consideration of alternative methods that would meet the night time noise limits set out in Rule 25.8.3.13 and their costs and benefits.
	c.	At individual residential properties where noise levels would exceed the night-times noise limits set out in Rule 25.8.3.13, the extent to which the ambient night-time noise levels at those properties exceed 40 $dBL_{Aeq(15)}$ once the Waikato Expressway is operational.
N3	**Ruakura Retail Centre**	
	a.	Staged development should be in accordance with an overall master plan for the Ruakura Retail Centre which shall show the location of the Ruakura Retail Centre

		Mainstreet, building footprints, circulation network, public open space and provision for parking.
	b.	A Ruakura Retail Centre Mainstreet shall be provided and should be orientated towards and integrate with the location of the proposed transport interchange.
	c.	Buildings should directly align and address the street network and provide a constant and intact edge to streets and public places.
	d.	Buildings should be located and designed to avoid extensive or inactive edges with entrances designed to maximise pedestrian flow and to support active street frontages.
	e.	Building frontages to the Ruakura Retail Centre Mainstreet should incorporate a high proportion of glazing and provide veranda canopies over footpaths and a high level of ground floor architectural detail.
	f.	Building design should create a varied fine grained pattern of development through the modulation of height and roof form, façade depth and relief and variety in materials and colours.
	g.	Site Layout should provide options for pedestrian, cycling and vehicular circulation and permeability within and to adjoining areas.
	h.	Footpaths should be legible and be of a sufficient width with quality paving and detailing, including footpaths to and from the centre and Open Space Areas.
	i.	Where public open space is provided, it should be centrally located adjacent to main pedestrian flows and shall be highly visible.
	j.	Public outdoor spaces should be sheltered and sunny with provision for summer shade and shall be anchored by active building edges.
	k.	Carparks should be landscaped to define the street boundary and adjacent spaces.
	l.	Carparking should avoid interrupting active frontages and pedestrian circulation along the Ruakura Retail Centre Mainstreet.
	m.	Loading and service areas should not interrupt active edges and should be separated from public circulation where possible.

N4	**Concept Plan for Precincts A, B and D in the Knowledge Zone - Ruakura**		
	a.	**General**	
		The extent to which the proposal is consistent with the approved Concept Plan for the Precinct within the Knowledge Zone.	
	b.	**Concept Plan Development**	
		i.	The extent to which the preparation of a Concept Plan or an update to an existing Concept Plan has given regard to the following.
			a. The extent to which the precinct integrates with surrounding land uses and the transport network.

			b. Whether the development has been designed to minimise any adverse effects on adjoining activities, particularly residential activities. c. The degree to which any large façades (including side walls) that are visible from public places have been modulated, articulated, detailed or visually treated in a way that reduces the apparent bulk of the building or provides visual interest. d. The extent to which the proximity of facilities intended to accommodate events are sited close to residential areas. e. The extent to which the provision for vehicular and pedestrian access and circulation facilitates ready dispersal of vehicles and patrons from large events. f. The extent to which provision for vehicular and pedestrian access and circulation prioritises pedestrian safety. g. The extent to which appropriate, convenient provisions enable public transport to service the site, recognising the need for such services to directly access the Central City area.
		ii.	The extent to which the following have been applied as part of a new Concept Plan, an update to an existing Concept Plan or in the absence of a Concept Plan within the Interface Areas of Precincts A, B and D.
			a. Built Form and Layout i. The extent to which the

			external appearance, scale and design of buildings: • Contributes to compatibility between buildings and its integration with other development on the site, adjacent sites and surrounding public spaces; • Contributes to active frontage along public streets and open space, particularly for corner sites; • Minimises, as practicable, effects on adjacent public spaces (including footpaths) in terms of shading and daylight. ii. The extent to which building design and development: • Makes a positive contribution to the local character of the site and surrounding areas; • Ensure large facades are well designed to provide visual interest and reduce the apparent bulk of buildings within the Interface Area; • The extent to which crime prevention through environmental design principles have been incorporated.
			b. Landscaping i. Incorporation of

			landscaping within the site layout to reduce the bulk of new development and mitigate adverse visual effects of development within the Interface Area, particularly as they interact with public spaces. ii. Incorporates landscaping to maintain and enhance the character and amenity of the site and surrounding areas.

N5	**Ruakura Open Space Zone**		
	a.	For new stormwater ponds and wetlands, the extent to which adverse effects of the works on adjacent private property are avoided in relation to:	
		i.	Flooding and adverse effects on groundwater levels; and
		ii.	Creating habitat for mosquitoes and other undesirable insects
N6	**Development within a Greenfield Area – Ruakura**		
	a.	The extent to which the proposal is consistent with an approved Land Development Plan or could prejudice or foreclose options for future urban development and in particular with the proposals shown on Figure 2-14, Ruakura Structure Plan – Land use (Appendix 2).	
	National Grid Corridors – Ruakura		
N7	For crossing points for Mobile Plant that are a Restricted Discretionary Activity in Table 25.7.4, the matters to which the Council shall restrict its discretion are limited to the actual and potential effects of crossing points on the scale and efficient operation and maintenance of the National Grid.		
N8	In determining any application for resource consent for crossing points, the Council shall have regard to the following matters:		
	a.	Suitable mechanisms are in place to ensure that mobile plant and machinery moving in the National Grid Yard can not infringe safe clearance distances specified in NZECP 34:2001. This may include physical, operational or electronic measures and will be deemed satisfied by overhead gate structures (e.g. hurdles) being erected no closer than 4.5 metres from the lowest sag of the line at maximum operating temperature.	
	b.	Crossings are approximately perpendicular to the National Grid Yard.	
	c.	Crossings and any associated traffic management structures are located no closer than 12 metres from the outer visible edge of a National Grid support structure.	
	d.	Any overhead gate structure (e.g. hurdle) is constructed to a suitable engineering standard to withstand vehicle (including mobile plant transporting containers)	

		impact travelling at normal operating speed.
	e.	Appropriate management and operational methods to ensure safe procedures are specified in the resource consent conditions and followed when crossing beneath the lines.
N9	For the unloading and loading of containers, stacking containers, container stacks, operation of mobile plant associated with these activities and Light Towers, noise walls and fences greater than 2.5 metres high, the matters to which the Council shall restrict its discretion are limited to the actual and potential effects of these structures, buildings and activities on the safe and efficient operation and maintenance of the National Grid. In determining any applications for resource consent for these structures, buildings and activities, the Council shall have regard to the following matters.	
	a.	Any operational procedures and physical measures to ensure compliance with NZECP 34:2001, including layout and allowable height limits for container stacking.
	b.	Light towers shall ensure sufficient clearances in accordance with NZECP 34:2001 are provided including any setback requirements for mobile plant required for maintenance and lamp replacement.
	c.	Suitable mechanisms are in place to ensure that mobile plant and machinery moving in the National Grid Corridor can not infringe safe clearance distances specified in NZECP 34:2001. This may include physical, operational or electronic measures.
N10	For earthworks that are a Restricted Discretionary Activity the matters to which the Council shall restrict its discretion are limited to:	
	a.	The effects of the earthworks on the operation, maintenance, upgrading, and development of the National Grid transmission network.
N11	For Subdivision that is a Restricted Discretionary Activity the matters to which the Council shall restrict its discretion are limited to:	
	a.	The extent to which the subdivision design, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from National Grid transmission lines to ensure adverse effects on, and from, the National Grid and on public safety are appropriately avoided, remedied or mitigated.
	b.	The extent to which the subdivision design/layout and consequential development will minimise the potential reverse sensitivity on, and amenity and nuisance effects of, the National Grid.
	c.	The provision for on-going inspection, operation, maintenance and development of the National Grid, including continued reasonable access.
	d.	The extent to which the design and development will minimise the risk of injury and/or property damage from such lines.
	e.	Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP 34:2001).
	f.	Outcomes of any consultation with Transpower New Zealand Limited.
	Te Awa Lakes: Lake Management	
N12	In determining the application for a resource consent for a restricted discretionary activity,	

	Council shall reserve its discretion to the following matters, where relevant.	
	a.	The extent to which implementation of the management plan required under Appendix 1.2.2.21.n.) will maintain a high level of water quality for recreational use in the main linear lake, including the extent to which a target of swimmable quality will be achieved.
	b.	The extent to which any delay in establishing the main linear lake will affect residents' and visitors' ability to undertake recreational activities within or on the lake, considering possible changing seasonal demands for different types of activities.
	Te Awa Lakes Earthworks and Land Remediation	
N13	In determining the application for Land Development Activities as a Restricted Discretionary Activity, Council shall reserve its discretion to the following matters, together with reference to Objectives 22.2.1 and 25.2.2.1, where relevant:	
	a.	The extent to which appropriate building platforms can be provided free from any identified hazards.
	b.	The extent to which the applicant has demonstrated through the use of an engineering design report: i. That the risk of ground failure can be minimised to avoid effects on the safety of occupiers and neighbours. ii. That any structure will perform safely under hazard conditions for the life of the structure. iii. That any work to be carried out maintains the stability of the site, including the riverbank and gully and does not increase the risk of ground instability on the subject site or adjacent sites. iv. That the potential for preferential flow paths to be created between the linear lake and the Waikato River is minimised by ensuring a maximum hydraulic gradient of 2% between the linear lake and the River is maintained at all times.
	c.	The extent to which the land development activities: i. Provide any sediment control measure necessary to control the discharge of sediment. ii. Remain safe and stable for the duration of the intended land use. iii. Provide safe and accessible building sites and infrastructure. iv. Provide for the adequate control of stormwater, cater for natural groundwater flows, and avoid adverse effects from changes to natural water flows and established drainage paths. v. Avoid exacerbating the effects of natural hazards and ecological effects arising from additional sediment release.
	Te Awa Lakes Earthworks and Land Remediation: Land Development Plan Areas Q and R, and Area X in the Te Awa Lakes Business 6 Zone	

N14	The purpose of these assessment criteria is to ensure that temporary and long-term residual risks of piping erosion or other ground failure resulting from future activities on Areas Q and R, and Area X in the Business 6 zone, are mitigated and minimised to the fullest extent practicable. In determining the application for Land Development Activities as a Discretionary Activity in Land Development Plan Areas Q and R, and resource consents for a Discretionary Activity in Area X in the Business 6 zone, Council shall, in addition to N13, take into account:	
	a.	The extent to which the landform design directs surface water towards the lake rather than the river.
	b.	The results of appropriate assessment and design to demonstrate the required landform width in Areas Q and R and Area X minimises to the fullest extent practicable the long-term residual piping erosion and land stability risks resulting from future activities on Areas Q and R and Area X.
	c.	Design of the final ground surface level to ensure services are able to be located above the groundwater table.
	d.	The extent to which measures such as low permeability lining are proposed to be placed over the base of services trenches to prevent infiltration of water to the ground via permeable backfill.
	e.	The extent to which combined services trenches are proposed to minimise the risk of unintended water flow and flow-induced erosion from multiple service trenches.
	f.	The extent to which the landscape concept plan required by Rule 1.2.2.21.j. includes suitable tree sizes and vegetation species on land adjoining Areas Q and R and Area X.
	g.	The extent to which any roads and accessways should remain in private ownership and management to ensure an appropriate management body manages service installations, renewals and maintenance in a manner to minimise any risk of unintended water flows and flow-induced erosion, and the proposed details of any private ownership and management entity
	h.	The extent to which rainwater re-use tanks are avoided unless overflows are directed by pipe or over impermeable surfaces to the lake, and the extent to which this requirement is to be implemented on an ogoing basis through consent notices or other legal mechanism.
	i.	The extent to which the Landscape Concept Plan required under Rule 1.2.2.21.j. is extended to apply to proposed lots to ensure suitable tree sizes and vegetation species are established, and the extent to which the Plan should be implemented on an ongoing basis through consent notices or other legal mechanism.
	j.	Whether specific geotechnical designs of all structures are provided.
	k.	The extent to which any of items a. to j. should take precedence over any other engineering provisions in the Plan and the requirements of the Regional Infrastructure Technical Standards (RITS).
	l.	Any other measures proposed to ensure that temporary and long-term residual natural hazard risks resulting from future activities on Areas Q and R and Area X fulfil the purpose of these assessment criteria.
O	**Rotokauri North**	
O1	a.	The landscape buffer and associated planting will provide visual amenity and

		screening between State Highway 39 (SH39) and Rotokauri North and contribute to indigenous biodiversity.
	b.	The extent to which the proposed private legal entity that will own the landscape buffer will ensure the buffer's on-going protection and maintenance.
O2	For the creation of a private rear lane, the extent to which:	
	a.	An appropriate legal mechanism for ownership and ongoing maintenance of the lane will be established, and including any requirement for indemnity for collection of solid waste and recycling (where these are proposed to enter the rear lane).
	b.	The lane is designed to accommodate the passage of large rigid trucks such as fire, furniture removal, refuse and recycling-collection trucks (where these are proposed to enter the rear lane).
	c.	The rear lane's design including traffic calming measures to promote slow vehicle speeds and provide a safe shared space.
O3	All restricted discretionary, discretionary and non-complying activities	
	a.	The extent to which the proposal gives effect to the objectives and policies of the Rotokauri North Structure Plan within Chapters 3, 4 and 23.
	b.	The extent to which the proposal avoids, remedies or mitigates adverse effects on, or where possible enhances, any significant habitats of indigenous fauna.
	c.	Provides for, is consistent with, or could prejudice or foreclose options for, future development of the elements identified on the Structure Plan
	d.	Restores and enhances aquatic and terrestrial ecological values associated with springs, streams, waterways, wetlands and their margins in Rotokauri North.
	e.	Restores and enhances the natural, cultural, heritage and amenity values of Rotokauri North's open spaces.
	f.	Recognises and provides for mana whenua values and relationships with Rotokauri North and their aspirations for the area, including interpretation of the landscape's significance, protection and preservation of sites of significance.
	g.	Reflects the area's character and heritage.
	h.	Has been planned with the active involvement of mana whenua.
	i.	The design and construction of walking and cycling infrastructure, including in the Green Spine, and the extent to which this infrastructure provides alternative means of travel to the private car, and for recreational use, and connects to the transport network.
	j.	The extent that subdivision provides an interconnected transport network that achieves pedestrian and cycle connectivity east to west and vice versa (particularly in the northern half of the structure plan area) to avoid these movements on SH39.
O4	For any subdivision of a duplex which meets Rule 4.7.12.a, the Council will restrict its discretion to the following matters:	
	a.	Whether the sites can be appropriately serviced for infrastructure and access.
O5	For any duplex complying with Rule 4.7.12.a.i and ii but not the Rotokauri North Acceptable Solutions Code in Rule 4.14 the Council will restrict its discretion to the following matter:	

	a.	Whether the alternatives provided will result in the same or a better urban design outcome than that envisaged by the Rotokauri North Acceptable Solutions Code.
O6	The creation or upgrading of all or part of a Collector or Minor Arterial transport corridor:	
	a.	The extent to which the design has allowed for the provision of public transport to be included in the transport corridor (including facilities for pedestrians to cross roads to access public transport stops, carriageway width, turning facilities, accessible bus stops) as identified indicatively on Figure 2-9C.
	b.	The outcome of any consultation with the Waikato Regional Council regarding public transport.
O7	Where service areas are for apartments consideration will be given to:	
	a.	Whether sufficient space can be provided for service activities and rubbish collection such that each unit has either individual space or access to appropriately sized communal spaces.
	b.	Whether sufficient screening can be achieved for communal areas of rubbish storage particularly where these can be viewed from public spaces.
O8	a.	Neighbourhood parks should be dispersed within Rotokauri North so that no residential unit is more than 500 metres walking distance from a neighbourhood park, or any other park and/or reserve which provides for the same or a similar level of passive and active recreation opportunity.
	b.	Neighbourhood parks should generally be: approximately 5000 m^2 in area; have at least 50% of the total neighbourhood park boundary to a transport corridor frontage (unless accommodated within the Green Spine); on land that is generally flat and able to accommodate a 30m^2 area.
O9	Where stormwater infrastructure is provided "commensurate with that required to service that stage of development", the stormwater infrastructure being provided: • Is consistent with the sub-catchment ICMP required by Rule 3.6.A.4.2e.i.; • Includes an adequate area to establish the Rotokauri North Structure Plan's 'green spine' concept; • Meets the storage volume, conveyance and treatment requirements of the sub-catchment ICMP required by Rule 3.6.A.4.2e.i.; and • Addresses any interim and permanent stormwater related effects on flow, water levels, water quality and ecology on the upstream and downstream areas.	

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

1.4 Design Guides

1.4.1 Subdivision Design Guide

1.4.1.1 Purpose

This section provides design guidance for any subdivision undertaken within the City. It contains general guidance for subdivision in any zone, as well as specific guidance for subdivision in the General Residential Zone.

The assessment criteria for subdivision, outlined in Section 1.3.3, require applications to be assessed against the Subdivision Design Guide. Information Requirement 1.2.2.2 - Subdivision Concept Plan - also requires consideration against the Subdivision Design Guide outlined here.

1.4.1.2 How to Use the Design Guide

Applications for subdivision shall include an assessment against the Design Guidance included in this Appendix as they are relevant to the nature and scale of the subdivision proposed.

Section 1.4.1.3 General Design Guidance and section 1.4.1.4 General Residential Zone apply to all subdivision, except:

- residential subdivision creating four or less residential lots; or
- residential subdivisions that are based on the layout and pattern of occupation associated with a previously approved or permitted residential development.

Where necessary, in regard to any relevant criterion that is not met, the applicant shall explain:

i. Whether site constraints inhibit the ability to address the criterion.

ii. How the intention of the criterion is met by the proposal.

iii. Whether the proposal represents a better design solution than that sought by the criterion.

Note

1. *Acceptable means of compliance for the provision, design and construction of infrastructure is contained within the Hamilton City Infrastructure Technical Specifications.*

1.4.1.3 General Design Guidance

Design Element 1: Public Interfaces

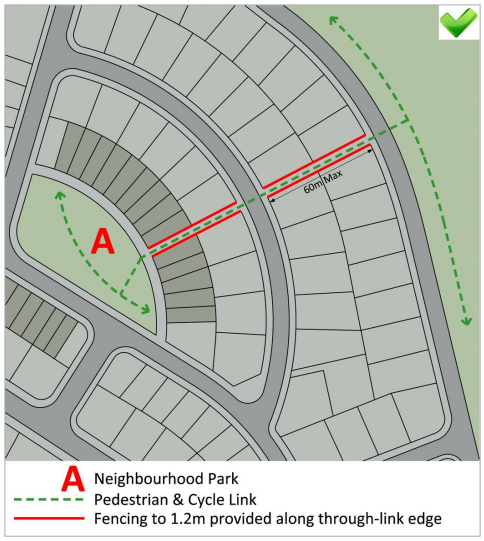
a. Public open spaces should be bounded by public transport corridors where possible (refer Figure 1.4.1a).

b. Where a transport corridor boundary is not practicable, private-way boundaries with public open spaces should be provided to ensure that buildings front on to public open spaces (refer Figure 1.4.1b).

c. Private ways where abutting public open spaces should ensure sightlines to the public open space via permeable fencing (see rule 15.4.6).

Figure 1.4.1a: Poorly located public open space, lacking boundaries with public transport corridors

Figure 1.4.1b: Subdivision layout



Showing:

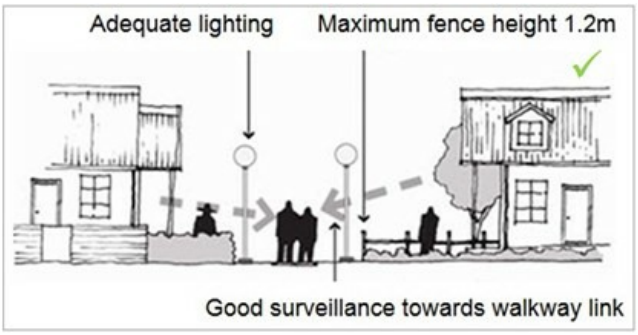
- Well located public open space (A), with boundaries to public transport corridor and private ways.
- Clear and straight pedestrian and cycle links with maximum lengths and fence height limits providing improved connectivity and following CPTED principles.

Design Element 2: Pedestrian Accessways

Pedestrian accessways should:

a. Be designed in a manner consistent with CPTED principles principles – facilitating passive surveillance and adequate lighting where appropriate (refer Figures 1.4.1e and 1.4.1f).

Figure 1.4.1e: Cross section showing a well designed interface between allotments and a pedestrian accessway. Low, visually permeable fences and walls, low cut planting and adequate lighting creates a 'safer' public space



b. Include clear and coherent direction signs.

c. Be of an easy gradient and where possible avoid the need for steps.

Figure 1.4.1f: Poorly designed interface with pedestrian accessway. High, visually impermeable fences, poor lighting and landscaping prevents passive surveillance

Design Element 3: Public Open Spaces

a. All public open spaces should be of an appropriate size and dimensions to allow for their anticipated primary function. Land to be vested as public open space will be accepted by the Council only if it is suitable for the intended functions.

b. Subdivision layout should provide, where appropriate, opportunities for connections that support the integration of pedestrian and cycling networks within and between the transport and open space networks (refer Figure 1.4.1g).

c. Public open spaces should be designed in a manner consistent with CPTED principles.

d. All public open spaces should:

   i. Incorporate natural features that contribute to the functioning of ecological corridors, transport corridors and stormwater functions, where relevant.

   ii. Look to incorporate existing trees and features of interest (natural and cultural).

   iii. Provide recreational amenity.

   iv. Contribute to the development of a coherent open space network.

   v. Be easily accessible where appropriate for all aspects of the community.

   vi. Be provided as identified on any relevant Structure Plan.

e. Walking and cycle paths should be provided where appropriate within the public open space network and should be well connected:

   i. Through the public open space network.

   ii. With adjacent streets.

   iii. With other open spaces, community facilities and any other likely destinations.

f. The provision of public open space under high-voltage transmission lines will be considered on a case-by-case basis having regard to the appropriate use of the land.

g. Neighbourhood parks should be reasonably flat and be designed and located to provide a focal point for a neighbourhood (refer Figure 1.4.1h).

h. Where provided, car parking should be accessible, appropriately landscaped and designed so that

traffic movement can occur in a safe and efficient manner.

Figure 1.4.1g: Public open spaces designed and located to integrate pedestrian and cycling networks with the open space network

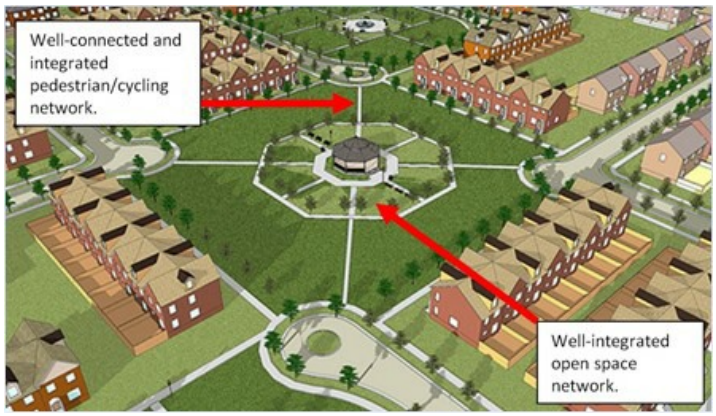


Figure 1.4.1h: Public open spaces designed and located to be a key focal point of the neighbourhood, particularly adjoining uses

Design Element 4: Transport Network Layout

a. The proposed transport network layout should:

i. Create sufficient separation distances and space to provide for safe vehicle access to and from the transport network.

ii. Where possible avoid the need for direct vehicle access from allotments on to the strategic or arterial transport network.

iii. Minimise local transport corridor connections to arterial or strategic transport corridors.

iv. Protect, provide for and be integrated with any planned transport corridors identified in Structure Plans or by designations.

v. Create an accessible, walkable neighbourhood by:

- Providing a highly connected network of transport corridors that enables relatively direct trips in and between neighbourhoods and to local activity points (such as shops, parks, schools and passenger transport stops).

- Avoiding transport infrastructure designs that disadvantage mobility impaired, pedestrians and cyclists by hindering their ability to move safely and easily.

vi. Provide links for pedestrians and cyclists and use of passenger transport for daily activities that create an attractive, friendly, efficient, connected, safe and accessible environment.

vii. Enhance personal safety and perceptions of safety and minimise potential for crime, vandalism and fear.

viii. Avoid large blocks as these increase the trip lengths between points reducing connectivity, accessibility and the attractiveness of walking or cycling.

ix. Unless physically constrained avoid culs-de-sac and other layouts that reduce transport network connectivity.

x. Provide for strong connections to existing, committed and proposed development in adjacent areas, to help with connection and integration.

b. In accordance with the transport corridor hierarchy, the layout should provide a logical and legible network of connected transport corridors, these corridors should:

i. Contribute to a transport network that is accessible for the whole community by maximising connections and opportunities for route and mode choice.

ii. Provide local or collector transport corridors for safe property access.

c. The hierarchy of transport corridors should be reinforced by incorporating design elements appropriate to the transport function and surrounding land use (guidance is available in Appendices 15-4 and 15-6). This may include using landscaping, street materials, and space allocation (e.g. carriageway widths) to signal changes in hierarchy that directs through-traffic to and along higher-order transport corridors and encourages lower speeds in residential or pedestrian-oriented environments.

d. When considering layouts that connect to existing areas the effects of that connection, such as increased traffic volumes, should be compatible with the form and function of the existing transport network and the surrounding land use.

Design Element 5: Landscaping and Vegetation

a. Subdivision layout should seek to provide opportunities for retaining existing mature trees.

b. Streetscape should reflect the functions and characteristics of the road type in the network with larger, uniform and more formally organised trees on major transport corridors and smaller, less-regimented variation along local streets.

Note

1. *Guidance on acceptable approaches to the selection and location of street tree planting is contained within the Hamilton City Infrastructure Technical Specifications.*

1.4.1.4 General Residential Zone

This section provides design guidance for any General Residential Zone subdivision undertaken within the City which propose to create more than four vacant fee-simple lots.

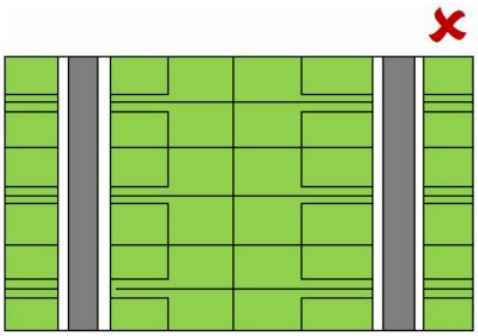
Design Element 1: Block and Allotment Layout and Orientation

a. Where possible blocks should be no more than two allotments deep (refer Figures 1.4.1i and 1.4.1j).

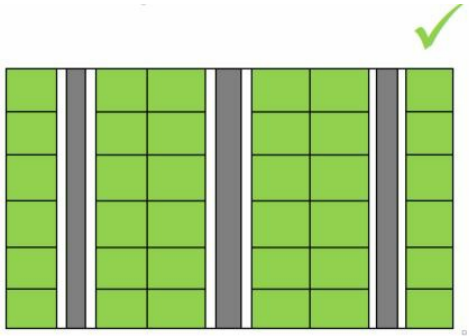
Figure 1.4.1i: Subdivision layouts creating deep blocks with large numbers of rear sites are to be

Figure 1.4.1j: Subdivision layout creating blocks no more than two allotments deep and

discouraged



maximising the creation of front sites is to be encouraged



b. Allotments should be orientated so that dwellings can be located in a manner where their front door and main living area face the adjacent transport corridor – rear sites should generally be avoided (refer Figure 1.4.1k).

Figure 1.4.1k: Allotments oriented to enable dwelling designs that can front the transport corridor

c. Block length should be limited to ensure high levels of accessibility and connectivity.

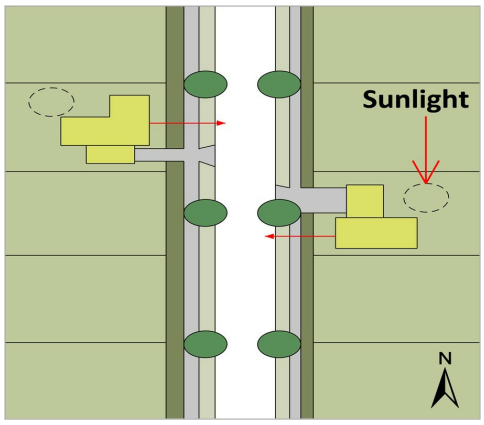
d. Blocks and allotments should be designed to enable good sunlight and daylight into future dwellings. This can be achieved by:

   i. Aligning roads north/south and allotments east/west where possible.

   ii. Providing south-facing allotments with north-facing backyards for outdoor living.

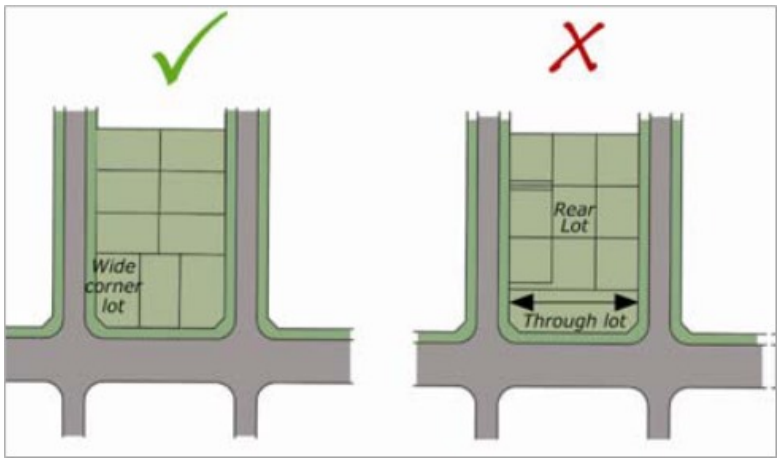
   iii. Ensuring sunlight access to transport corridors, including the selection of trees to allow sunlight to penetrate through winter.

Figure 1.4.1l: Blocks and allotments have been located and designed to ensure dwellings and allotments receive a good level of sunlight



e. Through allotments should be avoided (refer Figure 1.4.1m).

Figure 1.4.1m: Blocks and allotments should be located and designed to avoid the creation of rear and through allotments



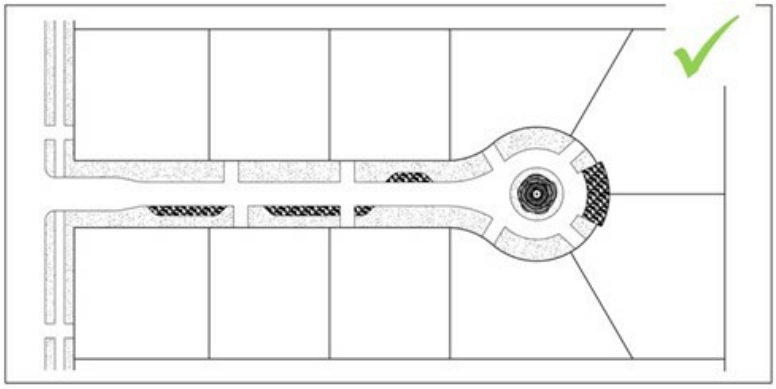
f. Culs-de-sac should be avoided where possible. Where they are proposed as part of a subdivision, the applicant shall provide:

   i. Justification and reasons why a more integrated movement network cannot be provided.

   ii. How the proposal manages to achieve appropriate connectivity and accessibility.

g. Where they cannot be avoided, culs-de-sac should be straight and short (unless physically constrained for example by topography, infrastructure or geotechnical factors) (refer Figure 1.4.1n).

Figure 1.4.1n: Where provided, culs-de-sac should be straight and short



h. Where culs-de-sac cannot be avoided, they should provide, where appropriate, pedestrian and cycle links to other streets and/or open spaces at their heads to create connectivity and accessibility (refer Figure 1.4.1o)

Figure 1.4.1o: Where vehicle connections cannot be made culs-de-sac should include, where appropriate, pedestrian and cycle links

i. More than one private-way accessing on to a cul-de-sac should be discouraged where possible.

Where this is proposed, the applicant shall provide provide justification and reasons showing how the proposal will achieve appropriate connectivity (including safe pedestrian access), how CPTED principles, any visitor parking, emergency access and refuse collection are addressed.

1.4.2 Residential Design Guide (Residential and Special Character Zones)

1.4.2.1 Purpose

This section provides design guidance for developments undertaken within the General Residential Zone, Residential Intensification Zone, Large Lot Residential Zone and Special Character Zone. The guidelines apply to:

a. Apartment buildings

b. Papakaianga

c. Third and subsequent single dwellings per site

d. Duplexes

e. Integrated Residential Developments.

As noted within the section 1.3.3 B Design and Layout, if an activity is a Restricted Discretionary Activity solely to Design and Layout matters and there is a relevant design guide; then the activity should seek to address the outcomes sought in the design guide as a priority over any other criteria in section 1.3.3 B.

1.4.2.2 How to use the Design Guidelines

Applications for development within the Zones as described in 1.4.2.1 should provide an assessment against the guidelines outlined within this Appendix.

As the guidelines are generic, they may not be appropriate in every instance and a degree of flexibility is reasonable and to be expected. In such cases, the creation of an equivalent or better outcome should

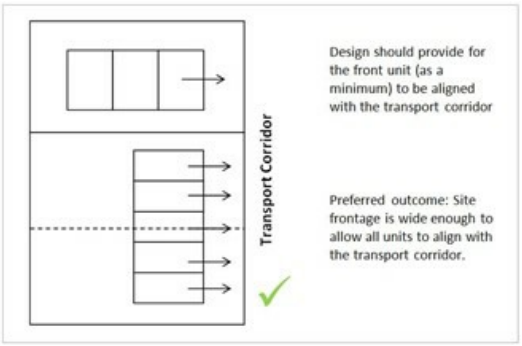
be demonstrated.

1.4.2.3 Site Size and Dimensions

a. To ensure good overall design outcomes, the site should be of an appropriate size to accommodate the proposed number of residential units and ancillary spaces, such as outdoor living areas.

b. Where possible, the site should have an adequate length of transport corridor frontage to allow residential units to be oriented parallel to the transport corridor (refer Figure 1.4.2a).

Figure 1.4.2a: Preferred unit orientation



1.4.2.4 Interface between Public and Private Land

a. Where appropriate, the site layout and building design should promote passive surveillance of adjoining or adjacent public spaces (including transport corridors).

b. To achieve this, the following aspects need to be considered:

- Where possible, ensure units have a public front and a more private side or rear.
- Promote a clear definition between public, semi-private and private spaces through the use of design features which may include low boundary walls and landscaping as appropriate.
- Avoid bland, featureless elevations, high blank walls and non-permeable fencing.
- Where possible, orientate habitable rooms, balconies and entrances towards the public space (including transport corridors - refer Figure 1.4.2b, c and d).

Figures 1.4.2b, c and d: Examples showing public/private interfaces that have been well-designed

Apartment

Detached dwelling

Duplex

1.4.2.5 Building Orientation and Siting

a. Buildings should be oriented and located to allow adequate daylight and sunlight to reach principal living rooms and outdoor spaces.

b. Buildings should be positioned to minimise overshadowing of adjoining buildings or private outdoor spaces.

c. Buildings should be oriented, sited and designed to accommodate outdoor living areas, service areas and storage areas as well as permeable surfaces.

1.4.2.6 Access, Garages and Parking

a. Where possible, garages and car parking should not dominate the frontage and should be located to the side or rear of the building to reduce visual impact (refer Figure 1.4.2e).

b. When locating garages and outdoor parking spaces, consideration should be given to safety for users.

c. Where possible, driveways should not be located side by side. Preferably use shared driveways to serve more than one residential unit.

d. The design of the vehicle entry and exit to the site should ensure safety for the residents and pedestrians and the safe and efficient operation of the transport network.

e. The design and landscaping of car parks should contribute to the amenity of the development and the safety of users.

Figure 1.4.2e: Garage doors forward of the front face of buildings should be discouraged

1.4.2.7 External Appearance

a. When viewed from any transport corridor or public open space, buildings should be designed to create visual interest through appropriate modulation, articulation, and architectural expression (refer Figure 1.4.2f).

Figure 1.4.2f: Building design that creates visual interest by incorporating a range of features

b. Features such as balconies, canopies, porches, bay windows, dormers and pediments can also be used to break up continuous building mass and large roof forms.

c. Height should not exceed the relevant District Plan standard unless the particular design will:

   i. Contribute to identity and local character.

   ii. Add interest.

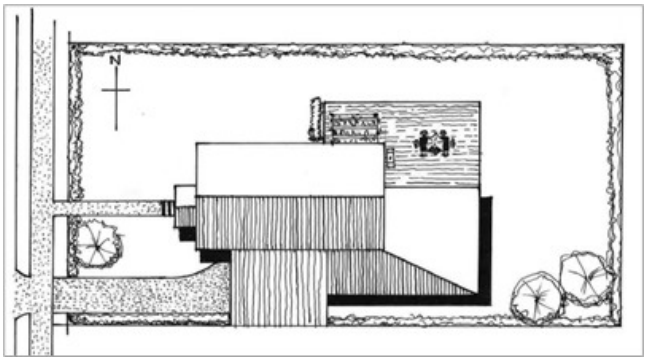
   iii. Where appropriate, create local landmarks.

d. Where similar buildings are grouped or joined together, visual interest should be promoted through high quality architectural design, including the use of varying design features, e.g. roof form, canopies, porches, balconies, windows, colour and materials.

1.4.2.8 Private Outdoor Living Areas

a. Private or communal outdoor living areas should be located either to the north, east or west of the residential unit, readily accessible from a living area within the residential unit (refer Figure 1.4.2g). The private outdoor living area may be at ground level or an upper-storey balcony.

Figure 1.4.2g: Example of a functional, usable and private outdoor living area



b. Outdoor living areas should be sited and designed to ensure safe use.

c. Outdoor living areas should be of appropriate size and dimensions to suit both occupancy and residential unit type. Regard should be given to available shared outdoor space (for multi-unit development) and the proximity of the site to a public open space.

d. Outdoor living areas should be located and designed to achieve an adequate level of visual privacy, protected from being overlooked from windows and private outdoor living areas of adjacent residential units. Responses could include:

   i. The shape and position of buildings, spaces and windows.

   ii. Varying levels.

   iii. Separation distance.

   iv. Screening such as hedges.

   v. Offset and high sill windows.

   vi. Opaque glass.

1.4.2.9 Landscaping and Vegetation

a. Where possible, existing mature trees should be retained where they contribute to site amenity.

b. Landscaping and vegetation should complement the layout of the site and the buildings.

1.4.2.10 Acoustic Amenity

a. Attached dwellings should be designed to minimise sound transmission between residential units.

b. Noise-producing activities such as driveways and/or car parks should be separated from bedroom windows of adjacent residential units.

c. Residential units should be designed with appropriate acoustic treatment to maintain residential amenity.

1.4.2.11 Service Areas

a. Outdoor service areas should be provided for solid waste and recycling storage without creating adverse visual, noise or odour effects for residents or neighbours.

b. The waste and recycling storage in outdoor service areas should be easily accessible for residents and collection agencies.

1.4.2.12 Water Efficiency

a. Water-sensitive techniques should be used where possible.

b. Sites should ensure a sufficient area of permeable surface to manage the volume of stormwater entering the reticulated system (e.g. through stormwater collection and detention); or be able to provide alternative stormwater solutions.

c. Landscaping should be used to minimise and control the impacts of stormwater run-off. This could be through use of vegetation filtration techniques (e.g. swales and rain gardens, refer Figures 1.4.2h and 1.4.2i) and choosing appropriate plant species.

d. The reuse of water including grey water should be considered and adopted where appropriate. (Also see Waikato Regional Council requirements.)

Figures 1.4.2h and i: Examples of swales to manage stormwater (from Hobsonville and Long Bay, Auckland)

1.4.2.13 Integrated Residential Developments

In addition to the above design guidelines, the following should be considered when preparing and assessing a resource consent application for an integrated residential development:

f. Developments should be designed to minimise adverse impacts on neighbouring sites, the streetscape and the character of the area.

g. This includes, where applicable, consideration of building height and the impact on views and vistas to and from the site and the natural landform.

h. The built form should be residential in nature and scale and where possible avoid excessive repetition of architectural styles.

i. As much as possible, developments should have a unique identity and sense of place whilst respecting the character of the surrounding context.

j. Developments should be designed in a way that provides an appropriate level of on-site amenity through the use of landscaping and communal open space, building placement and maintaninance of privacy.

k. Access arrangements should be carefully considered, including the provision of rear access lanes and ensuring garages do not visually dominate.

l. Developments should ensure an integrated service space is provided and that it is easily accessible.

1.4.3 Medium-Density Residential Design Guidelines

1.4.3.1 Purpose

These design guidelines are developed to assist groups, professionals, and Council to prepare and assess resource consent applications for medium-density residential.

1.4.3.2 How to Use the Design Guidelines

These guidelines form part of the assessment criteria for Comprehensive Development Plans along with applications for development occurring after the implementation of the Comprehensive Development Plan (CDP). A resource consent application is required for each area.

The guidelines have been incorporated as assessment criteria rather than performance standards as they are more of a guide than an absolute standard that must be adhered to. Refer to Chapter 1 – Plan Overview, Section 1.1.3.f.v. Design Guides.

There are two steps to consider when preparing a CDP. Firstly, there are a number of specific design guidelines which outline basic bulk and location requirements. Secondly, the application should be assessed against the urban design principles outlined in the Design Guide.

For clarity, these rules do not apply to development in the Rotokauri North Structure Plan area, as all bulk and location requirements for the Rotokauri North Medium Density Zone are contained in Chapter 4 Residential Zones.

1.4.3.3 Site Coverage

a. Site coverage	Up to 50%

1.4.3.4 Permeable Surfaces

a. Net site permeability	At least 20% of the net site area. The front yard requirements are to be included in this percentage.
b. Front sites only: Permeability forward of the building line of the dwelling planted in grass, shrubs and trees	At least 50%

1.4.3.5 Building Height

a. Height of buildings	Up to 12.5m

1.4.3.6 Building Setbacks

Building setback from	Minimum distance
a. Transport corridor boundary – local and collector transport corridors	3m
b. Transport corridor boundary – arterial transport corridors Except that any garage or carport facing the transport corridor should be set back a minimum of 8m	5m
c. Waikato Expressway (Designation E90 and E90a)	i. 35m from the designation boundary, or

	ii. 40m from the actual carriageway edge of the Waikato Expressway if: 1. The location of the carriageway within the designation corridor of the Waikato Expressway has been confirmed in writing by the Requiring Authority, or 2. Construction is underway or completed.
d. Boundary of a Comprehensive Development Area or zone boundary	1.5m

1.4.3.7 Water Management

a. Rainwater storage devices for the supply of non-potable water for outdoor use and indoor toilets, and for the purpose of stormwater soakage or detention, should be provided.

1.4.3.8 Interface Between Public and Private

a. The front wall of all accessory buildings that are detached (including carports and garages) and an integral part of the design and construction of the dwelling, should be:

   i. Located no further forward of the front building line of the dwelling than 0.5m if the garage door is to face the street;

   ii. Located forward of the front line of the dwelling (but not encroaching into the front setback) by no more than 8m if the garage door is 90 degrees to the street;

b. At least one principal room should have a clear-glazed window facing the street. For corner sites and sites with two transport corridor frontages, this is required only on the transport corridor frontage from which vehicular access is provided.

1.4.3.9 Fences

a. All fences should have a maximum height of 1.8m except for those adjoining an open space zone (refer to 15.4.6).

1.4.3.10 Residential Buildings – Separation and Privacy

a. Residential buildings should maintain an appropriate set back from the nearest part of any other residential building, except:

   i. No separation is required between buildings that are attached.

   ii. Where windows are located and designed (including by glazing) to avoid views between rooms in different buildings, the separation distance could be reduced.

b. To ensure privacy, any balcony at upper-floor level should be appropriately set back from adjacent residential buildings. This does not apply along a transport corridor, access way, right-of-way, private way, access lot, or entrance strip less than 6m wide.

1.4.3.11 Outdoor Living Area

a. Each residential unit, except for when a communal area is provided, should be provided with an outdoor living area that is:

   i. For the exclusive use of each residential unit.

   ii. Readily accessible from a living area inside the residential unit.

iii. Free of driveways, manoeuvring areas, parking spaces, accessory buildings and service areas.

iv. Located on a side of the residential unit which faces north, east or west.

b. Outdoor living areas for residential units to have areas and dimensions as follows.

Residential units	Outdoor living area per residential unit	Shape
i. Single dwellings, duplex dwellings and dwellings in comprehensive residential developments	40m^2	Capable of containing a 6m-diameter circle
ii. Ancillary residential units	12m^2	No dimension less than 2.5m
iii. Apartments	12m^2	No dimension less than 2.5m

c. The outdoor living area for an ancillary residential unit should be separate from the outdoor living area provided for the principal residential unit.

Note

1. Any communal open space is optional and is additional to the above provisions.

1.4.3.12 Service Areas

Description	Minimum requirements
a. Single dwellings, duplex dwellings and dwellings in comprehensive residential developments	20m^2 Minimum dimension 3m
b. Service area per ancillary residential unit	Additional 10m^2 Minimum dimension 2.5m
c. Apartments	10m^2 Minimum dimension 2.5m
d. All service areas	Readily accessible from each residential unit Not visible from a public place

1.4.4 Rototuna Town Centre Design Guide

1.4.4.1 Purpose

This design guide was developed to assist groups, professionals and Council to prepare and assess resource consent applications for Comprehensive Development Plans (CDPs) and resource consent applications for development occurring after the implementation of the CDP (refer to Volume 1, Rule 13.5c).

A Concept Plan (Appendix 7, Figure 7-1) has been prepared for the Rototuna Town Centre. The Rototuna Town Centre Concept Plan provides a design-led framework for the development of the Centre. The Rototuna Town Centre Concept Plan comprises several activity precincts. The Concept Plan identifies the location and extent of land use types and other essential features including:

i. The main street and other streets,

ii. The public square, and

iii. Community and open space elements.

All development in the Rototuna Town Centre Zone:

i. Will have a strong emphasis on urban design considerations.

ii. Must demonstrate that urban design principles have been applied.

iii. Must be in general accordance with the Rototuna Town Centre Concept Plan.

iv. Must be designed in accordance with this Guide. To achieve this, before commencing development within the Rototuna Town Centre Zone, a Comprehensive Development Plan (land use consent) must be prepared and approved for each of the Comprehensive Development Areas identified in Appendix 7, Figure 7-2.

1.4.4.2 How to Use the Design Guide

The Design Guide contains four parts.

i. Part 1: The Overall Concept (refer to 1.4.4.3).

ii. Part 2: Guidelines relating to the Rototuna Town Centre (refer to 1.4.4.4).

iii. Part 3: General Principles for Comprehensive Development Plans (refer to 1.4.4.5).

iv. Part 4: Principles and Assessment Criteria for Precincts (refer to 1.4.4.6).

There are three steps to using this Guide when preparing a Comprehensive Development Plan. Firstly, there are a number of guidelines which clearly outline Council's expectations for achieving high quality design, set out in Sections 1.4.4.4. Secondly, the application should be assessed against the general principles which are outlined in Section 1.4.4.5, and thirdly, the application should be considered in terms of the relevant assessment criteria for the precinct/area in Section 1.4.4.6.

There is a degree of flexibility, and the standards may not be appropriate in every instance. In such cases it must be demonstrated that design flexibility is warranted through the creation of an equivalent or better outcome.

1.4.4.3 Part 1: The Overall Concept

Vision

A Town Centre for Rototuna that functions as a focal point for the wider Rototuna community by enabling a diverse range of activities that operate within a pedestrian-focused, street-based layout, and incorporate principles of good urban design.

Key Features

The key features of the Rototuna Town Centre are:

a. The Main Street

The Main Street provides the central core of the retail area with a traditional street-based layout which is intended to be a pedestrian focused, vibrant shopping destination for the local community. Primary and secondary frontage areas are identified in Appendix 7, Figure 7-3, to facilitate active frontages with buildings closely relating to the street. Pedestrian orientated activities will be encouraged along these frontages, particularly along the Main Street and Public Square which are to be the principal shopping areas.

The carriageway should accommodate cyclists, buses and motor vehicles. There should be wide pedestrian walkways on either side of the carriageway to provide space for street-side dining, parking bays and large specimen trees. The street will be a slow speed environment. The street should have a clear and distinguishing landscaping treatment (streetscape design) applied, to highlight its importance and add to its character, identity and legibility.

The CDP for the Comprehensive Development Plan Areas will include an Integrated Transport

Assessment to determine the nature of the intersections at (as relevant):

i. Borman Road/North City Road.

ii. North City Road/Park Lane/Suburban Collector Roads.

iii. Suburban Collector Roads/Local Streets.

iv. Suburban Collector Roads/Residential Collector Roads.

v. Midblock access for Public Square, Pool & Library.

The intersection treatments should also consider the pedestrian and cyclist provision to ensure a safe environment and high level of connectivity occurs.

b. The Public Square

The Public Square is designed to be an important public space where markets, fairs and special events can be held. The library and retail areas will open onto the Square. It can be accessed from the Main Street and from walkways and cycleways through the adjoining watercourse and drainage reserve.

The Square should contain key amenity features such as lighting, seating, trees, landscape features and public art. The design should incorporate on the eastern edge the entrance space for the library and other small businesses such as cafés – including space for outdoor dining. A consistent design theme and materials should be used throughout the Square.

c. The Gateways

Key gateway features such as public art at the entrances to the Town Centre from the arterial roads would identify the Centre and contribute to its sense of place. A gateway feature could take a variety of forms or elements (e.g. public art, gantry, landscaping). The carriageway/building design at these key entrance points should be flexible enough to allow a gateway feature to be incorporated into the design.

d. The Watercourse

A central unifying feature of the Town Centre is the drainage reserve/central watercourse which has a principal stormwater function but also provides a key green corridor and walkway/cycleway link. It is important that the waterway and associated corridor is designed as a high amenity, multifunctional feature. To the north, the watercourse will connect with the Active Recreation Reserve and provide a green edge to the playing fields and the secondary school. This green edge will also accommodate shared pedestrian and cycle routes that will connect with parks and footpaths in nearby neighbourhoods.

The precise form and function of the watercourse and corridor will be determined by hydrological requirements and controls. This watercourse will be the principal secondary flow path for the concept plan area, and be sized to accommodate 1% annual exceedance probability storm flood conditions.

e. Park Lane

Park Lane runs along the eastern edge of the Active Recreation Reserve and will provide access to the Reserve and adjacent Residential High Density Precinct. The combination of the housing and lane will provide increased surveillance over the Reserve.

Park Lane should be designed as a slow moving lane, with a number of traffic calming measures incorporated into the design. Provision should be made for and berms for landscaping. Any parking adjacent to the park shall be angled. Its character should be that of a tree-lined lane within a residential environment.

f. Passenger Transport

Passenger transport within the Town Centre should be catered for via integrated bus stops within the transport corridor carriageway.

A transport interchange opposite the Public Square on the Main Street should be provided. The interchange is central to the Concept Plan. It will bring people directly to the heart of the Town Centre and will improve the general surveillance and safety around the Public Square.

g. Connectivity

In order to achieve a legible and efficient transport network it is essential that all nodes are well connected both internally and to other nodes. The local nodes and Town Centre in particular shall be well connected to the surrounding residential neighbourhood they serve.

h. Walkways/Cycleways

The emphasis in and around the Town Centre is on achieving good walking and cycling connectivity. Effective connections to the Centre must be provided from the adjoining residential areas. The central drainage reserve/water course must incorporate walking and cycling paths, offering good connectivity with the Active Recreation Reserve, community facilities and schools, and to the southwest along existing walkways/cycleways.

i. Primary/Secondary Frontages

Primary and secondary frontages have been identified where the interface between buildings and the street or public space is considered particularly important. Along these edges at ground floor level, retail activity should predominate and buildings must relate closely to the street – providing activity, interest and vitality.

Precincts

As shown on the Concept Plan, the Rototuna Town Centre is made up of several activity precincts that contribute to the overall function of the Centre. These include:

a. Retail Precinct

The Concept Plan provides for two distinct retail areas – Retail Precincts 1 and 2.

The Retail 1 Precinct has frontage to the Main Street and Public Square and adjoins the proposed library and aquatic centre. Within this Precinct, the scale and form of the buildings and shopfronts should respond to and reflect the pedestrian nature of the streetscape. Retail should be of a fine grain and typically include small shops of a maximum floor area of 400m^2, restaurants and cafés. Offices and apartments should be located above ground floor level. Activities provided for in this precinct include entertainment, restaurants, cafes, takeaways and small store retailing.

In the Retail 2 Precinct, which is located immediately to the west of the Main Street, the Concept Plan provides for larger scale retail activities to serve the local community. Development should, however, still provide an active frontage to the street – either through a main entrance or by sleeving the development with smaller retail outlets.

b. Employment Precinct

It is intended that this centre have a strong employment base, and areas for business and light industry are identified on the Concept Plan. Employment based activities should not interrupt or conflict with shopping activities or more sensitive uses in adjacent precincts. Appropriate locations are therefore shown to the north of the Retail 2 Precinct and close to the major arterial road.

The Employment Precinct will provide for light industry and service type activities to predominantly meet the needs of local residents. Light industry activities include vehicle servicing and repair activities, small scale home improvement activities, electronic and computer repairs and service, small scale manufacturing, cleaning services, food preparation, catering, printing and storage.

c. Residential Mixed Use Precinct

The Residential Mixed Use Precinct will act as a transition area between retail and residential development. The Precinct predominantly provides for residential activities, however a limited amount of office development, service industry, small retailing and activities that will not compromise residential living amenity levels are also provided for.

d. Residential High/Medium Density Precinct

Residential High Density and Residential Medium Density Precincts form part of the Town Centre. These precincts are intended to provide a population base to support the Centre's retail, employment, entertainment, community and recreational activities and enhance its vitality and vibrancy. Conversely, the Centre will provide goods and services for the local residential catchment. It is therefore important that residential land is developed to a sufficient density to enable these mutual benefits, and to ensure efficient use of the land resource.

e. Community Precinct

In addition to the planned community facilities described below, land has been set aside for other community facilities such as community centres, education and training facilities and health care services.

Library – The proposed new library will occupy a key central site within the Town Centre having frontages onto both the Public Square and the watercourse. Ideally this will be designed as a high quality, innovative building.

Aquatic Centre – The aquatic centre is strategically located between the Retail 1 Precinct and Active Recreation Reserve. This will enable shared use of facilities such as changing rooms and any carparking space. As with the library, this building should be of high quality and innovative design.

Schools – A new primary school and a new secondary school will contribute to the overall Town Centre 'node'. Both schools are within a 10 minute walk of the heart of the Centre. The schools are to be zoned Community Facilities and do not form part of the Concept Plan.

Apostolic Church – There is an existing church on North City Road. This existing use will be acknowledged by identifying the land as a Community Facilities Precinct.

Parks and Green Space

A large recreation reserve is centrally located in the Town Centre and in close proximity to the aquatic centre and schools. The reserve will provide for playing fields, one of which may be served by a stand, together with other facilities such as courts, cricket ovals and potentially floodlighting. Transport corridors and high density residential developments are planned around the perimeter, offering good views into the reserve. In turn this will increase passive surveillance and overall safety, and provide open space and amenity for residents.

1.4.4.4 Part 2: Guidelines for the Rototuna Town Centre

a. Building Height

Building height standards for each Precinct are as follows.

Precinct	Maximum Building Height	Minimum Building Height	Minimum Storeys

Retail 1 and Retail 2	15m	8m Primary frontage	2 in Primary Frontage
Community	15m	8m Primary frontage	2 in Primary Frontage
Employment	6m	-	-
Active Recreation	i. 8m, except public toilets adjoining a transport corridor boundary where the maximum height shall be 3m ii. Maximum height of any floodlighting shall be 15m	-	-
Public Square	-	-	-
Residential Mixed Use	12.5m	-	-
Residential High Density	12.5m	-	-
Residential Medium Density	12.5m	-	-

b. Separation Distances and Privacy

i. Where two or more buildings, excluding accessory buildings, are located on the one site, no eaves of a building shall be located closer than 3m from the eaves of another building.

ii. A balcony or window of a habitable room at upper-floor level shall be set back 5m from any boundary of a Comprehensive Development Area, zone boundary, precinct boundary, or public open space, excluding the road boundary or adjoining an accessway, any entrance strip with a width of 6m or less, or any right of way, private way or access lot.

iii. Where buildings are attached, no setback is required between those buildings.

iv. Separation distances may be reduced where:

- Windows are at an angle of 60º or greater to the boundary, or
- Window sill height from the finished upper-floor level is 1.7m, or
- Opaque or obscure glazing is provided.

c. Building Setbacks

Building setback standards for each Precinct are as follows:

Precinct	Maximum Building Setback from Transport Corridor	Minimum Building Setback from Transport Corridor	Minimum Building Setback from side, and rear boundary
Retail 1 and Retail 2	• 0m Primary frontage • 0m Secondary frontage • No maximum elsewhere	0m	
Community	• 0m Primary frontage • 0m Secondary frontage • No maximum	0m Primary frontage 5m front	Refer Volume 1, Rule 16.4.4 Where site adjoins the Residential or Special

	elsewhere		Character Zone or a Residential Precinct – 3m
Employment	10m	5m	5m
Active Recreation	-	5m except public toilets which may be sited up to the transport corridor boundary	5m from the boundary of any Residential Precinct
Public Square	-	-	-
Residential Mixed Use	• 0m Primary frontage • 0m Secondary frontage • No maximum elsewhere	0m	
Residential High Density	5m	1m	1.5m where adjoining another precinct, CDP Area or zone boundary
Residential Medium Density	No maximum	i. 3m from the boundary of a local/collector transport corridor ii. 5m from the boundary of an arterial transport corridor	1.5m where adjoining another precinct, CDP Area or zone boundary

d. Development Intensity

Development Intensity for each precinct shall be as follows.

Precinct	Maximum Floor Area Ratio	Maximum Site Coverage
Retail 1	3:1	100%
Retail 2	3:1	100%
Community	2:1	100%
Employment	1:1	75%
Public Square	NA	NA
Residential Mixed Use	2:1	100%
Residential High Density	NA	50%
Residential Medium Density	NA	50%

e. Primary Frontages

For buildings within the Primary Frontages as defined in Appendix 7, Figure 7-3:

i. Buildings shall include a minimum of 2 stories of useable floor space.

ii. A minimum of 75% of ground floor wall facing the street or public space, for the length of the ground floor wall, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.

iii. Ground floor tenancies shall have the main customer entrance facing the street.

iv. A continuous veranda not less than 2.5m deep shall be provided which extends along the full street frontage except that no veranda over a footpath may encroach to within 600mm from the kerb. Verandas should be designed to provide continuous pedestrian cover so they abut one another.

v. There shall be no vehicle access, parking or service areas within the Primary Frontage Area.

f. Secondary Frontages

For buildings within the Secondary Frontages as defined in Appendix 7, Figure 7-3:

i. A minimum of 50% of the ground floor wall facing the street or public space, for the length of the ground floor wall, shall be of clear glass and capable of being used for displaying goods and services to passing pedestrians.

ii. Ground floor tenancies shall have the main customer entrance facing the street.

iii. There shall be no parking or service areas within the Secondary Frontage Area.

g. Outdoor Living Area

Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with an outdoor living area which:

i. Shall be for the exclusive use of the Residential Unit.

ii. Shall be readily accessible from a living area of a Residential Unit.

iii. Shall be free of driveways, manoeuvring area, parking spaces, accessory buildings, and service areas.

iv. Shall have a minimum area per Residential Unit of 12m^2, and a minimum dimension of 2.5m width.

Note

1. *Any communal outdoor living is optional, and shall be provided in addition to the above provisions.*

h. Service Area

Each Residential Unit or any residential accommodation associated with non-residential activities shall be provided with service areas as follows.

i. A minimum service area of 10m^2 with a minimum dimension of 2.5m located at ground floor level, and readily accessible to that residential accommodation.

ii. The service area shall be maintained with an all-weather, dust free surface.

iii. The vehicular access associated with a service area may not be located within a primary or secondary frontage.

iv. A service area shall not be able to be viewed from a public space.

v. The service area required under this rule shall be additional to the service area required under Volume 1, Chapter 13: Rototuna Town Centre, Rule 13.8.5.

i. Communal Outdoor Space

Any Residential Accommodation that does not constitute a Residential Unit (e.g. hostels, and

motels), and all Visitor Accommodation shall provide a Communal Outdoor Living Area for each building which:

i. Has a minimum area which shall be equal to $12m^2$ multiplied by the number of Residential Units or 12% of the gross leasable area of that part of any building occupied by residential accommodation, whichever is the greater.

ii. Has a minimum dimension of not less than 4m.

iii. Is capable of containing a circle not less than 8m in diameter.

iv. Is readily accessible to those parts of any buildings occupied by Residential Activities.

1.4.4.5 Part 3: General Principles for Comprehensive Development Plans

Principle

Development of the Rototuna Town Centre shall be undertaken in accordance with a CDP to be approved by Council for the individual Areas shown in Appendix 7, Figure 7-2.

Explanation

An application for a CDP needs to address the following.

a. The overall design of the Rototuna Town Centre achieves aesthetic and architectural coherence, and is of a design, scale, form and character appropriate to its unique location.

b. The arrangement of buildings, car parking, service areas, and open spaces including provision for vehicular, cycle and pedestrian circulation will:

i. Enable the establishment of activities that are appropriate for the comfort, and convenience of visitors to the Rototuna Suburban Centre, and the local community.

ii. Be safe, and convenient, and achieve high standards of amenity.

iii. Be functionally linked with, and physically connected by, walkways/cycleways to the suburban centre.

iv. Reinforce high quality urban design, particularly the orientation of buildings to outdoor public spaces, transport corridors, and utilising a variety of architectural elements.

v. Provide for appropriate public access (pedestrian and cyclists) to, and around the area.

vi. Provide direct access paths on the most well-used routes with appropriate lighting, landscaping, and seating.

vii. Buildings shall be constructed from solid and durable materials to ensure a high standard of aesthetic coherence, and amenity consistent with the aim of providing an attractive suburban centre.

c. Design and layout of transport corridors

i. To ensure appropriate connections to existing, and future transport corridors.

ii. Respond to the site's existing landform, vegetation, views, water courses (for the purposes of stormwater runoff), and areas of public open space.

iii. Accommodate safe traffic speeds, and sightlines for all transport corridors users (pedestrians, cyclists, and motorists).

iv. Provide sufficient width to safely accommodate all transport corridor users, parking, footpaths,

cycle ways and amenity landscaping.

v. Promote a consistent design theme to achieve high amenity values.

vi. Have regard to the future design relationship between the transport corridors, adjoining land and adjacent precincts.

vii. Design guidance for transport corridors can be found in Appendix 15-6: Criteria for the Form of Transport Corridors, and the Hamilton City Infrastructure Technical Specifications.

d. Type, form, and density of housing

Whether future development sites have been identified in a manner that:

i. Responds to the context within which the development site is to be located, including roads, open space, pedestrian linkages, views and natural features.

ii. Is appropriate to the type, and form of housing (medium density or high density).

iii. Is in accordance with policies and rules in Volume 1, Chapter 13: Rototuna Town Centre Zone, setting out the required yield for the various precincts.

iv. Has regard to the relationship with existing developed areas.

v. Gives consideration to the size, shape and aspect of the land, and its suitability for future development, with particular regard to the relationship of the site to the transport corridor, and adjoining sites.

vi. Integrates the development of sites with the relevant precinct as a whole.

1.4.4.6 Part 4: Principles and Assessment Criteria for Precincts

a. Retail Precinct 1

Principle

The Retail 1 precinct faces onto the Main Street and Public Square, and adjoins the proposed library and aquatic centre. This is the main shopping area within the centre and activities have been specifically selected to create a vibrant and vital centre. It is therefore important that there is a continuity of buildings facing onto the street and that they have ‘active’ frontages. This coupled with the range of activities and public realm elements (footpaths, lighting, landscaping, street furniture, open space, etc) play an important role in creating an attractive and thriving Town Centre.

Figure 1.4.4a: Main shopping street

Explanation

The intent is to create a community focal point providing employment, shopping, recreation and passenger transport opportunities for a locally-based population. A key consideration is the creation of a local identity for Rototuna's main retail area. The centre's design needs to be of a high quality so that people want to shop, linger, live, work and play within its environs. Therefore the setting needs to be safe, attractive, comfortable, accessible and durable. This is achieved by ensuring that buildings have 'active' street frontages. The scale and form of buildings should be of a fine grain and designed to reflect the street's pedestrian focus.

It is envisaged that buildings within this part of Rototuna will be a minimum of two levels. Residential activities must be able to protect themselves from adjacent activities namely restaurants, bars (licensed premises) and bakeries, as these activities operate at a time when they may disturb residents. One key consideration is the protection of business land in, and around, this centre. Locations that work for businesses are fewer than for residential.

Assessment Criteria

1. **Active Street Frontages**

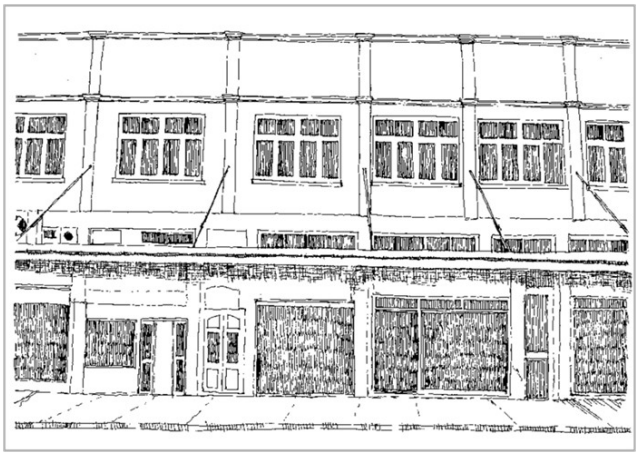
Active street frontages add interest, life and vitality to the public realm. This means:

i. Buildings must contain street level activity, along with frequent doors, windows and few blank walls, which allows a visual connection between people within the building, and those on the street.

ii. Shop frontages should be narrow to provide frequent changes in use and add visual interest.

iii. Building entries need to be clearly identifiable, face onto the street and be at the same level as the street.

Figure 1.4.4b: Active street frontages



2. Building Design – Form and Appearance

Building design defines the public realm while setting the scene for character and form including window, door proportion and placement. This means:

High quality design

i. Buildings should be designed to be of a high quality and help create a unique identity and character.

ii. Durable materials should be used.

Building continuity

iii. Buildings need to be designed so that they line both sides of the street. Minor modulation to the building's frontage is acceptable (including pedestrian entrances, windows, bay windows, etc) provided street front continuity is not compromised.

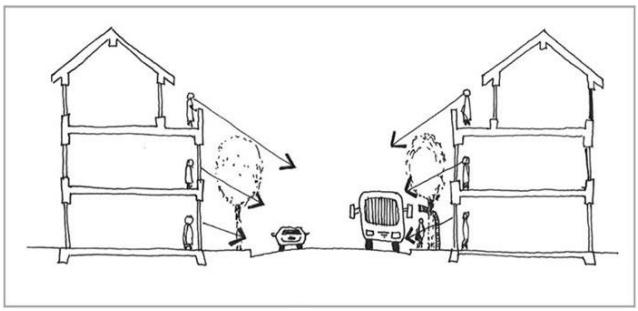
Corner buildings

iv. Where buildings are located on street corners (intersection of two streets) architectural details should be used to emphasise and address the street corner.

Passive surveillance

v. Buildings should be designed so that their occupants can overlook the street and public open space.

Figure 1.4.4c: Passive surveillance



Public access

vi. Buildings facing onto open space are required to create openings so people can access such buildings from open space areas.

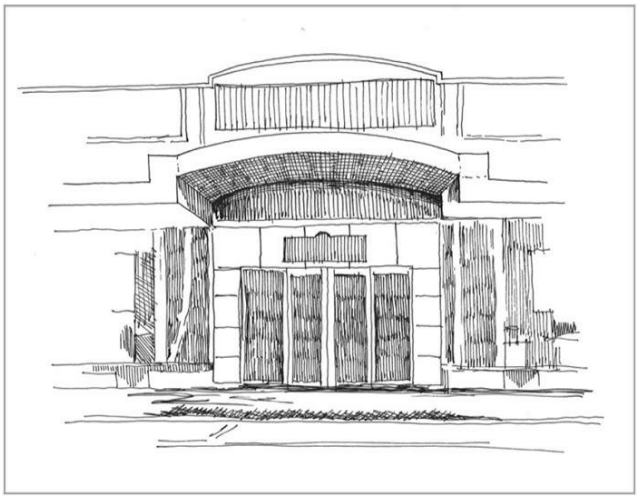
vii. Access into buildings should be at grade for both pedestrians and vehicles, to reduce the need for pedestrians to negotiate changes in footpath grade.

Building façades

viii. Building façades should incorporate the following features.

- Articulation, celebration of main building entrances, use of projections such as bays and balconies.

Figure 1.4.4d: Building façades



- Narrow building frontages – this gives the street scene a vertical as opposed to a horizontal emphasis.
- Variation in materials, colour, window shape and size to accentuate and highlight features.
- Use eaves, and window sills to create interest for street users.
- Car parking and service entries need to be designed so they have a minimal effect on building continuity, where possible using rear lanes and access ways.
- Use architectural details to differentiate building levels, e.g. the building's ground, middle and upper levels.
- Blank façades which are visible from public spaces are inappropriate.

Rooftops

ix. Integrate lift plant, and mechanical services into the building's roof so they are not visible from public spaces.

x. Orientate satellite dishes, telecommunication antennae, and air conditioning units so they are not visible from public spaces.

xi. Use a variety of roof forms to provide visual interest. Sections of long horizontal 'flat' roofs are inappropriate.

Acoustic amenity

xii. Apartment buildings need to be designed so that residents are not disturbed by street noise or from neighbouring residents.

b. Retail Precinct 2:

Principle

This Precinct is separated from the Retail 1 Precinct by a proposed drainage reserve containing a watercourse. The Retail 1 Precinct contains similar land uses to the Retail 1 Precinct. The main difference is that provision is made for larger format retailing in Retail 2.

Explanation

It is still preferable that buildings provide an active frontage to the street, either through a main entrance or by sleeving the development with smaller retail outlets.

Assessment Criteria

The same assessment criteria for Retail 1 also applies to the Retail 2 area. For larger scale buildings, use should be made of the Employment Precinct assessment criteria outlined below.

c. Employment Precinct:

Principle

The Employment Precinct provides opportunity for business, and light industry. In certain instances it may be necessary to buffer this precinct from adjacent residential areas.

Explanation

Employment Precinct land will not provide the level of amenity found within the Retail 1, and 2 zones. However these zones will be used by Town Centre workers, and visitors, and pedestrians walking from areas beyond it.

Front Façades, and Entrances

Business buildings are often of a larger scale, and can therefore potentially create adverse effects due to the traffic they attract, e.g. conflicts between visitors, staff, and service based vehicles. Due to their size these buildings can often have large blank façades making it difficult to create an attractive street scene.

Assessment Criteria

i. Site entrances need to be obvious, and located next to vehicular and pedestrian entrances from the street.

ii. Pedestrian walkways should be provided directly from the public footpath to the building's front door.

iii. Buildings should make a positive connection with the street. This can be achieved by designing buildings so they present a narrow face to the street and locating building mass away from the frontage.

Figure 1.4.4e: Example light industry

iv. Signage should be minimal, and clear – the focus should be on business identification rather than promotion of goods and services.

v. Office components should be located towards the building's front, since this minimises vehicle/pedestrian conflicts.

vi. Corner buildings – refer Retail Area 1 buildings.

Loading and servicing

vii. Storage areas should be located at the rear or side of buildings, and ensure that they are screened from the street, so that the collection of rubbish, waste products, and goods cannot be viewed from the street.

viii. Car parking should be located at the side or near the front of buildings, as these areas need to be visible from the street so that visitors do not enter unsafe or hazardous areas.

Landscaping

ix. Use landscaping to help soften the appearance of large buildings, provide amenity, and screen loading, and service areas.

x. Where possible use landscaping to mitigate stormwater run-off as this helps to reduce the need for piped infrastructure.

xi. Use landscaping to provide visual relief to areas of car parking.

Buffers

In certain circumstances, it may be necessary to buffer employment activity to protect the adjacent residential areas. Buffers generally consist of a physical element that acts as a barrier, screening device or shield between quiet areas, and noise producing areas of a single development. Buffers are essential in that they help maintain good levels of noise and visual privacy, thereby providing an acceptable degree of amenity for all occupants.

Examples of buffers include:

- Physical distance – a space or courtyard separating employment and residential uses to sufficiently protect residents from the noise source.
- Structural element – a well insulated exterior wall may minimise noise transmission between buildings. Similarly horizontal separation between activities such as commercial, offices, and

upper residential floors.

Landscape feature

Trees/vegetation can be used as a buffer. Other landscape buffers include: ground level changes along with planting to create ‘screens’ or ‘shields’.

d. Residential Mixed-use Precinct

Principle

An area of residential mixed-use has been incorporated into the concept plan to further encourage choice and diversity. When designing mixed-use development it is important to ensure that buildings can accommodate a range of different uses, as these can change over time.

Explanation

Mixed-use development needs to provide a degree of flexibility so that the buildings can respond to changes in demand whether this is office, residential or retail. Such development can encourage people to use the centre outside the working day. Business activity helps to create vibrancy and life including 24-hour occupancy of buildings.

Assessment Criteria

i. Residential entries need to be clearly demarcated and separated from business entries.

ii. Separate business loading docks and waste storage areas from residential access.

iii. Ensure that the design of residential units recognises the needs for servicing, privacy and outlook, and that this is not compromised by business activities.

iv. Consider acoustic privacy. The design needs to specifically address this issue demonstrating that an acceptable residential living environment can be created and maintained.

Figure 1.4.4f: Example mixed-use development

e. Residential Medium Density – in the Rototuna Town Centre Medium Density Precinct

Principle

Medium density housing typically consists of a mix of detached and terraced type housing.

Explanation

Housing lots at medium densities typically deliver around 25 units per hectare, and typically comprise a mix of single dwellings located on single sites and terraced dwellings. There are important amenity considerations associated with this development form. For example how buildings address the street and how they create visual interest.

Figure 1.4.4g: Example medium density housing

Assessment Criteria

i. Buildings need to be designed to form a positive relationship with the street so that:

- They provide for streetscape amenity, through the careful placement of entry doors, windows, porches, balconies, entry courtyards as these attributes help to create an active frontage to the street.
- They demonstrate the transition between the street (public realm), the building's front yard (semi-public realm) and the building's private rear yard.
- Visitors know how to access the building.

ii. Design balconies so that they face onto public space/roads, including a clear outlook of at least 6m which is not of adjacent properties. It is preferable that balconies which face roads be designed as recessed elements so they do not protrude from the face of buildings.

iii. Site buildings to maximise sunlight into indoor and outdoor areas:

- Maximise north facing windows.
- Maximise exposure to private open space e.g. rear yards facing north.

iv. Make provision within each residential unit for:

- Collection of recyclable materials and an area for rubbish bins, ensuring they are located and designed not to be visible from the street or other public places.
- Storage area for outdoor equipment e.g. bicycles, prams, sports equipment etc.

v. Use landscaping to provide visual interest, create privacy and shelter people from prevailing winds.

vi. Maximise privacy between dwellings by taking extra care over the interface at the sides of

adjacent buildings. This is dependent on each development and local circumstances.

vii. Design buildings so they provide visual interest, diversity and variation. This helps to avoid monotonous repetition of building form including: roof pitches, materials, decks, courtyards, balconies and other detailing.

viii. Design buildings to address local conditions including topography, views and climate. Use eaves to control summer sun, provide shelter from rain and shelter courtyards from wind.

ix. Avoid locating satellite dishes and clothes lines at the front of buildings. Locate these items so they are not clearly visible from the street.

x. Garages and car ports need to be designed and located so that:

- There is sufficient space to park a car between the site's front boundary and the front of the garage/carport.
- Garages and carports are set back from the dwelling's main façade.
- They relate to the building's design in terms of height, roof form, materials, detailing and colours.

f. Residential High Density Precinct

Principle

Within this precinct, the form of development is likely to be comprised of two level apartments or terraced housing. It is preferable that such development faces onto, and overlooks the active recreation reserve.

Explanation

Locating higher density housing within a five minute walk of the Rototuna Town Centre helps increase the probability of people using passenger transport. It also increases the likelihood of people walking to the main street as opposed to taking the car.

Higher density residential housing requires a higher design standard including improved pedestrian and cycle connections to the Town Centre. In Rototuna's case the high density area is located on either side of the Active Recreation Reserve.

With this housing it is important that appropriate scale is maintained to avoid the creation of large monolithic structures similar in appearance to commercial and industrial buildings.

Height needs to be sensitively managed, pitched roofs can assist in this regard. Flat roofs are discouraged as these often give the development a strong horizontal feel and can be monotonous.

The key is to create a degree of variety, and this means using balconies, recesses, and voids, along with careful roof design.

Figure 1.4.4h: Example of high density housing

Assessment Criteria

i. The above criteria for Residential Medium Density housing, namely i, ii, iii, iv, v, vi, viii, and ix.

ii. For iv above consideration needs to be given to the provision of these items either within an individual building or within an apartment complex.

iii. Where possible, residential development should front onto and overlook the Active Recreation Reserve.

iv. Where vehicular access is from the street (at the front of the development) parking bays and garages should be set to the side/rear of buildings.

v. Rear lane access may also be appropriate to reduce the need for garages located at the development's street front.

vi. Consider locating car parking areas half a level below ground and placing buildings half a level above. This helps reduce the amount of space taken up by garaging and parking on a given site.

vii. Use elements such as balconies, recesses, voids, materials, colours and roof design to create variety, such features should be used to reduce building mass.

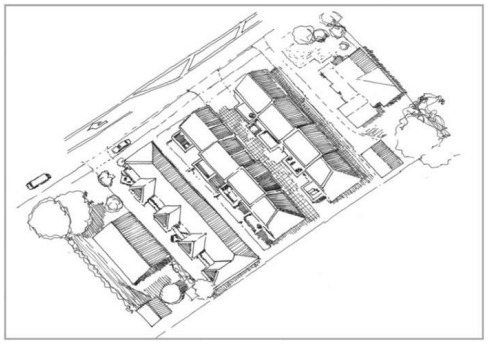
viii. Design buildings so they provide a range of accommodation choice in terms of type, style, and size.

ix. Consider acoustic privacy. The design needs to specifically address this key consideration and demonstrate that an acceptable residential living environment can be created and maintained. This can be achieved by:

- Placing living rooms of one apartment adjacent to the living rooms of adjacent apartments along with bedrooms next to bedrooms.
- Locate noise sources such as kitchens, bathrooms and laundries next to noise sources in adjacent apartments.
- Locate vehicle, pedestrian entranceways away from bedroom areas.

x. Avoid locating buildings so that they are perpendicular to the street as this presents an extremely poor street interface and adversely affects the privacy of neighbouring units.

Figure 1.4.4i: Example of high density housing



g. Community Facilities

Principle

A feature of the concept plan is the provision of new community facilities, namely a library, aquatic centre and the secondary school (outside the concept plan boundary). This also includes some land which will be privately developed, along with an existing church.

Explanation

The proper integration of these facilities with the movement and activity network is key to ensuring the success of the Rototuna Town Centre. It is envisaged that other community facilities will locate within the centre. Where this occurs it is important that these activities face onto transport corridors, for example Borman Road.

Although these features have not been designed in detail the following general guidelines apply.

Assessment Criteria

i. Library

The library needs to be designed and located so that people will choose to visit because it is easy to use, exciting, modern and comfortable. The following therefore applies.

- The library is envisaged as a landmark building that will occupy a key central site within the centre, adjoining and defining one edge of the public square.
- The library should have active edges towards the public square, the main street to the northeast and the drainage reserve to the northwest. Avoid presenting blank façades to public areas.
- The library's main entrance shall be directly off the public square and the building shall be located to help define the square's southwestern edge.

- The design of the building should focus on facilitating pedestrian movement in, and around, the site.

ii. Aquatic Centre

The aquatic centre calls for the design of the facility to reflect its setting within the Rototuna Town Centre.

Currently, the scope of this project includes the design, construction and commissioning of a new aquatic centre facility, landscape works and parking facilities. A concept design is to be developed for a Community Centre/Recreation facility in conjunction with the concept design for the aquatic centre.

The aquatic centre will be located on North City Road, directly opposite the public square. The following therefore applies.

- The building is envisaged to be a landmark building and will be a significant feature for the centre.
- The building's main entrance shall be located so people can gain direct access from the main street.
- The building's northern and western façades including the changing facility for the active reserve, should be carefully designed to actively engage with the adjacent open spaces.

h. Active Recreation

Principle

Central to the Town Centre is a large active recreation reserve which is intended to be a focal point for the local community. The development of this area is critical to the functioning of the wider area. The detailed design and operation of the reserve will be subject to a Reserve Management Plan, which has yet to be finalised.

Explanation

Good visual and physical connectivity between the reserve and adjoining uses is important. The drainage reserve/watercourse corridor provides a key linking element of this connectivity within the area.

The following therefore applies.

i. The reserve will be primarily used as an active sports area containing fields and court areas.

ii. The reserve should be bounded by roads or lanes to ensure effective connectivity and integration.

iii. The western edge of the park needs to be activated with a shared pedestrian/cycle route.

iv. The reserve should be designed to be accessible from surrounding dwellings.

v. The design of the park should enable effective access for pedestrians, cyclists and the disabled.

i. Public Square

Principle

A key feature of the concept is the provision of a key piece of public open space – a public square. Conceptually, this space marks the intersection of the main street and the drainage

reserve/watercourse, and links the public library to the aquatic centre (refer concept plan). The square is located north-east of the library, opening out onto the main street.

Explanation

It is envisaged that the square will be a primary gathering and social space for the wider area. The creation of a high quality, functional public space is essential to the vitality of the Town Centre.

Assessment Criteria

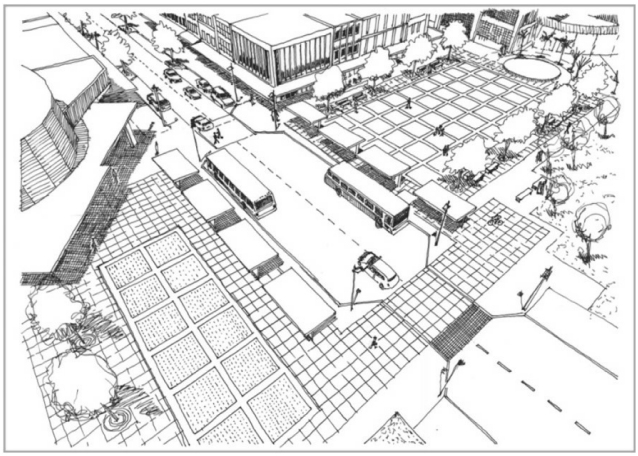
i. The Public Square needs to be designed to accommodate a range of uses and activities, including outdoor dining.

ii. The Public Square is to be flanked by retail development, the library, drainage reserve and main street. It is important that active edges are provided around the perimeter of this space. A key component is entrances to these activities opening out onto this square.

iii. The space should contain key amenity features including, lighting, seating, trees/landscaping, public art.

iv. CPTED principles should be incorporated into the Public Square's design.

Figure 1.4.4j: Example of a public square



j. Drainage Reserve/Watercourse

Principle

Another unifying feature of the concept plan is the central drainage reserve/watercourse corridor. Its principal function is stormwater management however it also forms part of the open space network catering for pedestrians, and cyclists.

Explanation

It is important that this corridor is designed as a movement corridor, providing a link from the Te Awa O Katapaki esplanade in the southwest to the northern areas of Rototuna. This link will help provide strong connections with the surrounding residential areas for both pedestrians and cyclists.

Furthermore, the concept plan includes a larger green space at its southwestern corner. This space will be particularly visible from the Town Centre and it is therefore important that this vista is maintained and reinforced. From the north the watercourse will link with the active recreation reserve creating a green edge to the playing fields and secondary school.

The precise form and function of this corridor will be determined by hydrological requirements and controls but is likely to become more urban in character as it gets closer to the main street. The following therefore applies.

i. All buildings that face onto the drainage reserve/watercourse corridor need to be designed so that the ground floor faces onto the drainage reserve/watercourse corridor.

ii. Fences that line the drainage reserve/watercourse corridor need to be no higher than 1.4m if of a solid construction; if permeable (pool fence or similar) they should be up to but no greater than 1.8m in height.

iii. The drainage reserve/watercourse corridor needs to be designed and developed to be an attractive landscaped space.

iv. Entrance and exit points onto the corridor should be aligned to enable connections to be made with the wider pedestrian and cycleway network, and may require bridging of the watercourse.

k. Transport Network

1. Street Design

Principle

The creation of attractive, safe streets which encourage walking/cycling is an important goal. The transport network is required to provide effective movement for all transport modes.

Explanation

A key consideration is the provision for pedestrian and cycle paths. The Town Centre will be promoted as a walkable node to cater for the large number of people anticipated to be living within a 10 minute walk (800m) of its centre.

The concept plan indicates a pedestrian/cycle path along the active reserve's western edge. The link could be reinforced with appropriate landscaping and lighting. This link will provide good connectivity to the north side of the site whilst providing an effective linkage to schools and the bus interchange.

The Rototuna Town Centre comprises minor collector and major arterial transport corridors which will be designed in accordance with the guidance in Appendix 15-6, and the Hamilton City Infrastructure Technical Specifications. This concept contains three main types of street; these are the Main Street, Park Lane and local streets. The following guidelines apply to the three street typologies.

Main Street

i. North City Road is to be designed to function as the Town Centre's main street.

ii. The carriageway needs to accommodate buses, cars and cyclists, and be designed so these uses can safely co-exist with one another. Footpaths need to be sufficiently wide to provide for pedestrians along with opportunities for street-side dining.

iii. Large structure trees should be accommodated within any parking area provided.

iv. The street should be designed to create a low speed environment.

v. All crossing points should be at grade.

vi. Develop a 'shared street' concept (where pedestrians have priority) in conjunction with the passenger transport interchange.

Park Lane

vii. The Lane's primary function is to provide access to the active recreation reserve and adjacent residential development.

viii. Park Lane must provide a strong interface with the edge of the recreation reserve.

ix. The street must be designed to have a low speed environment.

x. A shared pedestrian/cycle path needs to be provided along the edge of the recreation reserve.

xi. Along the edge of the recreation reserve, planted berms (containing large specimen trees) should be provided and any parking provided should be angled.

xii. Design safe pedestrian/cycle access ways to the schools.

Local Streets

xiii. These streets are intended to provide connections to other areas of the Town Centre.

xiv. The carriageway needs to be designed to accommodate vehicles, cyclists and pedestrians, and to include provision for service vehicles. Paved pavement areas need to be provided on both sides of the street.

xv. Landscaping is to include large specimen trees on either side of these streets.

2. Car Parking

Principle

Any parking spaces provided need to enable the Town Centre to function effectively.

Explanation

Parking provision that is not carefully integrated with the surrounding buildings has the potential to disrupt the centre's pedestrian-friendly nature and compact urban form.

The following therefore applies.

i. Large open parking areas should be avoided, especially along primary and secondary street frontages as this can disrupt building continuity.

ii. Any parking areas should be located at the rear or side of development or towards the centre's perimeter.

iii. Sharing of any parking provided should be promoted so it can be used by a multitude of users rather than those visiting a single building.

iv. Any multi-level parking buildings should be located away from the main street unless they can be designed to accommodate 'active' ground floor uses. Consideration needs to be given to the design of the building's façade so this has a minimal effect on the centre's streetscape.

v. Any parking and circulation areas adjacent to the open space network need to be carefully designed and landscaped to integrate with the streetscape, landscape and buildings.

3. Passenger Transport

Within the Town Centre, it is intended that bus stops will be integrated into the carriageway of the transport corridors. A transport interchange will be provided and located opposite the public square

on either side of the Main Street. A number of routes will converge on the centre at this point enabling people to transfer from one route to another.

The interchange (including shelters, bins and other streetscape elements) needs to be carefully designed to reflect and compliment street character, the public square, and surrounding buildings. The street at this location needs to be designed as a 'shared space' (where no single mode has priority) to facilitate the large number of pedestrians anticipated to be crossing the transport corridor at this point.

4. Gateway design principles

Two gateways have been identified on the concept plan, to define the start and end of the heart of the Rototuna centre. Main road intersections provide opportunities for landmark buildings/structures which are often used to announce the sense of arrival and departure.

It is therefore important that the gateway features be carefully designed so that views can terminate upon them. The exact form of the Gateway features has yet to be determined and will be developed as part of the CDP for the area. Council's Public Art Plan will be a key reference point.

1.4.5 Key Development Site Design Guidance

1.4.5.1 Purpose

These design guidelines apply to new buildings, including, where appropriate, alterations and additions to existing buildings on Key Development Sites identified in Volume 2, Appendix 5, Figure 5-9.

The intention of the guidelines is to provide landowners, applicants, Council regulatory staff and decision makers with an indication of desired outcomes for the sites based on the objectives and policies of the Central City area. Key design principles have been provided for each site to promote and encourage good urban design outcomes. The priority outcomes, concept plans, sections and precedent images are indicative only, and represent one way in which the key design principles for development may be applied.

1.4.5.2 How to use the Design Guide

Applications for new buildings, including, where appropriate, alterations and additions to existing buildings on Key Development Sites identified in Volume 2, Appendix 5, Figure 5-9 shall provide an assessment of how the proposed design will promote the key design principles and, in doing so, achieve the objectives and policies of the Central City area.

1.4.5.3 Key Development Site 1 – Cobham Drive

Located in the City Living Precinct, bounded by Clarence and Anglesea Streets and Cobham Drive (refer to Figure 1.4.5a).

a. Site Characteristics

i. Flat, Central City-edge fringe, 2991m^2.

ii. The site occupies a prominent corner location at the southern entry to the Central City with potential to create a memorable corner reinforced by the design of the building.

iii. The site is currently under-utilised accommodating a 730m^2 building with the remaining site occupied by grade car parking (refer to Figure 1.4.5b).

iv. The site has a north-facing frontage, which faces onto a no-exit street (which has potential to be upgraded to enhance local amenity.

v. The potential for the site to be a pedestrian destination from the Central City is limited, however,

there is potential for the site to be an anchor to activities in the existing blocks to the north.

vi. There is the potential to improve site access from Clarence Street, improving access to the arterial transport network.

b. Key Design Principles

i. Maximise the development potential of the site.

ii. Provide for a diverse range of activities, including appropriate ground floor activities that address Clarence Street (e.g. small format retail, dining).

iii. High-quality living environment shall be encouraged through appropriately sized and located internal living spaces with adequate external outlook space, orientated to maximise solar gain.

iv. Locate internal shared open space adjacent to Clarence Street and design this as a destination. Council has the potential to provide for 90 degree parking along Clarence Street, adjacent to street facing and courtyard dining.

v. Provide for retail, commercial office and other uses that add to the vitality of the City Centre.

vi. Any car parking shall be away from the street (e.g. internal, above ground or below ground).

c. Short term priority outcomes

i. Landowners / applicants to develop a site masterplan to review the bulk and location options, and assess the usability of landscape strips currently edging arterial transport corridors.

ii. Develop the site to establish an attractive built form entry to Hamilton's Central City.

iii. Subject to funding, Council to upgrade the street amenity (paving, trees, carparking) at the same time as building development occurs.

Note
Landowners/applicants of the key development site and Council are encouraged to liaise together, to work towards a common vision for the key development site (led by the landowner/applicants) and the adjoining public realm (along Clarence Street, led by Council), to achieve the Key Design Principles outlined above.

d. Medium to long term priority outcomes

i. Build on the precedent set by the primary redevelopment and encourage the revitalisation of Clarence Street.

e. Proposed mix of uses on site

i. Net retail and commercial approximately 5,600m^2 (approximately 225 employees/235 employees per hectare).

ii. Net residential: approx. 36 1-3 bedroom residential units; approx. 90-100 residents (approximately 100 dwellings per hectare).

f. Figures 1.4.5c to 1.4.5i show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5a: Location map of Key Development Site 1

Figure 1.4.5b: Existing situation on Key Development Site 1 (2014)

Figure 1.4.5c Indicative concept plan for Key Development Site 1 – long term vision

Figure 1.4.5d: Indicative concept cross section A-A for Key Development Site 1

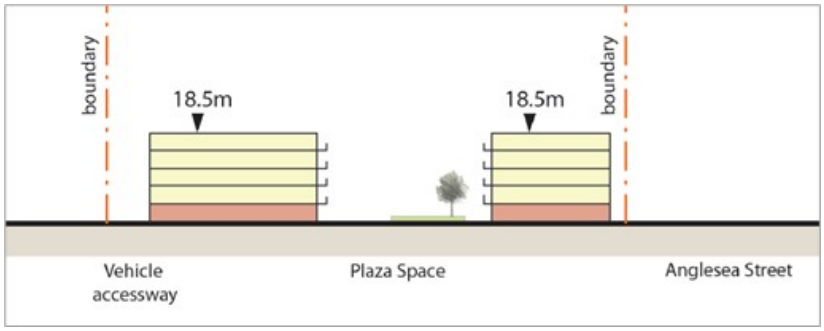


Figure 1.4.5e: Indicative concept cross section B-B for Key Development Site 1

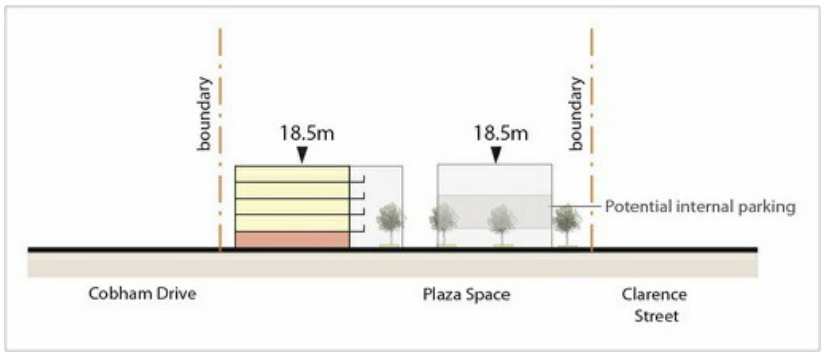


Figure 1.4.5f: Future development preference – indicative visualisation of potential future development showing active ground level, courtyards, streetscape improvements and five to six storey development emphasizing the gateway location

Figure 1.4.5g: Future development preference – architecture that responds to the site and its gateway location

Figure 1.4.5h: Future development preference – five storey commercial/mixed use with activate frontages along Clarence Street

Figure 1.4.5i: Future development preference – plaza space within the site

1.4.5.4 Key Development Site 2 – Corner of Alexandra and Hood Streets

Located in the Downtown Precinct, bounded by Alexandra, Hood and Anglesea Streets (refer to Figure 1.4.5j).

a. Site Characteristics

i. Flat, Central City site, 10,300m^2.

ii. Large block pattern.

iii. Currently dominated by car and service yards, and low density commercial uses (refer to Figure 1.4.5k).

iv. Located adjacent to an existing car parking building in close vicinity to Garden place and Victoria Street.

b. Key Design Principles

i. Maximise commercial development potential of the site, providing high quality offices with shared open space.

ii. Provide active frontages at ground level through appropriate commercial retail activities; increase public realm by requiring a 2m setback on Anglesea Street.

iii. Provide ongoing opportunity for existing uses including car sales, albeit in a higher amenity environment.

iv. Provide for through site links to assist in breaking up blocks, building upon wider proposals for future pedestrian connections.

v. Provide for underground parking where required.

c. Short term priority outcomes

i. Upgrade of Alexandra and western Hood Streets.

d. Medium to long term priority outcomes

i. Comprehensive development of sites, including provision of shared private public space and a pedestrian through link at mid block, between Anglesea and Alexandra Streets.

e. Proposed mix of uses on site

i. Net retail and commercial approx. 21,800m^2 (approximately 870 employees).

ii. No residential component is envisaged.

Figures 1.4.5l to 1.4.5r show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5j: Location map of Key Development Site 2

Figure 1.4.5k: Existing situation on Key Development Site 2 (2011)

Figure 1.4.5l: Indicative concept plan for Key Development Site 2 – long term vision

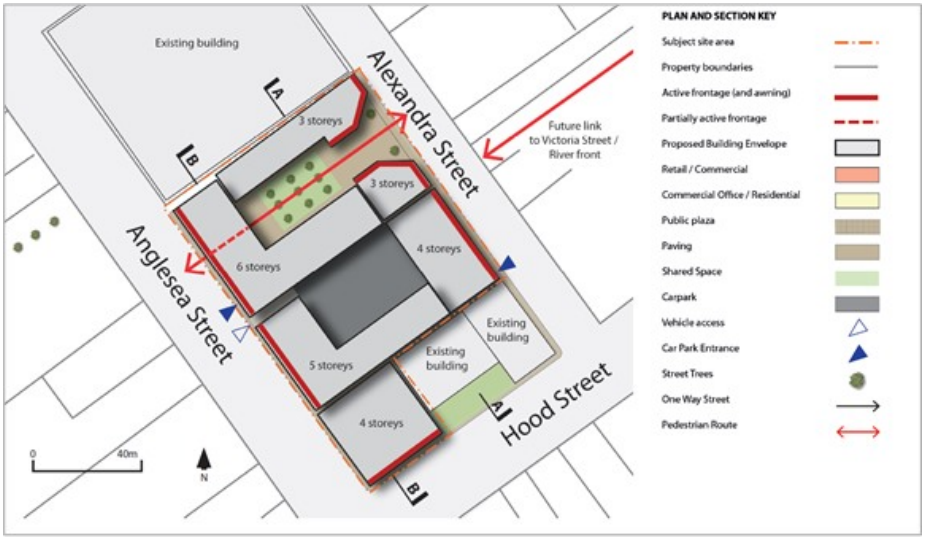


Figure 1.4.5m: Indicative concept cross section A-A for Key Development Site 1

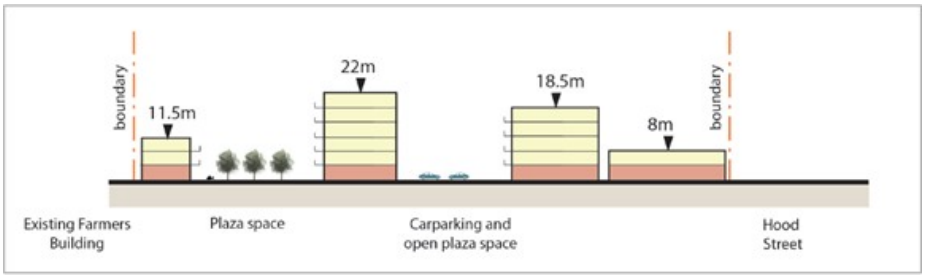


Figure 1.4.5n: Indicative concept cross section B-B for Key Development Site 1

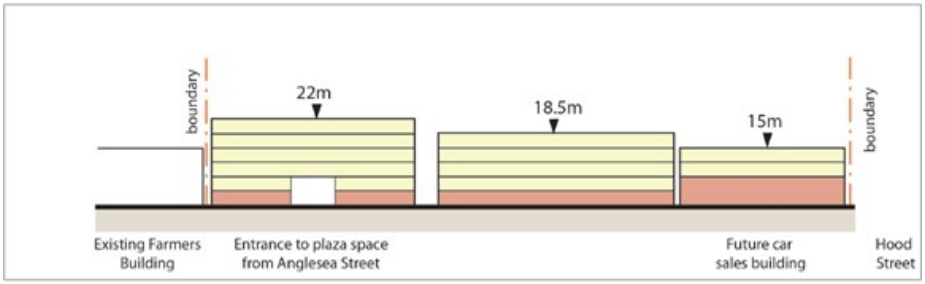


Figure 1.4.5o: Future development preference – Indicative visualisation of potential future development showing through-site links, active ground floor uses, improved streetscape, increased landscape amenity and high quality built form

Figure 1.4.5p: Future development preference – high quality, car showroom with offices above

Figure 1.4.5q: Future development preference – 3D model showing potential built form, with through-site links, internal courtyards and veranda cover

Figure 1.4.5r: Future development preference – internal public courtyard

1.4.5.5 Key Development Site 3 – Victoria on the River

Located in the Downtown Precinct, on Victoria Street (refer to Figure 1.4.5s).

a. Site Characteristics

i. Flat, riverside site, approximately 3,800 m^2.

ii. Located on Victoria Street, within the restaurant and cafe hub of the city

iii. Located adjacent to and with good views over the river; currently underutilised (predominantly parking) in relation to its strategic position within the city (refer to Figures 1.4.5t and 1.4.5u).

iv. Potential to contribute to the revitalisation of the city centre and, in particular, enhance the relationship with the Waikato River.

b. Key Design Principles and Priority Outcomes

i. Maximise development potential of the site: provide for restaurant, cafe, small scale offices and similar uses at ground level, and for commercial and residential living at upper levels.

ii. Provide for a Riverfront promenade as outlined below in the indicative concept plan Figure 1.4.5v and in Figure 1.4.6b: Future Vision (2021).

iii. Provide north-south pedestrian access along the river's edge (through building setbacks), implemented over time with adjoining sites.

iv. Respect the existing built form pattern along Victoria Street through appropriate scale.

v. Residential and commercial units to have access to high amenity outdoor space.

vi. Provide access from Victoria Street through to public open space, adjacent to the river's edge.

vii. Provide for vehicle parking away from Victoria Street preferably underground, undercroft (sleeved) or at upper levels (subject to viability).

c. Short term priority outcomes

i. Masterplanning and redevelopment of site as a comprehensive development; access to public open space adjacent to rivers edge.

d. Medium to long term priority outcomes

i. Provision of access to lower river walkway, continued access along adjacent sites.

ii. Access to construction of, a pedestrian bridge across the river.

e. Proposed mix of uses on site

i. The site has the possibility to provide for up to approximately 10,000m^2 of gross floor space.

ii. Land use at ground level should be limited to retail and small scale office activities.

iii. Land use at upper levels may be commercial and/or residential.

Figures 1.4.5v to 1.4.5cc show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5s: Location map of Key Development Site 3

Figure 1.4.5t: Existing situation on Key Development Site 3 (2011)

Figure 1.4.5u: Existing situation on Key Development Site 3 (2011)

Figure 1.4.5v: Indicative concept plan for Key Development Site 3 – long term vision

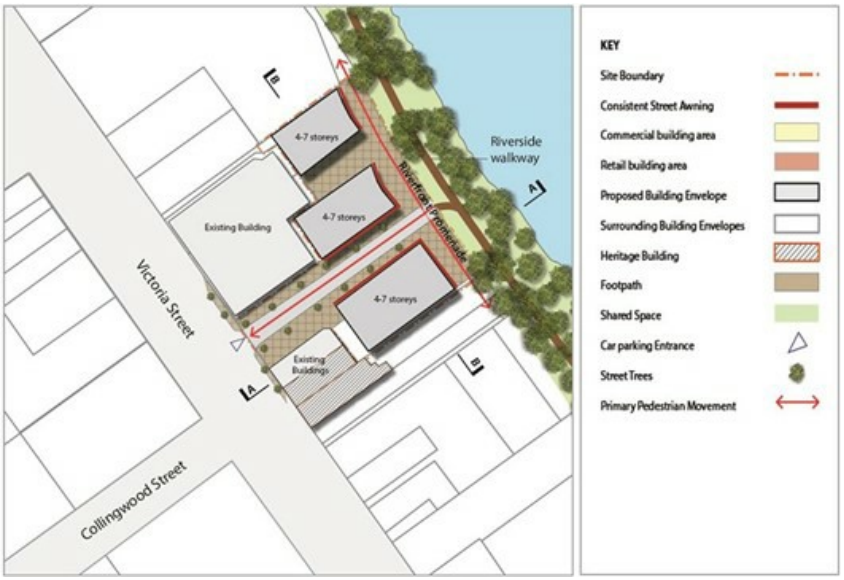


Figure 1.4.5w: Indicative concept cross section A-A for Key Development Site 3

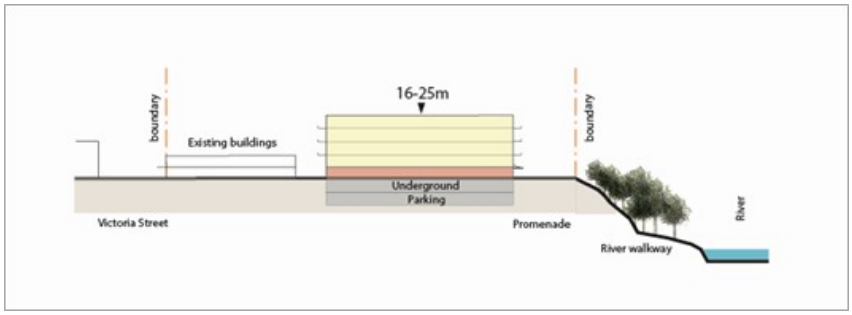


Figure 1.4.5x: Indicative concept cross section B-B for Key Development Site 3

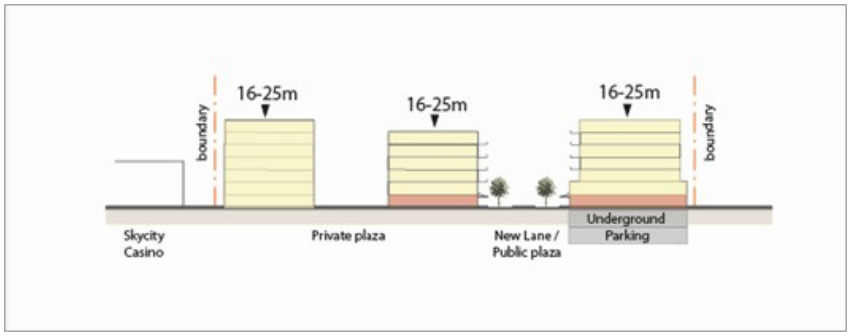


Figure 1.4.5y: Future development preference – upper level riverfront promenade and recreation space

Figure 1.4.5z: Future development preference – internal laneway/shared lane with active frontages

Figure 1.4.5aa: Future development preference – courtyard dining along an internal laneway with active frontages

Figure 1.4.5bb: Future development preference – Indicative visualisation of potential development showing a high quality through-site link connecting Victoria Street with the riverfront, active ground floor frontages, veranda cover and landscaping

Figure 1.4.5cc: Future development preference – indicative visualisation of future promenade along Victoria on the River, with access down to the river walkway and to a future river crossing

1.4.5.6 Key Development Site 4 – Warehouse/Kmart/Transport Centre Site

Located in the Downtown Precinct, bounded by Anglesea, Ward and Tristram Streets (refer to Figure 1.4.5dd).

a. Site Characteristics

i. Flat Central City site, 46,160m^2.

ii. Currently dominated by low density, large format, commercial use with little or no relationship to the surrounding public realm (refer to Figures 1.4.5ee and 1.4.5ff).

b. Key Design Principles

i. Maximise development potential of the site, providing flexibility and ensuring a high quality public realm is delivered, particularly along Ward and Bryce Streets.

Practice Note: Make full use of development potential, include a mix of uses and focus on the contribution of the building to the public realm.

ii. Provide frontages which promote activity and passive surveillance to provide for good pedestrian amenity on high pedestrian routes.

Practice Note: Provide active frontages to Key Development Site 4 where:

1. *The buildings with public road frontage and frontage onto a through site link shall:*
   - *Provide at least 75% of the primary active frontage, and at least 50% of the secondary active frontage or through site link, as clear glazing (or equivalent) at ground floor level.*
   - *Be capable of use for displaying goods and services to passing pedestrians.*
   - *Not have painted, covered or otherwise altered glazed areas so as to render them ineffective in achieving the purpose of this rule.*
2. *Vehicular access across active frontages shall not use any more than 10% of the defined frontage.*
3. *The principle public entrance to a building shall be provided from the active frontage.*

4. *All storage areas should be situated within or to the rear of the buildings.*

iii. Provide for a north-south pedestrian through site link between Bryce Street and Ward Street through Key Development Site 4.

Practice Note: Enable a legible pedestrian connection and through site link that responds to or enhances pedestrian permeability, between street Ward Street and Bryce Street, taking into consideration the Transport Centre, traffic movements and potential pedestrian crossing points along those streets.

iv. Enhance crossing points between north and south blocks over Bryce Street while enabling traffic flows and access to parking along Bryce Street.

v. Provide appropriate built form to create a gateway to the Downtown Precinct.

Practice Note: The built form on the corner of Tristram and Ward Streets should reinforce the gateway function through appropriate height, architectural form and detailing.

vi. Protect the public transport function of the Transport Centre.

Practice Note: Maintain vehicle access points for the safe and efficient movement of the public transport vehicles to and from the transport centre.

c. Short term priority outcomes

i. Upgrade of Anglesea and Ward Streets.

d. Medium to long term priority outcomes

i. Comprehensive development of sites, to deliver a gateway building and attractive, safe streets and pedestrian spaces (including through site connectivity) which connect to the wider movement network.

e. Proposed mix of uses on site

i. A wide range of activities are appropriate for the site including retail, commercial office, cafes and restaurants, education, car parking buildings, residential apartments and other uses that add to the vitality of the city centre.

Figure 1.4.5dd: Location map of Key Development Site 4

Figure 1.4.5ee: Existing situation on Key Development Site 4 (2011)

Figure 1.4.5ff: Existing situation on Key Development Site 4 (2011)

Figures 1.4.5gg to 1.4.5kk show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5gg: Indicative concept plan for Key Development Site 4 – long term vision

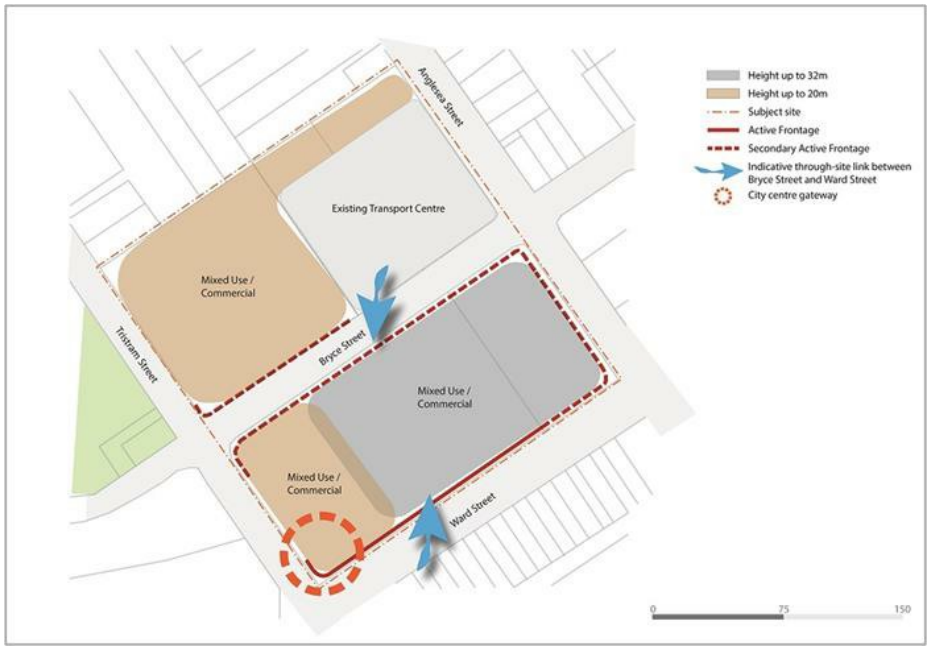


Figure 1.4.5hh : Future development preference – indicative visualisation of potential development showing an improved streetscape with increased pedestrian priority, active ground floor uses, enhanced landscaping and high quality built form contributing to a 'human scale' along the street.

Figure 1.4.5ii : Future development preference – activated through site link, human scale development

Figure 1.4.5jj : Future development preference – high quality built form, improved streetscape and landscaping

Figure 1.4.5kk : Future development preference – local dining along street edge/laneway

1.4.5.7 Key Development Site 5 – Countdown Site, Anglesea North

Located in City Living Precinct, bounded by Anglesea, Vialou and Liverpool Streets (refer to Figure 1.4.5ll).

a. Site Characteristics

i. Flat Central City fringe site, 15,600m^2.

ii. Site is occupied by large format food retail with a service station on the corner (refer to Figure 1.4.5mm)

iii. Located on a prominent entry corner and potential future gateway to Hamilton's Central City.

iv. Site design and surrounding street radii based on vehicle access.

v. One block away from significant open space (west of Tristram Street).

vi. Building is set back from the street with carparking in front.

b. Key Design Principles

i. Continue to support the existing supermarket activities on site, as a building block for future high density residential living within the northern city area.

Practice Note: Supermarket activities have the potential to support future residential development on and around the subject site and are therefore encouraged (although not

essential), either in their current form, or within an alternative more compact form in the future.

ii. Provide for high amenity pedestrian routes around and through the site.

Practice Note: Where practicable, pedestrian routes through the site be provided to increase permeability. These routes should be free of conflict with vehicles, have good CPTED qualities, high landscape amenity, visual interest and be well connected to a wider pedestrian network of desire lines.

iii. Comprehensive redevelopment of the site should support the gateway function of the site.

Practice Note: The built form of the corner of Anglesea and Liverpool Streets should reinforce the gateway function through appropriate height, architectural form and detailing.

iv. Provide building frontages which promote activity and passive surveillance to provide for good pedestrian amenity and support the shift to a mixed use area.

Practice Note: Building frontages, particularly at ground level, should provide for interest through the use of architectural features and textures. Passive surveillance of the street should be provided by active uses and glazing at ground level, pedestrian entry and exit points. Storage and services areas which detract from good building frontage should be placed internal to the site and away from the public street frontage.

c. Short term priority outcomes

i. Develop a public realm masterplan to establish Council led projects that will reinforce the change in land use and encourage different modes of travel – walking and cycling (refer to Figure 1.4.5nn).

d. Medium to long term priority outcomes

i. Continue to implement the public realm masterplan that has been developed, including the creation of a northern entry boulevard along Anglesea Street with pedestrian and cycling provision.

ii. Celebrate and mark the city entrance through development of an appropriate marker building at the corner of Anglesea and Liverpool Streets.

e. Proposed mix of uses on site

i. Retail, commercial office, education, and other uses that add vitality to the city centre.

Figure 1.4.5ll: Location map of Key Development Site 5

Figure 1.4.5mm: Existing situation on Key Development Site 5 (2014)

Figures 1.4.5nn to 1.4.5uu show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5nn: Indicative concept plan for Key Development Site 5 – long term vision

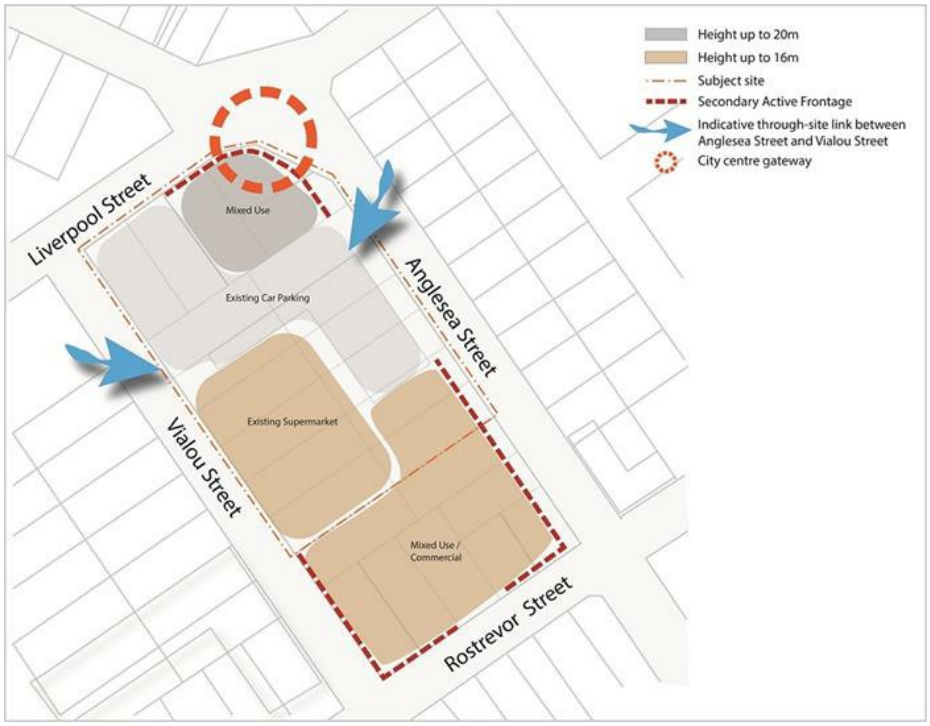

Height up to 20m
Height up to 16m
Subject site
Secondary Active Frontage
Indicative through-site link between Anglesea Street and Vialou Street
City centre gateway
Liverpool Street
Mixed Use
Existing Car Parking
Anglesea Street
Existing Supermarket
Vialou Street
Mixed Use / Commercial
Rostrevor Street

Figure 1.4.5oo: Future development preference – integrated pedestrian and vehicle spaces

Figure 1.4.5pp: Future development preference – integrated pedestrian and vehicle spaces

Figure 1.4.5qq : Future development preference – high quality landscaping within carparks

Figure 1.4.5rr : Future development preference – improved pedestrian space/public realm providing opportunities for passive recreation

Figure 1.4.5ss: Future development preference – Indicative visualisation of potential development showing high quality built form, active frontages and sleeved carparking.

Figure 1.4.5tt: Future development preference – Indicative visualisation of potential development showing a gateway entrance to the Central City from the North, looking down Anglesea Street. High quality built form, improved streetscape and landscaping is promoted at gateway locations

Figure 1.4.5uu: Future development preference – indicative visualisation of potential development including possibility for enhancing connections with surrounding pedestrian and cycle linkage

1.4.5.8 Key Development Site 6 – Sonning

Located in the Downtown Precinct on the eastern side of the Waikato River (refer to Figure 1.4.5ww)

a. Site Characteristics

i. Flat, Central City fringe site, 9,700m^2.

ii. Site is used for car parking and Sunday Farmers' Market.

iii. Located on a prominent entry point to Hamilton's Central City.

iv. Used as a pedestrian route between the Central City and Claudelands Event Centre.

v. Western boundary adjoins the Waikato River margins and bank.

vi. Northern boundary adjoins existing residential development.

vii. Access off River Road on northern part of the Eastern Boundary. Significant portion of the eastern boundary adjoins the bridge buttressing for River Road crossing the railway line and Claudelands Road.

viii. Southern boundary adjoins the railway line. A pedestrian footbridge connects Sonning to Claudelands Bridge.

b. Key Design Principles

i. Development must maintain the amenity of the adjoining residential area to the north.

ii. Active ground floor use to attract people to visit the site and enhance the viability of development.

iii. Provide for safe and more clearly defined pedestrian and cycle paths through the site, along desire lines.

iv. Potential for a sleeved parking building serving the site and providing parking for Central City visitors.

c. Proposed mix of uses on site

i. Promote a mix of uses such as retail, offices, apartments and/or visitor accommodation.

Figures 1.4.5xx and 1.4.5yy show indicative concepts and future development preferences that are consistent with the design principles for this site.

Figure 1.4.5ww: Location map of Key Development Site 6

Figure 1.4.5xx: Indicative concept plan for Key Development Site 6

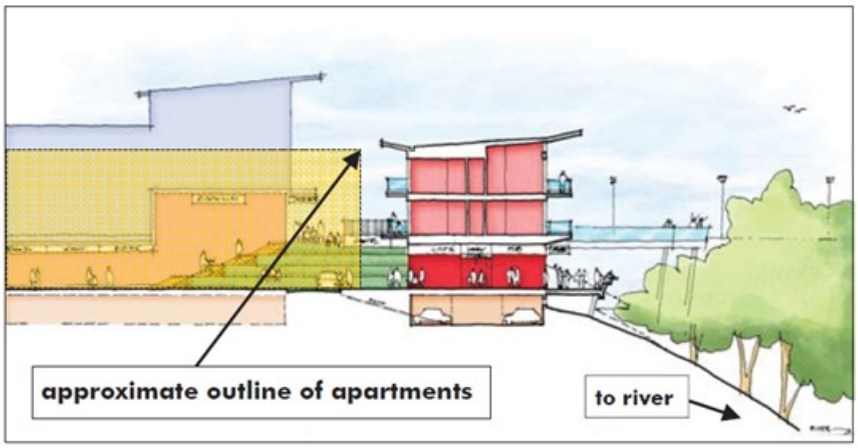
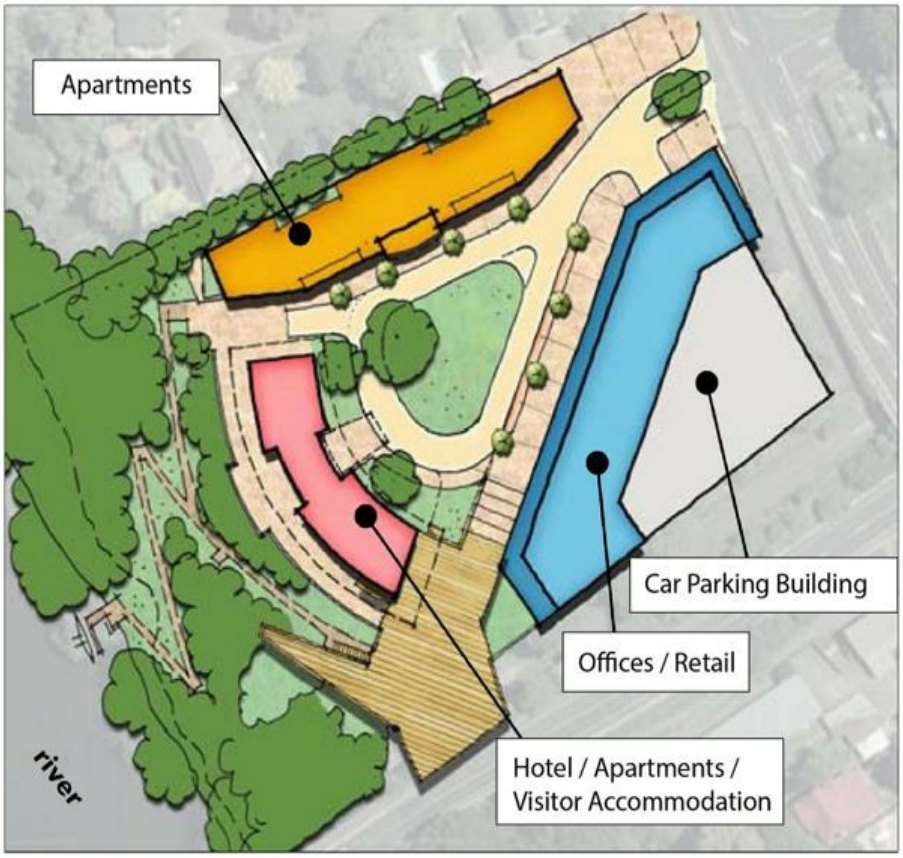


Figure 1.4.5yy: Indicative concept plan for Key Development Site 6



1.4.6 Riverfront Development Design Guide

1.4.6.1 Purpose

These design guidelines are developed to assist groups, landowners, developers, professionals and

Council to prepare and assess applications for development within the Riverfront Overlay area as shown in Appendix 5 Figure 5-1.

This design guide applies to development within the Riverfront Overlay area, as shown in Appendix 5 Figure 5-1, and demonstrates how the area can evolve in a way which embraces the Waikato River as part of the Central City.

The existing river frontage in Hamilton is hidden from the Central City. There are a number of obvious connections between Victoria Street and the river's edge and existing built form turns its back on the river. To encourage the establishment of such connections in the public's favour, Council will, in line with the provisions for the Central City, provide incentives through additional height.

This area presents a major opportunity for Hamilton to create a premier public open space along the river's edge, supported by safe and legible connections and attractive and sustainable built form.

1.4.6.2 How to use the Design Guide

Applications for new buildings, including alterations and additions to existing buildings, within the Riverfront Overlay area as shown in Appendix 5 Figure 5-1 should provide an assessment against the guidance outlined within this Appendix. In particular, it is expected that the proposed design will promote the key design principles, either as shown within the indicative development concepts, or in another manner that achieves a comparable outcome.

1.4.6.3 Background

a. Figure 1.4.6a illustrates the existing situation along the riverfront in Hamilton's Central City. This shows sparse built form and an abundance of 'dead space' along the river's edge, currently utilised for parking or 'back of house' services.

b. The existing open space along the river's edge, (Soldiers Memorial Park and Jesmond Park to the East and Grantham Reserve and the area surrounding the Rowing Club to the west) provide green 'book ends' framing the river and providing strong potential for improved connections along the river front itself and across the river from west to east.

c. There are several 'character' and heritage buildings located along Victoria Street, and these have been highlighted in the plan. It is recommended that heritage buildings be preserved and enhanced with adjacent buildings sympathetic in scale, form and colour.

d. Building height ranges from 3-4m to 30m along the river's edge, with higher buildings generally used as hotel and accommodation facilities. The form of the buildings ranges from small, narrow shop frontages to large format buildings such as the Casino.

e. There are several spaces between buildings (refer to Figure 1.4.6a) that could provide successful linkages from Victoria Street to the river's edge.

f. Activation of these spaces is fundamental to ensuring use and safety. Existing connections to the river are provided down Sapper Moore-Jones Place, the Riff Raff reserve connection and Alma Street.

1.4.6.4 Design Objectives

The following design objectives identify a future vision for Hamilton's Riverfront (refer to Appendix 5 Central City Zone, Figure 5-1 Central City Zone Precinct Plan).

A riverfront promenade will develop over time, with initial public space along the river's edge taking the form of 'pocket parks', as illustrated in Figure 1.4.6b.

Over time, new buildings will set back from the river's edge, and some areas will be built out in front of existing buildings to create a continuous riverside promenade, refer Figure 1.4.6c.

Design Objective

A Public Riverfront	a. The riverfront will be developed as Hamilton's premiere public space, providing opportunities for people to access and appreciate the Waikato River.
A Connected Riverfront	b. The riverfront will be safely and easily accessible from Victoria Street via streets and laneways. Additional pedestrian connections from the east side of the river will improve pedestrian connectivity not only to the river front, but also to the Central City.
An Active Riverfront	c. The riverfront will be an active public space, with buildings fronting on and opening out on to a riverside promenade. d. This area will be prime real estate, with high quality new development creating complete street blocks between the river and Victoria Street.
A Sustainable Riverfront	e. The riverfront will be sustainable. Built form will carefully consider daylighting principles to ensure that the buildings provide a pleasant environment both within the buildings themselves and also the public spaces which surround them and open out on to the river.
An Iconic Riverfront	f. The riverfront will be iconic – a destination within Hamilton, Waikato and New Zealand. A pedestrian bridge connecting west to east will be a feature, attracting people to the river's edge. The materials, lighting and landscaping along the promenade will be of a high quality, reflecting the significance and beauty of the Waikato River.

1.4.6.5 Design Principles

The following design principles provide guidance as to how the riverfront area should be developed over time to achieve the objectives listed above and the 2021 and 2041 vision (refer to 1.4.6b and 1.4.6c).

These design principles have informed District Plan rules and ensure riverfront development is appropriate and will not degrade or detract from this area of natural amenity.

Design Principles	
Promenade and open space	a. As part of the development or redevelopment of any site adjoining the Waikato Riverbank area between London Street and Sapper Moore-Jones Place, provision shall be made for a continuous pedestrian promenade. b. The minimum width of the promenade is 5m, providing adequate space for pedestrian and cycle access. c. Open space in key locations (i.e. those identified within the medium and long term visions for the Riverfront) shall be provided with minimum dimensions of 15m in width alongside the promenade, to provide room for outdoor dining and other activities. Such space shall be accessible and appropriately designed and landscaped to achieve safe, attractive, comfortable space for use by patrons of restaurants, cafes and the general public. d. All public space, including the promenade, shall be designed in accordance with best practice CPTED principles.
Height	e. Height allowance will be in relation to provision of public space. Where significant public space is provided (in the form of promenade, public open space or similar, either connecting between Victoria Street and the Riverfront, or along the Riverfront) and gateway locations, additional height shall be provided for. Importantly, height will assist and enable the reading of the cityscape such that taller buildings will be associated with greater public accessibility to the Riverfront.

Built form	f. Building setbacks, in addition to preserving general amenity values, will assist to preserve daylighting, human scale and openness of the proposed promenade (and reduce wind tunnelling effects). Buildings with boundaries adjoining the Riverbank will be required to have a minimum setback of 5m. g. In relation to the setbacks from internal boundaries at upper levels (i.e. fourth level and above), assessment criteria will facilitate a more enabling approach to guide whether the proposal minimises shadowing and loss of natural light on existing adjacent buildings by providing adequate separation between the proposed and existing development. h. Importantly, additional height allowance will be provided for where setbacks from boundaries provide for through-site links and public open space along the riverfront (refer to Figure 1.4.6d). i. Based on the height and built form principles, the preferred built form will be one of narrow buildings running perpendicular to the riverfront, providing for through-site links to the riverfront.

1.4.6.6 Design Interventions

Figures 1.4.6b and 1.4.6c identify six medium-term interventions for key areas or catalyst sites key to realising the design objectives for the Riverfront Area.

Area/Site Reference Refer to Figures 1.4.6b and 1.4.6c	Design Interventions
1	Promote events and temporary activities within this space, drawing people to the river's edge and keeping people engaged through its evolving and temporary nature.
2	Encourage the formalisation of laneways and through-site links into public spaces. Activate laneways through ground-floor activities, such as 'hole-in-the-wall' cafes and encourage upper levels to overlook these spaces to promote safety and CPTED principles.
3	Key Development Site 3 – Victoria on the River (refer to 1.4.5.5).
4	Use streets connecting Victoria Street to the river's edge as key pedestrian links and areas of public space. Open out views to the river at the end of these streets, where possible, and connect the end of the street with the upper-level promenade. Encourage active, ground-floor uses with buildings fronting on to these streets.
5	Encourage the development of the 'Art Post' site in line with some of the initiatives outlined as part of the City Heart project, with additional built form complementing the Waikato Museum and better embracing its riverfront location.
6	Encourage the continuation of an upper-level riverside promenade along the western river bank through walkways, built out from the river bank where necessary to connect 'pocket parks' or areas of public space along the riverfront.
7	Provide at least eight pocket parks at regular intervals along the upper level promenade, terminating at major through-links, to act as activity nodes along the promenade that will support and encourage walking and enjoyment of the river environment.

Figure 1.4.6a: Existing Situation (2011) – An analysis of the existing riverfront, illustrating areas of vacant or underutilised space, age of buildings and potential connections

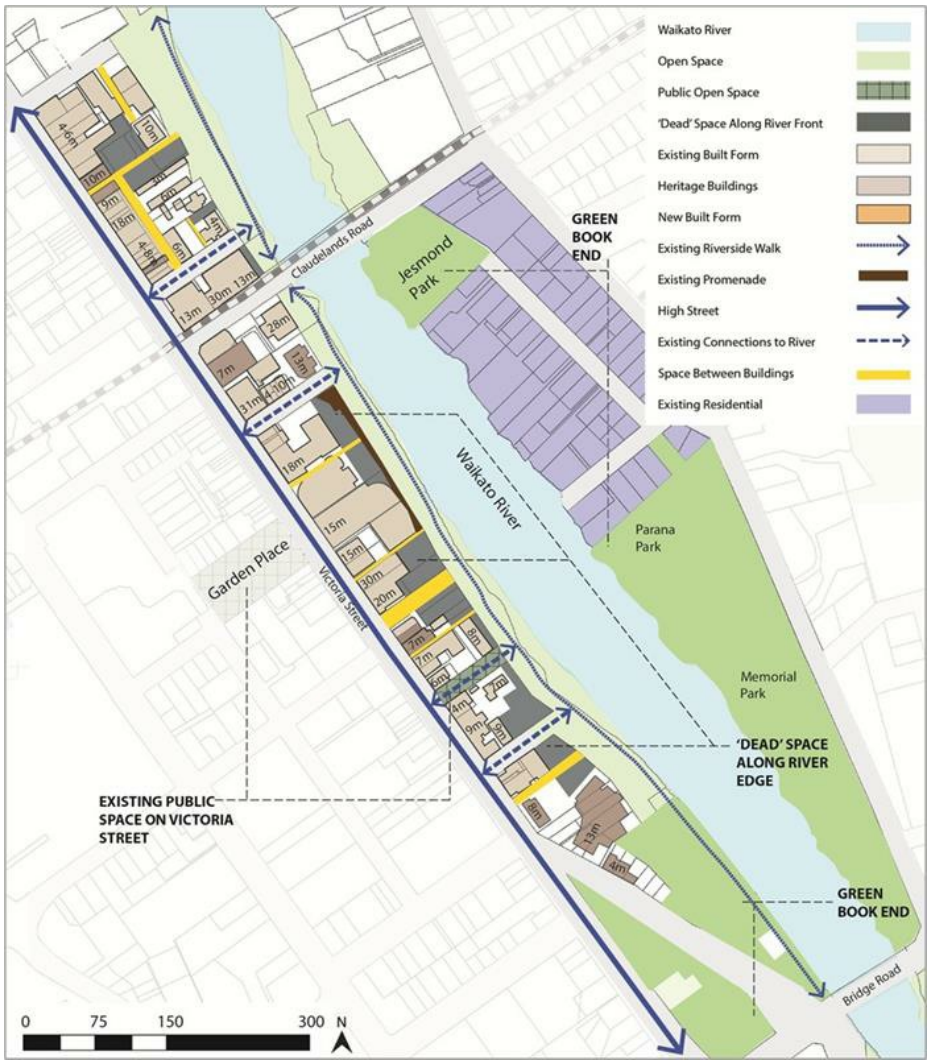


Figure 1.4.6b: Future Vision (2021) – Visual representation showing potential development along the riverfront at 2021, beginning with pockets of public spaces

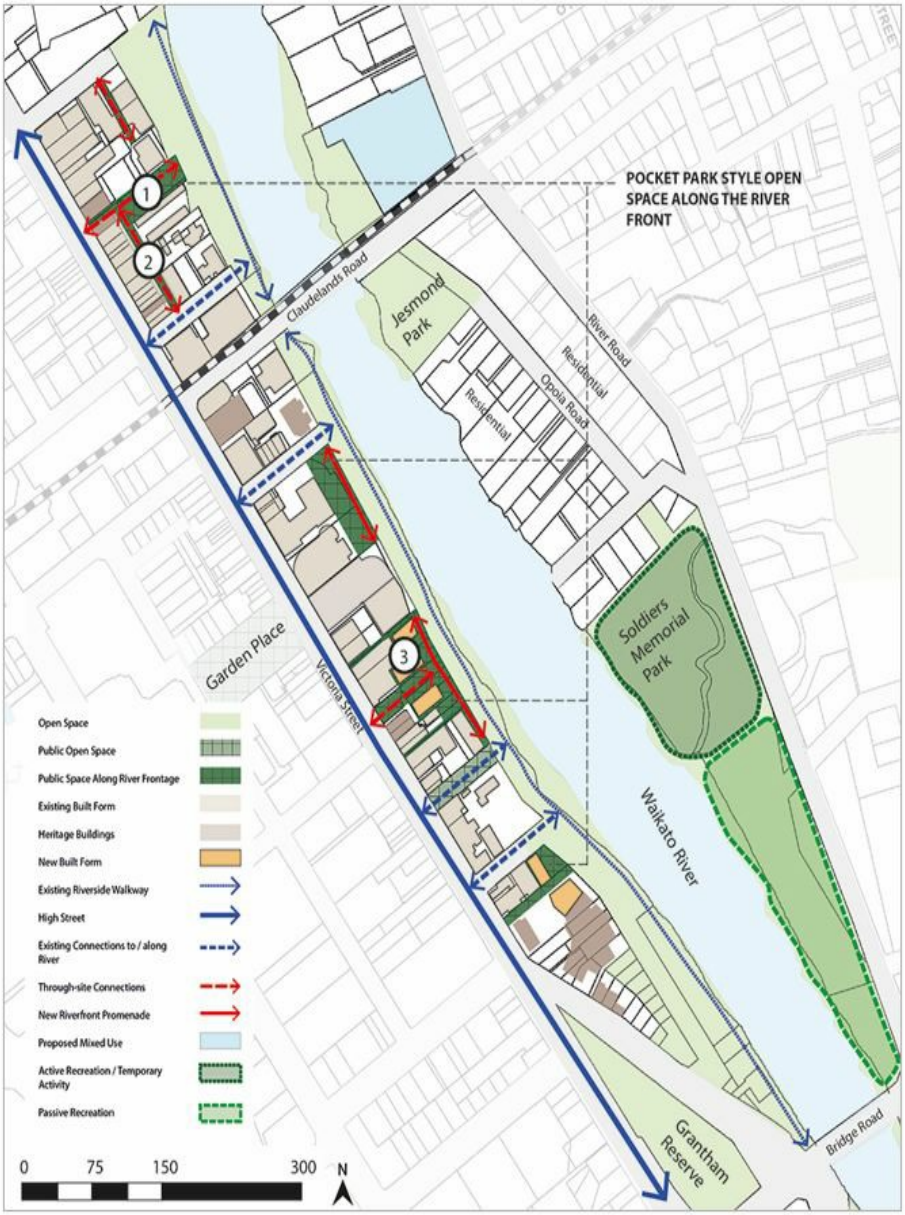


Figure 1.4.6c: Future Vision (2041) – Visual representation showing potential development along the riverfront (including indicative development within Opoia) and a continuous pedestrian promenade

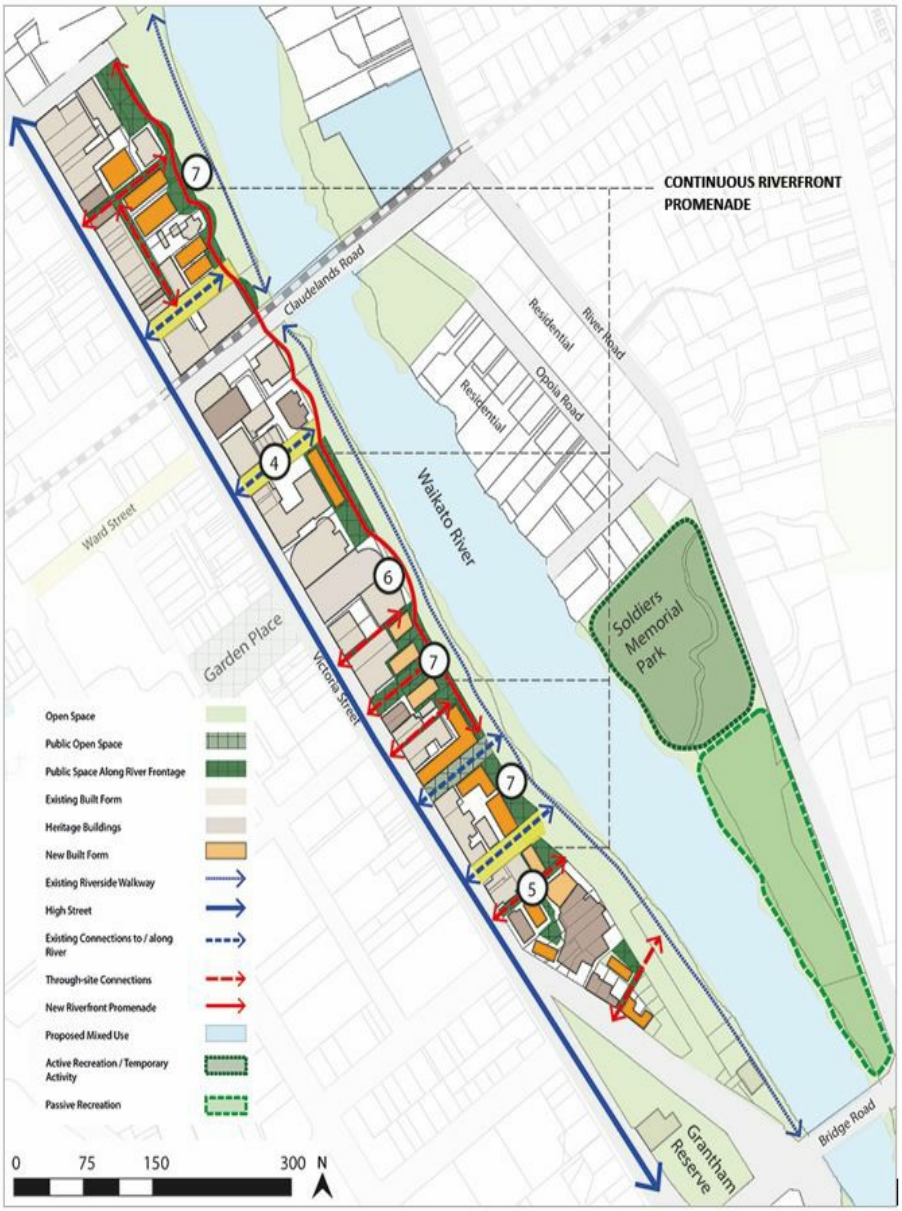
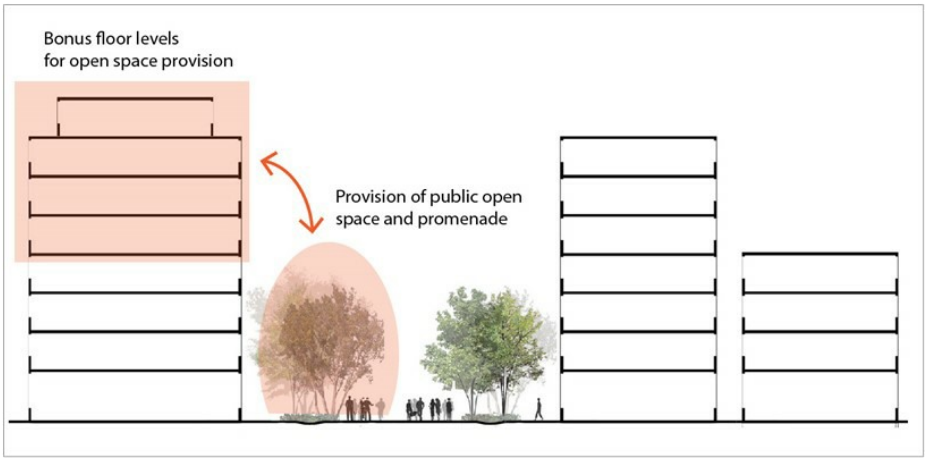


Figure 1.4.6d: Illustrating potential bonus height allowances when through-site linkages and public spaces are provided by development proposals along the riverfront



1.4.7 Lake Waiwhakareke Landscape Character Area Design Guide

1.4.7.1 Purpose

The Rotokauri Structure Plan, the Special Natural Zone and the Rotokauri – Lake Waiwhakareke Landscape Character Area identify the need to protect and enhance the special character of the Lake Waiwhakareke area. The District Plan's rules regarding development and subdivision provide controls that will enable a sensitive response to this character.

Where these rules provide for an element of discretion through the ability of Council to impose conditions on, this guide provides further description and amplification of the area's particular character. This will assist with consistent interpretation and provide more certainty to the development industry.

The Guide recognises Council's commitment to the adaption of best practice urban design techniques as expressed in its urban design guide, *Vista*.

1.4.7.2 How to Use This Guide

Applications for development within the Rotokauri - Lake Waiwhakareke Landscape Character Area as shown on the planning maps provide for an assessment against the guidance outlined within this Appendix.

Within each element, the design guidelines are organised as follows.

Explanation

Rationale for that particular design element and how it contributes to the development of a sustainable neighbourhood.

Design consideration

Consideration to guide development outlining how a proposal should respond to particular elements of character.

Design guideline

Representative of good design solutions which help achieve the design consideration. They do not however preclude other ways of achieving good design.

1.4.7.3 Background

The Lake Waiwhakareke Landscape Character Area represents a distinctive landscape unit which is defined by Rotokauri Road to the east and north, Brymer Road to the west and Baverstock Road to the south. The characteristics of the Lake Waiwhakareke Landscape Character Area are described in the operative Waiwhakareke Natural Heritage Park Management Plan 2011 and summarised in this guide. This character is derived from the unique combination of natural, cultural and recreational values present in and around the lake and the Natural Heritage Park. Together the lake and Natural Heritage Park create a focal point for adjoining development and provide very significant and cultural opportunities that need to be recognised and reflected through future development.

The lake and the extensive natural areas provided within the Natural Heritage Park, combined with the sharply undulating topography that frame them, clearly sets this part of the Rotokauri Structure Plan area apart from the area to the north of Rotokauri Road.

The following character elements have influenced how the Rotokauri Structure Plan and Special Natural Zone seeks to manage development in this area.

- The sharply undulating topography of the area and the way in which it provides a point of difference in the landscape
- The native ecology of and the recreational resource presented by the Natural Heritage Park (including its value as an educational resource)
- The lake itself and its role in providing a strong focal point for the area
- The natural drainage pattern of the area
- The historic and cultural values associated with the area.

1.4.7.4 Understanding the Context

a. Explanation

The Lake Waiwhakareke Landscape Character Area is located at the southern end of the Rotokauri Structure Plan, in close proximity to existing urban development along Baverstock Road and to a lesser extent along Rotokauri Road. It will be dominated by the 50ha Natural Heritage Park that is ultimately intended to become a self-sustaining habitat sanctuary surrounding Lake Waiwhakareke and representative of the original ecosystem diversity of the Hamilton Basin.

The Natural Heritage Park will be managed by the operative Waiwhakareke Natural Heritage Park Management Plan 2011. This provides a framework for the future management of the Park and identifies some key concepts to consider during development of the Lake Waiwhakareke Landscape Character Area. The importance of the location of the entrances to the Park, treatment of the park edges, the planting scheme, the community parks and proposed street furniture design for the residential area are explained within this guide.

The context for development in the surrounding area is established by the Rotokauri Structure Plan. The key locational relationships to note are the presence of Hamilton Zoo adjacent to the southwestern corner of the Heritage Park, the neighbourhood centre proposed to the northeast, the proximity of the Wintec Rotokauri Campus and Nga Taiatea Wharekura School, the green corridor running from Lake Waiwhakareke and the importance of Rotokauri Road as a public transport corridor.

In order to design a development that respects the unique characteristics of a particular location, it is necessary to conduct the following:

- Context analysis
- Site analysis

b. Context analysis – Design consideration

Proposals should demonstrate an understanding of the context of the site, its relationship to the natural and surrounding built environment and the impact that has on the design of the site.

Design guideline

Prepare plans, diagrams and maps that illustrate the location of the site and its characteristics in relation to:

- Proximity to nearby services – shops, transport, schools, other services or recreation facilities
- Immediate surrounds – natural landscape, significant vegetation or waterways, buildings and land uses
- Adjoining infrastructure – roads, open spaces, public transport services

c. Site analysis – Design consideration

Proposals should demonstrate an understanding of the particular features of the site itself, both its natural features and character of the adjacent built up area.

Design guideline

Prepare plans, diagrams and maps that illustrate the characteristics of the site particularly in relation to:

- Natural features – slope, topography, vegetation, waterways, geotechnical considerations
- Orientation – prevailing winds, sun and shading (winter and summer), views, overlooking (to and from neighbours)
- Movement – desire lines, missing links to surrounding neighbourhoods (e.g. from Neighbourhood Centre and Wintec Rotokauri Campus through to Heritage Park and to Hamilton Zoo)
- Other features that may influence site layout – e.g. nearby open spaces, arterial roads

1.4.7.5 Designing for Topography

a. Explanation

The Lake Waiwhakareke area derives a major element of its character from topography. This is sharply undulating in its form with prominent east-west orientated ridgelines that give detail to the area, and provide a point of difference in the landscape.

The ridges and slopes act as local landmarks and enable long distance views to be gained both north to the Hakarimata Ranges and south to Lake Waiwhakareke. Utilising these opportunities will help create a sense of place and a stronger connection to the surrounding landscape.

Retaining the underlying landform is an important part of ensuring that the area's character is preserved once development occurs (refer Figure 1.4.7a). Particular consideration should therefore be given to:

- Designing for slope
- Alternating slope and landform
- Orientation and outlook

b. Designing for slope – Design consideration

Proposals should avoid unnecessary loss of underlying landform, to reflect the character of the site and surroundings and retain the significant features of the site.

Design guideline

- Minimise need for major engineering intervention
- Use existing topography and land features to define the structure of the subdivision – street layouts, open space, view shafts and building platforms (Refer Figures 1.4.7a, 1.4.7b and 1.4.7c)

Figure 1.4.7a: Design with existing features – landform, vegetation, waterways

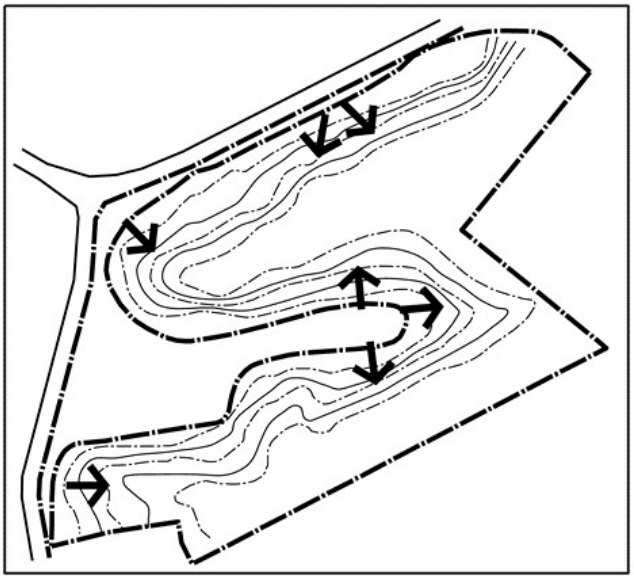
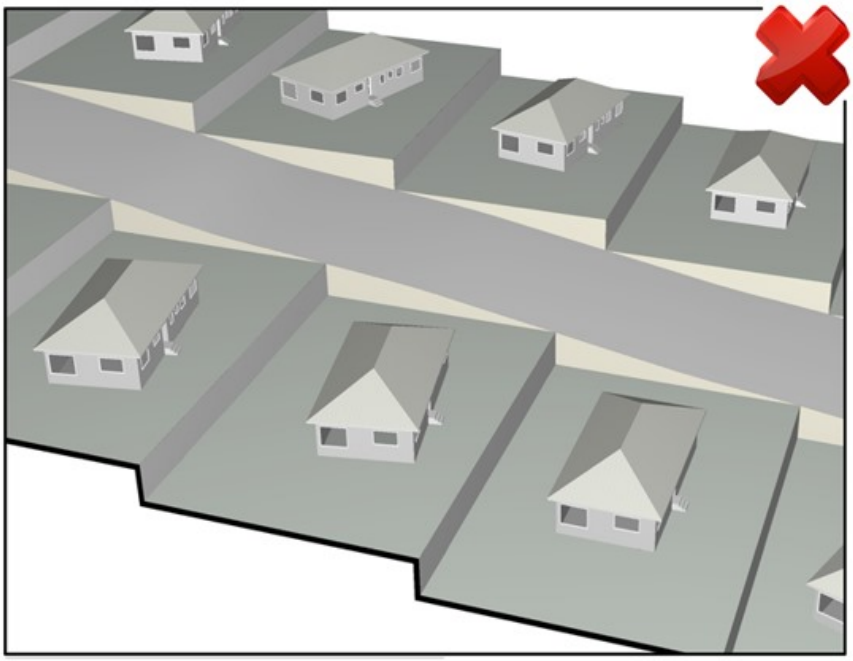


Figure 1.4.7b: Design that has worked with existing features – landform, vegetation, waterways

Figure 1.4.7c: Design that has not worked with existing features – landform, vegetation, waterways



c. Altering slope and landform – Design consideration

Where it is necessary to re-contour land to allow for access and building platforms, the intervention should not be large scale or visually obvious once planting has matured.

Design guideline

Site contouring and retention should be on a site-by-site basis to allow building platforms to be formed. House designs should be customised to reflect the slope and orientation of the site, discouraging single platform for each site on sloping terrain.

Use of retaining walls should be minimised by terracing and planting to mimic the natural features, particularly when viewed from the transport corridor.

d. Orientation and outlook – Design consideration

Proposals should take advantage of the sloping terrain to maximise the views available from both individual properties and the public realm (transport corridors and open spaces).

Design guideline

Consider long and short views when aligning transport corridors, open spaces and walkways to provide glimpses of the surrounding landscape and natural features.

1.4.7.6 Reinforcing Local Character

a. Explanation

The Natural Heritage Park will be a defining element of this area's character and surrounding development will establish both a physical and a natural relationship with it.

Residents will have the advantage of a large public space on their doorstep, notwithstanding that access to the Park will be limited and controlled. The Natural Heritage Park will incorporate small community parks at its entrances and these will serve as local purpose reserves.

The way in which landscaping treatments are handled within the developed areas can reinforce the natural settings of the Natural Heritage Park and provide a stronger sense of place and character for the neighbourhoods created around it.

The overall goal for the Natural Heritage Park is to create a self sustaining habitat sanctuary that represents the original ecosystem for this part of Hamilton. The Heritage Park Management Plan identifies the vegetative species appropriate for the differing terrain encountered within the area, such as ridge tops and hill slopes.

Important considerations are therefore:

- Physical and visual relationship to the Natural Heritage Park
- Links to and between existing habitats and features
- Species and planting combinations

b. Physical and visual relationship to Heritage Park – Design consideration

Surrounding development should provide an edge to the Natural Heritage Park, both to increase public surveillance and to offer an opportunity for people to circumnavigate the park and enjoy views into and beyond it.

Design guideline

Buildings along the northern boundary of the Natural Heritage Park should be of sufficient height and orientated towards the park in order to provide surveillance of the road, park or walkway.

Public access should preferably be along a perimeter street, open to cars as well as pedestrians, to provide surveillance from passing traffic and greater safety after dark.

If the site is only appropriate for a pedestrian walkway at the perimeter of the Natural Heritage Park, such as the fence of the hill slope, it should be connected to the street system and of sufficient width to provide long views allowing for curves and changes in topography. This will ensure some surveillance of pedestrians using the walkway.

Fencing adjacent to the walkway should be transparent enough to allow observation from neighbouring houses.

If the topography demands that some lots are side or rear-facing, fencing should be low and transparent and at least one main room should overlook the park edge (refer Figure 1.4.7d).

c. Link to existing habitats – Design consideration

Public and private spaces within the Lake Waiwhakareke Landscape Character Area should reflect ecosystems within the Natural Heritage Park and provide an extension of the parks habitat. This will create a network of indigenous flora and fauna, and reduce the risk of pest plant invasions of the park.

Design guideline

Identify opportunities to extend habitats which are favourable to flora and fauna beyond the extent of the Natural Heritage Park. While the network does not need to be continuous, it does need to take into account the preferred habitat and travel patterns of the particular species it is intended to encourage.

d. Species and planting combinations – Design consideration

The Natural Heritage Park Management Plan identifies a programme of weeds and predator eradication, and replanting of more appropriate species to encourage indigenous flora and fauna. Identifying and replicating those successful plant combinations both extends heritage plant character beyond its boundaries and creates a low maintenance landscape regime that adds to a sense of place in the surrounding development.

Design guideline

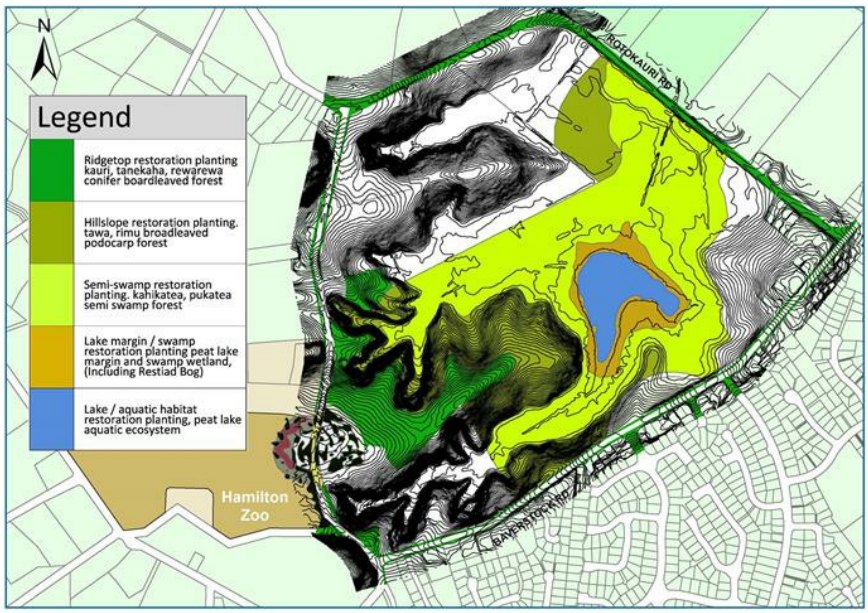
Based on the Heritage Park Management Plan, identify a plant palette and planting scheme which reflects the underlying indigenous combinations and avoids re-infestation of the Heritage Park by weeds. Refer Figure 1.4.7d.

Provide future residents with suggestions for selecting and maintaining planting schemes which extend the philosophy of the Heritage Park.

Any species planted should be eco-sourced.

Refer to *Plant Me Instead: Waikato Region* and *Gully Restoration Guide: A guide to assist in the ecological restoration of Hamilton's gully systems*.

Figure 1.4.7d: Topography and vegetation types at Waiwhakareke Natural Heritage Park



Note
Diagram shows proposed vegetation scheme inside the Natural Heritage Park. This concept should be extended into the surrounding Waiwhakareke Landscape Character Area through the introduction of a range of methods and eco-sourced plants.

1.4.7.7 Connectivity

a. Explanation

Topographical constraints present a number of challenges in terms of achieving high levels of connectivity for movements within and beyond the Lake Waiwhakareke Landscape Character Area. This is true for pedestrian and cyclists as well as motorised vehicles.

The alignment of roads in the area of land immediately north of the Natural Heritage Park is likely to be predominantly east-west in nature. However, in designing a network that encourages walking and cycling it is important to acknowledge that the elements of convenience, safety and amenity required by these users might differ from the needs of those driving cars.

With large parts of the Heritage Park likely to be enclosed by development, it is important that routes into and around the park are legible and provide a choice of routes reflecting desire lines.

Effective connectivity will therefore benefit from a consideration of the following.

- Walking
- Legibility
- Types of streets
- Additional links
- Street Furniture

b. Walking and cycling – Design consideration

Proposals should deliver a connected street network that provides a variety of direct routes for

pedestrians and cyclists to nearby services such as the neighbourhood centre, Zoo and the closest entrance to the Natural Heritage Park.

Design guideline

The overall street network should be inter-connected, with block sizes that provide a choice of routes for pedestrians as directly as possible. Where possible, a street used by pedestrians and vehicles is preferable to provide the security of passing vehicles and avoid less used pedestrian-only links.

Given that vehicular traffic flows are expected to be low and slow moving, cyclists should be encouraged to use the street network. Connections to areas outside the Lake Waiwhakareke Landscape Character Area such as the neighbourhood centre may necessitate the provision of dedicated cycle lanes.

Block sizes will vary with topography and location, but ideally should not be longer than 120m between intersections.

c. Legibility – Design consideration

The street hierarchy should be legible for visitors and residents, and clearly signal the route to the park edge or entrances as distinct from more local access to residential blocks.

Design guideline

Identify the main routes to the edges and entrances to the park by the treatment of the street – width, landscape treatment, footpath width and location.

Visual signals, which may match the branding and arts programme proposed for the Waiwhakareke Natural Heritage Park can also act as subtle markers to identify the route to the park, such as colouring of street furniture and lights or distinctive markers along the route (refer Section 1.4.8).

On all streets, cyclists should be encouraged to use the street network. As the routes link to the main external circulation, additional measures such as dedicated cycle lanes may need to be considered.

d. Types of streets – Design consideration

The treatment of each street can vary depending on its location and role. In general it is assumed there will be three main types of streets with section dimensions and treatment to suit.

Local access streets – main circulation connecting sub-neighbourhoods and linking to the Natural Heritage Park.

Green Streets – smaller-scaled street adjacent to the Natural Heritage Park or local reserve.

Local Lane – smaller scaled cross-streets to serve blocks between local access streets.

Design guideline

The Rotokauri Structure Plan provides for low speed, green streets along the northern and south-eastern edges of the Natural Heritage Park in order to provide active frontages.

Minimising curb radii creates tight corners – forcing cars to slow and making it easier for pedestrians to cross.

Avoid roundabouts – these disadvantage pedestrians and cyclists and require more space at

intersections (reducing the sense of enclosure and encouraging faster vehicle movement).

e. Additional links – Design consideration

Where streets are not appropriate, allow for safe alternative routes for pedestrians, with good surveillance (refer Figure 1.4.7e).

Design guideline

Pedestrian only routes should generally be not less than 2m wide, provide clear visibility from the main street footpath and contain no hidden spaces which could conceal people or activity from view of the main street.

Pedestrian routes should be overlooked by adjacent development with low or transparent fencing and preferably overlooked by main occupied rooms of the adjacent houses.

If the pedestrian routes are connecting two different levels, attempts should be made to keep the slope at 1:12 and where steps are necessary a handrail should be provided.

The above illustrations indicate an acceptable design for a given environment but should not be regarded as being a specific requirement or the only design solution that will be adopted.

f. Street furniture – Design consideration

Street furniture should cater for the safety and comfort of pedestrians and cyclists, including lighting, street trees and other planting, and items such as seats, rubbish bins and cycle parking racks.

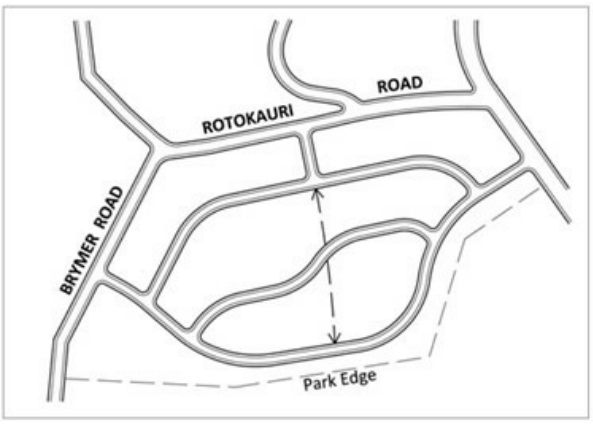
Design guideline

Street lighting should provide high quality, safe environments for pedestrians.

The suite of furniture, including street lights, should co-ordinate with the colours and branding adopted for the Waiwhakareke Natural Heritage Park (refer Section 1.4.8).

Street planting should take into account the need to reflect the native vegetation and planting combinations within the Natural Heritage Park.

Figure 1.4.7e: Layout allows for safe alternative routes for pedestrians, with good surveillance



1.4.7.8 The Layout of Development

a. Explanation

The topography of the Lake Waiwhakareke Landscape Character Area presents significant opportunities and constraints for development. The sharply undulating terrain offers the possibility for residents to enjoy long distance views, but at the same time the orientation of the resulting street network may present challenges for maximising solar gain.

On flat land, rectangular or square locks represent the most efficient form of lot layouts. Sloping land however, requires a modified approach to be taken. It is also desirable that the size and shape of lots are configured to allow some flexibility in the types and density of housing that can be established.

The orientation of lots influences the amount of sun gained inside the house and in outdoor living areas. The layout of development should seek to maximise the proportion of dwellings receiving sun, particularly in the winter.

In planning the layout of development, the following issues need to be considered.

- Configuration of lots
- Solar orientation
- Front yard living

b. Configuration – Design consideration

Regardless of the density or housing type being built, the size and configuration of lots should allow for building platforms that provide good internal spaces and solar orientation as well as sunny and private outdoor areas (refer Figures 1.4.7f and 1.4.7g).

Design guideline

- The depth of the lots should allow for an efficient building platform and a distance of 20m back to back between buildings.

Figure 1.4.7f: Design for deeper back yards to allow sun in south-facing parts of the site, front setbacks of at least 3m allow for a front porch or deck

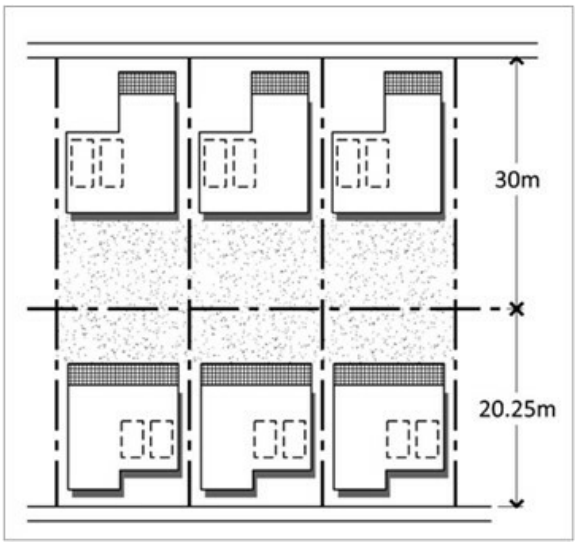
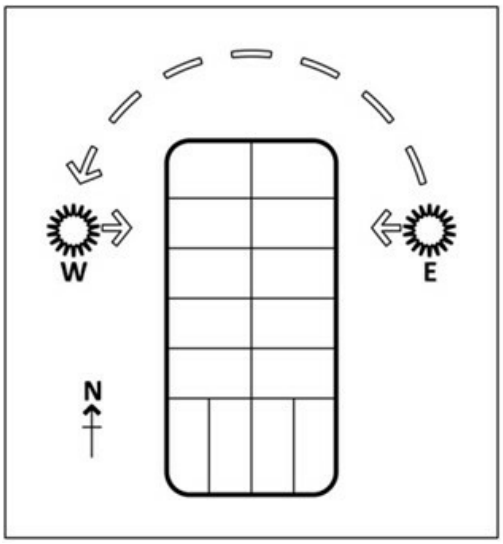


Figure 1.4.7g: Allotments oriented north-south or with north-facing back yards mean sun in front and

rear setbacks most of the year



c. Solar orientation – Design consideration

Maximise opportunities for solar gain.

Design guideline

Maximise the number of lots with the long axis within range N200W to N300E or E200N to E300S.

Orientate houses to allow some living spaces setback from the northern boundary to gain northern sun in winter.

In a comprehensive development, zero lot lines can maximise useable outdoor space by setting houses to the southern boundary and locating service areas along that wall.

Vary the depth of north-south facing lots. Consider using the upper levels to create outdoor living platforms that receive some sunshine and may also pick up views over rooftops.

d. Front-yard living – Design consideration

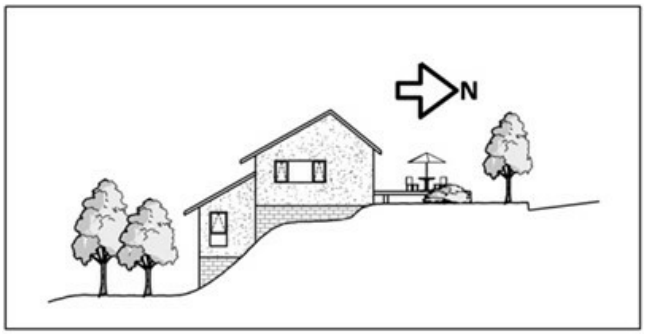
Where the rear of the house may not receive sufficient sunshine, additional outdoor living space should be provided at the front of the house.

Design guideline

Where dwellings have a south-facing back yard, include some form of semi-private outdoor living space on the northern front of the house. Traditional verandas or decks can be treated to provide privacy for those using them but also providing ‘eyes on the street’ and an attractive frontage for passers-by (refer Figure 1.4.7h).

Upstairs balconies or bay windows also create sunny living spaces and enliven the frontage of a house.

Figure 1.4.7h: Terraces in the front yard allows sunny outdoor living on south-facing slopes



1.4.7.9 Stormwater Management

a. Explanation

Hydrological processes account, in large measure, for many of the natural features present in the Lake area. They are also of special significance for tangata whenua.

Lake Waiwhakareke itself is a sensitive receiving environment and can be adversely affected by both the quality and quantity of stormwater arising from surrounding development.

The management of stormwater must therefore take account of local drainage conditions, which in parts of the area will include peat soils and correspondingly high ground water levels. There are likely, however, to be significant opportunities for incorporating management measures as part of the design of public spaces.

In formulating stormwater management systems, the following matters should be taken into account.

- The potential impact of development on Lake Waiwhakareke
- Retention of natural drainage patterns
- Treatment of streets
- Integration into open space

b. The potential impact of development on Lake Waiwhakareke

Development around Lake Waiwhakareke shall manage the quality and quantity of runoff that enters the Lake in order to avoid any adverse effects on Lake Waiwhakareke.

Design guide

Development should be informed by an approved Integrated Catchment Management Plan. The ICMP should be used to identify any issues that may impact on the water quality of Lake Waiwhakareke.

c. Retention of natural drainage patterns – Design consideration

The natural drainage pattern of the area should be maintained where possible.

Design guideline

Identify natural watercourses in the early site analysis so they can help inform the subdivision layout. Where possible they should be retained and enhanced with vegetation as part of the open

space network.

The use of impermeable surfaces should be minimised wherever possible.

Naturally occurring fresh springs should not be piped or diverted.

d. Location and treatment of streets – Design consideration

The street network should take into account overland flow paths and may be designed as temporary flood ways during major storm events. Treatment of berms and kerb systems can absorb some stormwater or minimise flows during extreme events.

Design guideline

Streets adjacent to public open spaces or water courses may be designed as temporary floodways during major events, provided that vehicular access can be maintained (at slow speed) and that water flows do not become a hazard for motorists or adjacent residents.

Swales and rain gardens can be considered, either in the centre of the carriageway or side berms. A 'soft' edge adjacent to a park or open space serves the dual purpose of stormwater management and extending the visual amenity of the park to the edge of the carriageway.

Consider permeable paving on low trafficked streets (such as local lanes) or parking bays which are offset from the main carriageway.

e. Integration into open space network – Design consideration

In addition to creating an open space network around existing water courses or wetlands, permanent water features can be incorporated into open spaces and circulation networks to add amenity or recreational features as well as assist with stormwater or minimise flows during extreme events (refer Figure 1.4.7i).

Design guideline

Incorporate stormwater management into hard and soft landscape design for open spaces and streetscapes. Features such as ponds, wetlands and rain gardens can be considered.

Pedestrian paths between levels can incorporate hard or soft flow paths, creating amenity and stormwater treatment. Care must be taken to ensure paths are still safe and useable during storm events.

Figure 1.4.7i: Pedestrian link on steep slopes provides opportunity for informal watercourse – width provides space for amenity planting as well as surveillance (CPTED)

1.4.8 Design Theme for Waiwhakareke Natural Heritage Park

1.4.8.1 Purpose

The Designation Open Space Zone near Lake Waiwhakareke in the Rotokauri Structure Plan is labelled the Waiwhakareke Natural Heritage Park on the planning maps. This Appendix provides guidance for development within the Park.

1.4.8.2 How to Use This Guide

Applications for development within the Rotokauri - Lake Waiwhakareke Landscape Character Area as shown on the planning maps provide for an assessment against the guidance outlined within this Appendix.

1.4.8.3 Background

Waiwhakareke Natural Heritage Park represents a rare opportunity for Hamilton City to integrate a significant ecological restoration project within its current environmental, promotional, planning and development strategies.

The design intent is to create a key ecological hub within the City. This will not only provide for the well being of the flora and fauna that will live within it, but also for the well being of the City's residents and visitors, through educational opportunities and amenity values it will provide.

Ecological viability and the need to meet the desires and aspirations of the community were key factors in the development of the overview concept for the park. This concept delivers both opportunities for recreation and community wellbeing by creating an accessible natural resource within the City. It also provides for the reintroduction of plants and animals that no longer inhabit the area.

1.4.8.4 Connections

There is an opportunity to create a significant link between the site and Hamilton Zoo. The entrances to the two facilities are located together to create a specific destination. This will allow integration between the facilities and permit efficient use of Council resources through shared use.

Specifically, the creation of a main entrance facility that would combine the entrance facilities of the park and zoo would mean that facilities such as administration, education and retail could be shared

between the two amenities.

It is intended that facilities fundamental to the Heritage Park's development and operation are developed on the eastern side of Brymer Rd, and those fundamental to the Zoo's operation, or shared between the Heritage Park and Zoo, developed on the western side.

A number of important secondary nodes and potential access points have also been identified. These are located along Baverstock Road and Rotokauri Roads, indicating potential linkages for the community and Wintec. These nodes are important when considering the location requirements for community parks for Nawton and future communities that will establish as a result of the Rotokauri Structure planning process.

1.4.8.5 Design Overview

The Heritage Park concept involves the retirement and ecological restoration of approximately 50ha of farm land surrounding Waiwhakareke (Horseshoe Lake).

Key components of the concept include:

a. The creation of an eco-centre, in association with Hamilton Zoo, to act as the main entrance to the park, a tourist destination in its own right.

b. The reintroduction of indigenous flora and fauna to the site made possible by the use of predator proof fencing to enclose the site.

c. The development of a publicly accessible walkway network within the site and a cycleway around the perimeter.

d. While not part of this proposal, two parks will also be created for the local community.

1.4.8.6 Buildings

a. Buildings will be of contemporary architectural design, reflecting the purpose and function of the park and the zoo.

b. Buildings will be open to nature, providing opportunities for multi-functional use.

c. Construction techniques, cladding and roofing materials will follow sustainable design principles, for example cladding buildings in a mixture of natural timbers.

d. Building design will reflect the ecological themes of the park, yet provide for modern contemporary facilities.

e. Significant areas of canopy will be incorporated into the building design in order to provide shade and shelter.

f. A large membrane canopy, covering a paved plaza, will provide a sheltered environment for planting day demonstrations and educational opportunities.

g. At the main entrance to the park, an integrated facilities building will be constructed.

h. This will house interpretive material, indoor and outdoor demonstration areas, toilet facilities and provide secure storage for maintenance equipment.

i. Where possible, sustainable building principles will be used e.g. solar hot water heating, composting toilets.

j. Building colours should reflect nature and be chosen so that the building blends into its surroundings (e.g. brown tones).

1.4.8.7 Parking

a. The informal parkland at the main entrance between Brymer Road and the pest-proof fence can be used for overflow parking, and if required may be used for future car park extensions.

1.4.8.8 Main Entranceway

a. The Zoo and Park will be physically linked by a central pedestrian spine.

b. Entrance statements and traffic calming measures (decorative rumble strips along Brymer Road) will be used to slow traffic and create a sense of arrival.

c. Local iwi will be closely involved in the design and development so that recognition of this site and elements of pre-European Māori life are reflected in the park.

1.4.8.9 Furniture and Facilities

a. It is intended that any constructed elements within Waiwhakareke Natural Heritage Park be elegant and contemporary in nature, reflecting the processes and principles of the ecological design. All furniture should be designed specifically for the park and standard 'off the shelf' street furniture should be avoided.

b. Facilities and site furniture such as seating, rubbish bins, boardwalks and interpretation panels are to be contextually appropriate. This means that they appear linked to the overall concept of the design when seen within the context of the site. All design should be subtle and symbolic in nature. Literal interpretations should be avoided.

c. *Seats* – seats will resemble a stylised leaf shape and be constructed out of a renewable hardwood timber or recycled native timber, and a metal frame.

d. *Rubbish Bins* – rubbish bins will also resemble a stylised leaf shape, constructed out of sheet metal with profile cut and embossed patterns and textures that symbolise the indigenous flora and fauna of the Natural Heritage Park.

e. *Boardwalk* – the boardwalk network will be made of a renewable hardwood timber and detailed in areas of interpretation with the timber placed in a directional pattern (symbolising the patterns of a leaf).

f. *Interpretation panels* – the interpretation panels will be constructed of curvilinear sheet metal with profile cut and embossed images and text, and recycled native timber. The timber will incorporate Māori carvings.

g. *Balustrade (for viewing platforms)* – the balustrades will be constructed with curvilinear sheet metal uprights and steel rods in an overlapping stylised reed pattern.

1.4.9 Temple View Zone Urban Design Guide

1.4.9.1 Purpose of the Guide

The purpose of this guide is to give direction for further development in the Temple View area and assist in understanding the rationale behind the development of the five precincts and how they relate to the valued qualities and character of the Temple View Zone. It highlights urban issues that are specific to the Temple View Zone while assuming that general best practice urban design will be applied for any development. This will assist in ensuring that any development is consistent with the Zone and enhances the wider Temple View community. The District Plan's rules regarding development and subdivision provide controls that will enable a sensitive response to this character.

Where these rules provide for an element of discretion through the ability of Council to impose conditions, this guide provides further description and amplification of the area's particular character. This will assist with consistent interpretation and provide more certainty for future development. This guide responds to the broader scale urban design components of the Temple View Zone.

The Guide recognises Council's commitment to the adoption of best practice urban design techniques as expressed in its urban design guide, Vista.

1.4.9.2 Background

The Temple View area came into Hamilton City Council's jurisdiction in 2004 following a Local Government Boundary Adjustment process. This area consisted of the narrow land connection between the Temple View settlement and Hamilton's boundary at Dinsdale to the east, through to Collins Road to the south where Collins and Tuhikaramea Roads intersect. The majority of the former college campus was brought into Hamilton, with the exception of approximately 14 hectares containing the sports fields, tennis courts and maintenance areas that remained in Waipa District. This was due to mesh block boundaries at that time.

In 2014, following another Local Government Commission process initiated by the Church of Jesus Christ of Latter-day Saints Trust Board and supported by both Hamilton City Council and Waipa District Council, this remaining land area was amalgamated with Hamilton.

The Temple View Zone identifies an area of Temple View which, through a combination of layout, building scale and materiality, colour, landscape treatment and maintenance, has a distinctive character. Much of this character is derived from the cultural influence of the Hamilton New Zealand Temple of the Church of Jesus Christ of Latter-day Saints (the Temple) and the former Associated Church College of New Zealand (CCNZ) Campus, reflecting the combination of planned and opportune incremental development that occurred over the initial construction period throughout the 1950s and 1960s.

This process involved the construction of a range of buildings, some specifically for or in support of the former CCNZ, while others formed part of the construction industry which developed on site during this period. These, often simple structures, provided both masonry product and processed timber to the former CCNZ site and wider afield to support the building of chapels in other parts of New Zealand. Over time, buildings were removed, re-purposed or modified, and others added as required. This resulted in a variety of building styles and forms that reflected the pragmatic and utilitarian requirements of the time. The continued management of the area by the Church, the application of a limited colour palette and the tended landscape provided a sense of consistency to what would otherwise have appeared markedly disparate elements.

At the closure of the CCNZ in 2009, many of the original structures, while appearing ostensibly sound, were over 50 years old and no longer met contemporary standards for building code compliance or structural integrity. With the closure, an opportunity to repurpose the former campus has provided for a mix of development to support the community. The application of this design guide, in combination with the restricted discretionary consent status for building demolition, will ensure that future development has reference to the original Temple View character.

Figure 1.4.9a: 2012 aerial photo showing the layout of the CCNZ campus prior to the site redevelopment

Figure 1.4.9b: 2012 photograph showing the former CCNZ campus above Tuhikaramea Road and the original teacher housing that lay immediately on either side of Tuhikaramea Road

Figure 1.4.9c: 2012 photograph showing the former CCNZ campus below Tuhikaramea Road and the original teacher housing that lay immediately on either side of Tuhikaramea Road

The Temple View Zone encompasses a broad area that includes the Temple and its immediate environs, the former CCNZ Campus, and the former Teacher Housing that lay on either side of Tuhikaramea Road. This Zone includes 6 heritage scheduled buildings, 3 stands of trees and 1 individual specimen tree that are protected through this Plan. (See Appendix 8 and 9.)

Figure 1.4.9d: 2012 photograph showing the Temple, former CCNZ Campus to the right of Tuhikaramea Road and the original Teacher Housing that lay on either side of Tuhikaramea Road, with

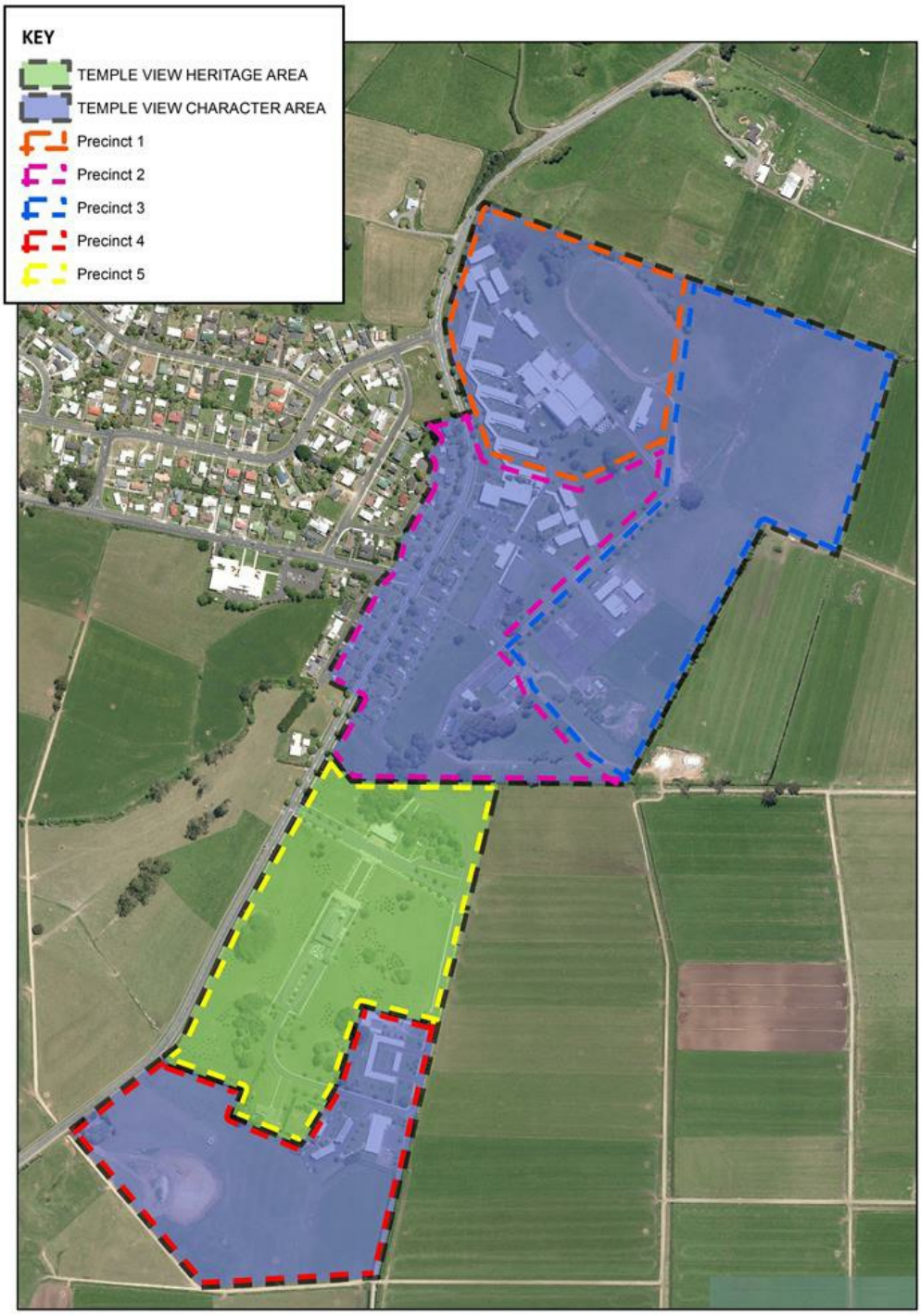
residential development to the west.

Figure 1.4.9e: 2012 photograph showing the Temple

The Temple View Zone has been divided into two distinct areas: the Temple View Heritage Area, including the Temple and its immediate surrounds (identified as Precinct 5); and the Temple View Character Area, including the former CCNZ buildings, open space areas, the residential development aligning Tuhikaramea Road and the area south of the Temple (identified as Precincts 1, 2, 3 & 4).

As the Temple View Character Area is more diverse in character and has a greater scope for development opportunities, it has been divided into four areas: Precinct 1 being the elevated land and sports field to the north, Precinct 2 being the flatter land to the south, Precinct 3 being the former sports fields, tennis courts and maintenance sheds, and Precinct 4 to the south of the Temple containing existing living and visitor accommodation.

Figure 1.4.9f: Temple View Precincts



1.4.9.3 How to Use the Guide

Development of the precincts within the Temple View Zone will give form to the intended development and identity at a broad scale to the nature of the intended activities, their distribution and how they relate with the surrounding existing and proposed activities.

Development in the Temple View Character Area should reflect the activity mix for the four precincts. Similarly, development within the Temple View Heritage Area should reflect the activity mix within

Precinct 5.

The design guidance below is split between the general design guidance that applies in the development of each precinct as well as identifying the locational specific design guidance for each.

1.4.9.4 Design Guidance

1.4.9.4.1 General Design Guidance

An application for an activitiy or activities within a precinct will need to address how the following outcomes will be achieved:

a. How the overall design of the Precinct achieves the intended aesthetic and architectural coherence and is of a design, scale, form and character appropriate to its precinct location.

b. How the arrangement of buildings, car parking, service areas and open spaces including provision for vehicular, cycle and pedestrian circulation will:

   i. Be safe and convenient and achieve high standards of amenity

   ii. Be functionally linked with and physically connected by walkways/cycleways to areas of open space within the Precinct

   iii. Will enable safe pedestrian and cycle linkages to be created to the existing Temple View community

   iv. Be aesthetically coherent and reinforce good urban design, particularly the orientation of buildings to outdoor public spaces, roads and utilising a variety of architectural elements consistent with the Temple View character

   v. Give consideration to the identified heritage values of items listed within the District Plan.

c. How the design and layout of roads will:

   i. Ensure appropriate connections to existing and future roads

   ii. Respond to the site's existing landform, vegetation, views, water courses (for the purposes of stormwater runoff) and areas of public open space

   iii. Accommodate safe traffic speeds and sightlines for all road users (pedestrians, cyclists and motorists)

   iv. Provide sufficient width to safely accommodate all road users, parking, footpaths, cycle ways, amenity landscaping and compliance with Council's Infrastructure Technical Specifications

   v. Promote a consistent design theme to achieve high amenity values

   vi. Have regard to the future design relationship between the road, adjoining land and adjacent precincts.

d. How the location and size of future development sites have been identified in a manner that:

   i. Responds to the context within which the development site is to be located, including roads, open space, pedestrian linkages, views and natural features

   ii. Where they are for residential housing, is appropriate to the type and form of housing (medium density or high density) they will contain

   iii. Has regard to the relationship with existing grain and scale of developed areas

   iv. Gives consideration to the size, shape and aspect of the land, and its suitability for future

development

v. Integrates the development of sites within the relevant precinct as a whole.

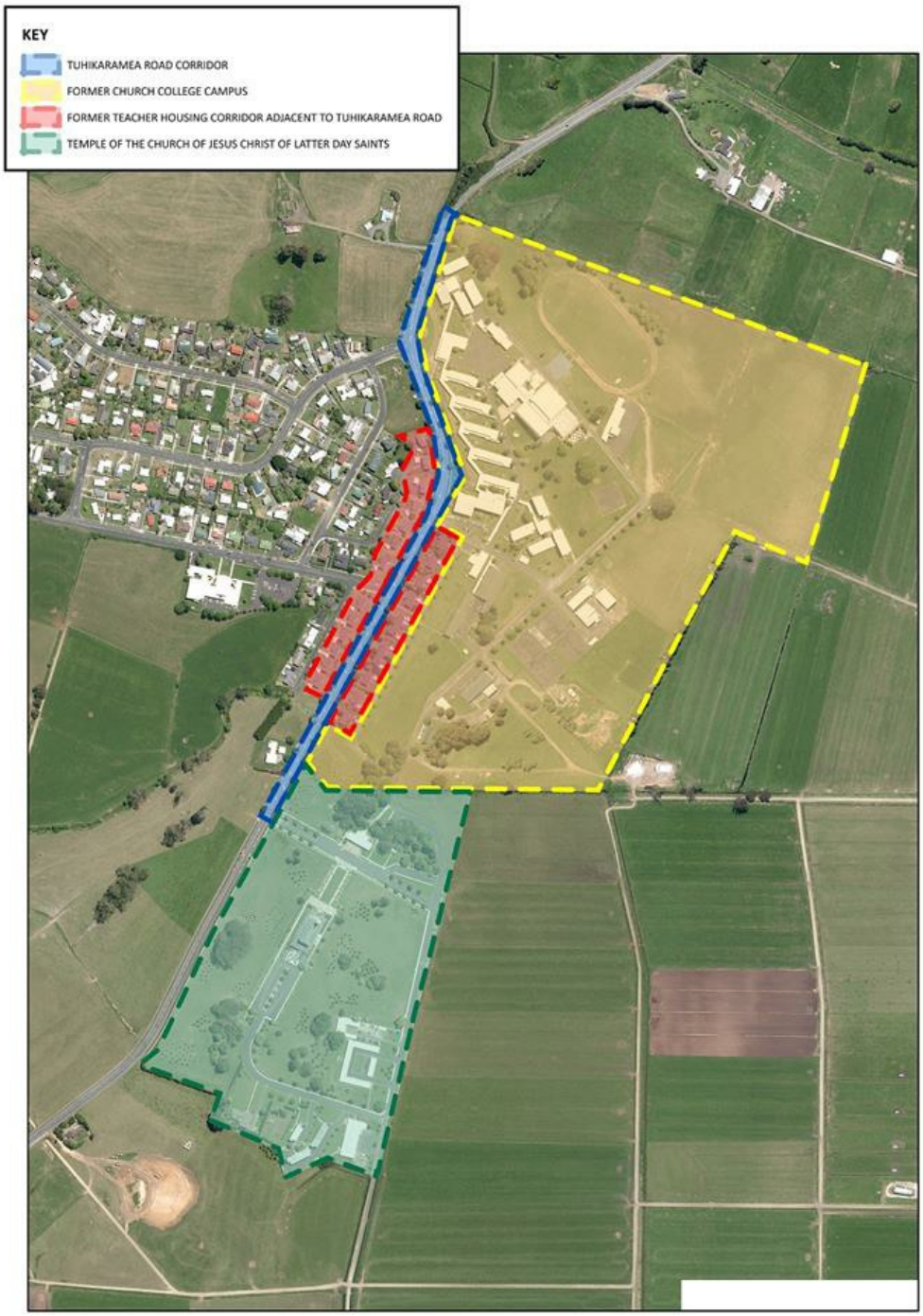
1.4.9.4.2 Local Character Specific Design Guidance

In order to evaluate the appropriateness of any development within a Precinct an understanding of the character of the area is required. Much of the character of the Temple View Zone is derived from the cultural influence of the Temple, the associated former CCNZ campus and the evolution of this area with a variable building vernacular since the 1950s. In 2012, these characteristics provided a collective character that gave the Temple View Zone a superficial consistency of appearance which allowed the diverse components to be perceived as a whole. This has been used as the basis of determining the four sections which contributed significantly to the character of the area (refer to Figure 1.4.9g):

1. The Tuhikaramea Road Corridor
2. The Former Teacher Housing adjacent to the Tuhikaramea Road Corridor
3. The former Church College Campus
4. The Temple of The Church of Jesus Christ of Latter-day Saints.

Each of these sections contains elements which mark it as distinct from the others and warrant specific consideration. The following sections outline the specific elements or combination of elements that contributed to this character and offer suggestions as to how future development can respond and maintain that character.

Figure 1.4.9g: Temple View Local Character Areas



1. The Tuhikaramea Road Corridor

The original character of the Tuhikaramea Road Corridor was informed by the degree of consistency and repetition of the elements within a linear corridor when compared to a typical residential street. Although these elements were somewhat variable, typically the road corridor was defined by delineating elements such as a low masonry curtilage wall of uniform cream colour, metal balustrade atop a retaining wall or round timber bollards. These delineating elements typically contain some permutation of the simple combination of footpath, lawn, street trees and the road

carriage way of Tuhikaramea Road.

At the northern entrance to Temple View, the sweeping driveway into the former CCNZ created an atypical entrance node with a broad swath of grass separating the development from the road corridor. This then returned to the more typical configuration of street trees, grass and footpath. The absence of a delineating element, combined with the curvature of the roadway, presented a less defined edge to the corridor. As a result a more expansive experience was obtained with the character being augmented by more lawn, palm trees and built form (the former privacy wall and covered walkway).

The original stature of street trees and extent of their canopy, when viewed from along the road alignment, formed an unbroken visual element, which reinforced the corridor experience. Elements to either side were partially visible beneath or above the canopy, but only readily seen when viewed perpendicular to the alignment of the street trees.

These are the characteristics that are to form the basis of all future developments.

Design Guidance:

- Where a low curtilage wall is proposed, it shall be similar to the original masonry materiality of Temple View and the standard tree and pathway berm configurations utilised along Tuhikaramea Road, especially within the former Teacher Housing Character Area.
- Where no curtilage wall is proposed, the standard berm configuration of trees, pathway and grass berm should be maintained where practical.
- Where no curtilage walls are utilised, any delineating elements, such as courtyard and walkway walls should allow visibility into and from the street. Where the delineating element is a building that building should address the street.
- Alternate design configurations may be considered where they maintain or enhance the spatial and visual integrity of the road corridor as it was in 2012 and provide best practice urban design solutions.
- The road alignment is to be maintained where possible so as to maintain the integrity of the visual corridor. Where, according to roading design best practice, improvements (such as roundabouts or traffic islands for traffic calming) are required, vertical deviations are preferred over horizontal deviations and any deviations should be contained as much as practicable within the existing road corridor.
- Encourage arrival features and/or gateway markers at key locations within the Tuhikaramea Road Corridor.

Figure 1.4.9h: 2012 photograph showing the Tuhikaramea Road Corridor

Figure 1.4.9i: 2012 photograph showing the Tuhikaramea Road Corridor

2. Former Teacher Housing Corridor on Tuhikaramea Road

The character of the former Teacher Housing closely associated with the Tuhikaramea Road Corridor was informed by a level of spatial consistency and repetition of residential scale architecture, materiality and colour. In addition to a consistent architectural vernacular, albeit with a degree of variation in architectural form, the former Teacher Housing layout provided a regular manner relative to their setback from the Tuhikaramea Road corridor and their spacing in-between.

The buildings were relatively modest in size being mainly one storey, some with basements, but varying in configuration with both single dwelling and duplex configurations. The buildings were

oriented toward the Tuhikaramea Road Corridor with modest gates and simple direct pathways leading from the street to the houses.

While pedestrian access was afforded from Tuhikaramea Road, no parking was available on Tuhikaramea Road; garages and vehicular access were obtained only from the rear of these properties. Demarcation between individual properties was very limited and for the most part achieved through soft landscaping of a residential character.

The former Teacher Housing Character Corridor contains one building listed as a Heritage Item under this Plan, being the First House /George Biesinger House (H133).

Design Guidance

- Development within this area should respond with appropriate scale and setback, in a similar manner to the former residential setback alignment. The development should address Tuhikaramea Road, where practical and contiguous grades allow, and present an attractive frontage for passers-by. It should also offer an appropriate response to any adjoining open space.
- Consideration should be given to strategies to reduce or ameliorate the discontiguous grades.
- Where discontiguous grades prevent a direct visual connection with the street, alternative configurations which provide attractive street frontage treatments consistent with good urban design may be considered.
- Consideration should be given to alternative dwelling orientations which respond to the wider area and may result in a better urban design outcome for the overall development.
- Vehicle parking should be provided on Tuhikaramea Road.
- Pedestrian access should be provided from Tuhikaramea Road, with garages and vehicular access provided at the rear of the development.
- In addition to the above, development along the western side of Tuhikaramea Road should respond to the residential scale and grain of development to which it is immediately adjacent.
- Materials and colour should be compatible with the Temple View Character area.
- Development should respond to existing heritage buildings and consider scale, materials and contextual cues.

Figure 1.4.9j: 2012 photograph showing the typology of the original Teacher housing on Tuhikaramea Road

Figure 1.4.9k: 2012 photograph showing the typology of the original Teacher Housing on Tuhikaramea Road

3. The Former Church College of New Zealand Campus

The character of the former CCNZ Campus was informed by the distribution of built form over elevated topography within the wider park-like campus. The buildings were generally of similar institutional scale, one to two storey rectilinear form of a variety of construction materials. The majority of the built form reflected the combination of planned and opportune incremental development that occurred during the construction period (which spanned the 1950s till the late 1970s). This process involved the construction of a range of buildings, some specifically for or in support of the former CCNZ, while others formed part of a construction industry which developed on site during the initial construction period. Over time some of these buildings were removed, others re-purposed or modified, and others added. The application of a limited colour palette and tended landscape, provided a sense of consistency to disparate structures which might otherwise have appeared markedly different.

The distribution of the former CCNZ buildings followed either Tuhikaramea Road or the elevated terrace overlooking the campus sport fields, with the orientation of the buildings predominately to the north. Only the Matthew Cowley Administration building (now demolished) and the repurposed Wendell B Mendenhall Library addressed Tuhikaramea Road. These buildings and the now demolished privacy wall and covered walkway, when viewed from Tuhikaramea Road, conveyed the character of an institutional but introverted development.

When approaching Temple View from the north, the former CCNZ campus appeared as a cluster of large buildings that dominated the ridgeline with groups of specimen trees in the fore ground. The largest of these buildings was the now demolished David O McKay building. This building was flanked by an ordered array of similar coloured single and double~~-storyed~~-storey buildings. Although the buildings addressed the open space, with the playing field in the foreground providing a balance to the bulk of the buildings, the elevated position, limited windows and the expanse of surrounding open space conveyed a sense of introversion.

During the life of the former CCNZ Campus there was a consistent quality of maintenance of the surrounding landscape, with tidy groomed planting and specimen trees and stands of trees contained within a wider matrix of manicured lawn. In combination, the application of a limited colour palette and tended landscape provided a sense of coherence to the disparate structures. ~~Overall~~Over all the former CCNZ campus conveyed a coherent albeit introverted character in spite of the differences in architectural form.

The Character Area contains 5 buildings listed as a Heritage Item under this Plan being the GRB Building (H107), The Wendell B Mendenhall Library (H109), Kai Hall (H134), the Block Plant (H135) and the First House (H133). These buildings are valued because of their association with the former CCNZ and the missionaries involved in their construction. (See Appendix 8.)

This area also contains three stands of ~~significant~~notable trees, which extends into the Heritage Area (being T62, T63 and part of T64). These stands are predominantly Kahikatea with some Titoki. These trees are scheduled under this Plan (see Appendix 9).

Design Guidance:

- Development within this area should contain either larger scale elements or clusters of buildings particularly along the northern ridgeline and Tuhikaramea Road frontages.
- Developments within this area should address the street by providing an active edge and “eyes on the street” with an attractive frontage for passers-by. This should be particularly emphasised for development on Tuhikaramea Road frontages.
- Garages and parking should be located such that they do not dominate the street frontage.
- Development should offer an appropriate response to any adjoining open space.
- Development should respond to existing heritage buildings and consider scale, materials and contextual cues.

Figure1.4.9I: 2012 photograph showing the former Church College of New Zealand campus

Figure 1.4.9m: 2012 photograph showing the former Church College of New Zealand campus

4. The Temple of the Church of Jesus Christ of Latter-day Saints

The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter-day Saints (H108) is listed as a Heritage Item under this Plan. This building has not been ranked by Heritage New Zealand Pouhere Taonga but is valued because of its historic, cultural and architectural qualities.

The heritage values of this area are derived from the combination of the built and landscaped environment immediately surrounding the Temple, and the significant role the church has played in the physical, spiritual and social development of the local community and further afield. The Temple itself was the first in the southern hemisphere and is the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand.

The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Other buildings within the area include the Visitors Centre, which has a strong visual relationship with the north elevation of the Temple and the central parking area, the Temple President's House which is visually connected by the walled car parking area to the south of the Temple, and the dormitory accommodation on the eastern side. Much of the character of this area is due to the relative absence of other buildings particularly when viewed from Tuhikaramea Road. Consequently, landscaping and the tree planting emphasise the dramatic and dominant position of the Temple in the local landscape. This tree planting includes trees that mark periods of occupation and development of the site by the Church.

This area contains part of a stand of ~~significant~~notable trees, predominantly Kahikatea with some Titoki, which extend from the former CCNZ Character Area (being part of T64). In addition, it contains one Bunya-bunya tree (T65). These trees are scheduled under this Plan as significant.

Design Guidance:

- Development shall maintain the primacy of the Temple as the key focus of the area.
- Existing view shafts to the temple shall be maintained with respect to siting of buildings and landscape elements. Consideration may be given to developments and landscape elements within these view shafts which improve the overall amenity of the area with respect to the temple setting.
- Any development should consider and relate to the grain and distribution of development within the immediate area.
- Development should respond to existing heritage building and consider the scale, materials and contextual cues presented by this building.

Figure 1.4.9n: 2012 photographs showing the Temple of the Church of Jesus Christ of Latter-day Saints

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

Appendix 8: Heritage

8-1 Assessment of Historic Buildings and Structures

8-1.1 Rankings of Significance

Rankings for historic buildings and structures listed in Schedule 8A have been established as follows.

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to one or more of the criteria and are considered to be of outstanding or high heritage value locally, regionally or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to one or more of the heritage criteria and are considered to be of value locally or regionally.

The heritage value of historic places has been assessed based on evaluation against the following individual heritage criteria.

8-1.2 Heritage Assessment Criteria

a. Historic Qualities

i. Associative value: The historic place has a direct association with or relationship to, a person, group, institution, event or activity that is of historical significance to Hamilton, the Waikato or New Zealand.

A person, group, institution, event or activity that is of great historical significance regionally or nationally is closely associated with the place	*Outstanding*
A person, group, institution, event or activity that is of great historical significance locally, regionally or nationally is closely associated with the place	*High*
A person, group, institution, event or activity that is of historical significance to the local area, or region is associated with the place	*Moderate*

ii. Historical pattern: The historic place is associated with important patterns of local, regional or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.

Historic themes or patterns of national, regional or local importance are strongly represented by the place	*High*
Historic themes or patterns important to the local area or region are represented by the place	*Moderate*

b. Physical /Aesthetic/Architectural Qualities

i. Style/Design/Type: The style of the historic place is representative of a

significant development period in the city, region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.

Notable local, regional or national example in terms of its aesthetic and architectural qualities, or rare or important surviving local, regional or national example of a building type associated with a significant activity	*High*
Good representative example locally or regionally in terms of its aesthetic and architectural qualities	*Moderate*

ii. Designer or Builder: The architect, designer, engineer or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

Designer or builder whose achievements are of great importance to the history of the community, region or nation	*High*
Designer or builder whose achievements are of considerable importance to the history of the community, region or nation	*Moderate*

iii. Rarity: The place or elements of it are unique, uncommon or rare at a local, regional or national level, or in relation to particular historic themes**.** (Research information explains why the place or elements of it are unique, uncommon or rare.)

iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

The place retains significant features from the time of its construction with limited change, or changes made are associated with significant phases in the history of the place	*High*
The place retains significant features from the time of its construction, and modifications and alterations made are not associated with significant phases in the history of the place	*Moderate*

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.

The place remains on its original site, the physical and visual character of the setting reinforce an understanding of the heritage values and historic development of the place, and built or natural features within the setting are original or relate to significant periods in the historic development of the place	*High/ Moderate*
The place has been relocated, but its new setting is compatible with heritage values	*Low*

ii. Landmark: The historic place is an important visual landmark or feature.

The historic place is a conspicuous, recognisable and memorable landmark in the city	*High*
The historic place is a conspicuous, familiar and recognisable landmark in the context of the streetscape or neighbourhood	*Moderate*

iii. Continuity

The historic place makes a notable contribution to the continuity or character of the street, neighbourhood, area or landscape	*High*
The historic place makes a moderate contribution to the continuity or character of the street, neighbourhood, area or landscape	*Moderate*

iv. The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extend its significance.

The historic place makes a very important contribution to the collective values of a group or collection of places	*High*
The historic places contribute to the collective values of a group	*Moderate*

d. Technological Qualities

i. The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

Regionally or nationally important example	*High*
Locally important example	*Moderate/ Considerable*

e. Archaeological Qualities

i. The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.
ii. The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an ‘archaeological site’ as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

f. Cultural Qualities

i. The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.
(Research information explains how the place is a focus for cultural sentiment, is held in public esteem, contributes to identity or continuity, has symbolic or commemorative value or has interpretive potential.)

g. Scientific Qualities

i. The potential for the historic place to contribute information about a historic figure, event, phase or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality or

representativeness of the data involved.

The potential for the place to contribute further information that may provide knowledge of New Zealand history.

8-2 Accidental Discovery Protocol (ADP): Archaeological Sites, Archaeological Areas, Historic Areas or Waahi Tapu

Where, during earthworks on any site, any archaeological feature, artefact or human remains are accidentally discovered or are suspected to have been discovered, the following protocol shall be followed:

i. All work on the site will cease immediately. The contractor/works supervisor will shut down all equipment and activity.

ii. The area shall be secured and the consent holder or proponent and Council must be advised of the discovery.

iii. Heritage New Zealand Pouhere Taonga must be notified by the consent holder or proponent so that the appropriate consent procedure can be initiated.

iv. The consent holder or proponent must ~~consult~~engage with a representative of ~~the appropriate iwi~~Mana Whenua to ~~determine what further actions~~ensure cultural protocols are ~~appropriate~~adhered to ~~safeguard~~and decisions made are culturally appropriate. Either contact Council or the ~~site of its contents~~Heritage New Zealand Pouhere Taonga for the relevant contact information for Mana Whenua.

In the case where human remains have accidentally been discovered or are suspected to have been discovered the following will also be required:

v. The area must be immediately secured by the contractor in a way which ensures human remains are not further disturbed. The consent holder or proponent must be advised of the steps taken.

vi. The Police shall be notified of the suspected human remains as soon as practicably possible after the remains have been disturbed. The consent holder or proponent shall notify the appropriate iwi, Heritage New Zealand Pouhere Taonga and Council within 12 hours of the suspected human remains being disturbed, or otherwise as soon as practically possible.

vii. Excavation of the site shall not resume until the Police, Heritage New Zealand Pouhere Taonga and the relevant iwi have each given the necessary approvals for excavation to proceed.

Note
If any land use activity (such as earthworks, fencing or landscaping is likely to modify, damage or destroy any archaeological site (whether recorded or unrecorded) an "authority" consent from Heritage New Zealand Pouhere Taonga must also be obtained for the work to lawfully proceed.

8-3 Assessment of Historic Heritage Areas

8-3.1 Heritage Themes that Historic Heritage Significance to the City

There are three development periods (1860s – 1920s; 1930s – 1950s; and 1960s – 1970s that hold significant heritage value representing the growth and evolution of Hamilton's urban form.

Within these three period, a total of five heritage themes have been identified as they collectively and individually hold a significant historic heritage value to the development history of Hamilton City.

8-3.2 Historic Heritage Area Assessment Criteria

Heritage criteria at street, group of streets or block level as appropriate. The heritage value of Historic Heritage Areas has been assessed based on evaluation against the following individual

1. Representative of a Heritage Theme

That the area is representative of a Heritage Theme which has historic heritage significance to the development of the city including:

- Early establishment of a service town
- Railway workers suburbs
- Comprehensive state housing schemes and control by the State Advances Corporation
- The construction company era
- The dominance of the private car and changing suburban form

2. Consistency in Physical and Visual Qualities

The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:

- A consistent Street/Block Layout which makes a positive contribution to the heritage significance and quality of the area.
- Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.
- Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.
- Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive

contribution to the heritage significance and quality of the area.

- Whether the overall Topography and natural environment of the area makes a positive contribution to the heritage significance and quality of the area.
- Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.
- Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.

8-3.3 Historic Heritage Area Assessment

To be recommended for inclusion in a future HHA, any street must be:

- Of representative of the of the Heritage Themes which has historic heritage significance in the development of the city; and
- Achieves an overall score of 5 to 7 against the consistency criterion.

1. Representativeness - whether the area is representative of one of the Heritage Themes which has historic heritage significance in the development of the city.

The assessment of this criterion can be directly influenced by the assessment against the 'consistency' criteria; if an area is assessed as being not consistent it cannot be considered to be representative.

- The assessment for this criterion is scored as following:
- Green if the area is representative with no or very little change.
- Orange if it is partly representative but has seen some change.
- Red where the area is not representative, whether as originally built or currently existing due to change.

2. Consistency Criteria – whether the area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme.

Each of the physical and visual qualities is considered in turn and scored as following:

- Green with 1 point if the area shows the consistency of the criteria.
- Orange with 0.5 point if the area shows no consistency on the criteira or there has been some change in the area which has affected its consistency of the criteria.
- Red with zero point if the area shows no consistent on the criteria

3. Comment – a short comment is provided for each street, generally relating to the consistency criteria.

4. Conclusion Consistency Criteria – an overall score is provided for each street based upon the sum of the scores for each consistency criterion.

Schedule 8A: Built Heritage (structures, buildings and associated sites)

Note
Reference needs to be made to assessment reports prepared for individual heritage items and sites to determine their heritage values. ~~(Hamilton~~(H1 – H137: Hamilton City Council Built Heritage Inventory Records – 2012~~))~~ and H138 – H319 Hamilton City Built Heritage Inventories - 2022

H1	Beale Cottage	11 Beale St	Lot 4 DPS 12448	A	a b c d e f g	I (769)	46B
H2	Frankton Junction Railway House Factory	Rifle Range Rd	Lot 9 DP 345440	A	a b c d f	I (4946)	43B
H3	Fairfield Bridge	Victoria St	Road reserve	A	a b c d e f g	I (4161)	36B
H4	St Peter's Anglican Cathedral	51 Victoria St	Part of Allotment 407 Town of Hamilton West Part of Allotment 59A Town of Hamilton West	A	a b c d e f	II (4206)	45B
H5	Former Bank of New Zealand	117 Victoria St	Lot 1 DPS 65131	A	a b c d f	I (768) (NZHPT Heritage Order)	45B
H6	Greenslade House	1 Wellington St	Lot 1 DP 27295 and Sec 3 SO60256	A	a b c f	I (4163)	45B
H7	Hamilton Courthouse	116 Anglesea St	Pt Allotment 407 Town of Hamilton West and Pt Allotment 407B Town of Hamilton West	A	a b c d f	II (4207)	45B

H8	Victoria Bridge	Bridge St	Road reserve	A	a b c d e f g	I (722)	45B
H9	Claudelands Bridge (Former Hamilton Railway Bridge)	Claudelands Rd	Road reserve 34332-Bridge No.6 ECMT over Waikato River LO 28971/2	A	a b c d f g	II (4201)	45B
H10	St Mary's Convent Chapel	47 Clyde St	Lot 1 DP 313799; Lot 2 DP 316850 and part of Lot 1 DP 316850	A	a b c f	II (5460)	46B
H11	Oddfellows Hall	7 Cook St	Lot 4 DP 11858	A	a b c d f	II (4456)	46B
H12	Band Rotunda	Grantham St	Pt Lot 443A Town of Hamilton West	A	a b c f	II (4208)	45B
H13	Hamilton Club	Grantham St	Allotments 414, 415, 429 and 430 Town of Hamilton West	A	a b c e f	II (773)	45B
H14	Former Police House	160 Grey St	Pt Allotments 301A Town of Hamilton East	A	a b c f	II (4196)	46B
H15	Hamilton East Masonic Centre	285 Grey St	Lots 1 and 2 DPS 80758, PT ALLT 78 Twn Hamilton East	A	a b c d f	-	46B
H16	Claudelands Grandstand	800 Heaphy Tce	Lot 2 DP 386843	A	a b c d f	II (4198)	37B
H17	Frankton Hotel	40 High St	Part of Allot 1 Te Rapa Parish	A	a b c f	II (4211)	44B
H18	Petals Flower Shop/ Kaiapoi House	17 Hood St	Lot 1 DPS 80988	A	a b c d f	II (2702)	45B
H19	Grand Central Hotel	27 Hood St	Part of Allot 81 Town of Hamilton West	A	a b c f	II (5310)	45B
H20	Stationmaster's House	Hungerford Cres	Part of Sec 28 Hamilton East Town Belt	A	a b f	II (previously 775)	56B
H21	Lake House	102 Lake	Lot 3 DPS	A	a b c d e f	II (2701)	54B

		Cres	6302				
H22	PS Rangiriri	Memorial Park	Riverbank adjacent to Allotment 417 Town of Hamilton East	A	a b c d e f g	-	45B
H23	Nickisson House	156 Nixon St	Lot 1 DPS 68819	A	a b c d f	II (2700)	46B
H24	Jolly House (Chateau Windermere)	39 Queens Ave	Lots 2, 3 & 5 DPS 8264 and lot 1 DP 396521	A	a b c d	II (5300)	44B
H25	Frankton Railway House Factory Kiln	Rifle Range Rd	Lot 1 DPS 70366	A	a b c d f g	-	43B
H26	Farrer Homestead (also known as Bankwood House)	660 River Rd	Lot 3 DPS 54638	A	a b c f	II (771)	27B
H27	Water Tower	Ruakiwi Rd	Lot 2 DP 16167	A	a b c d f	II (4210)	45B
H28	Hockin House	15 Selwyn St	Lot 74 DP17643	A	a b c f	II (4209)	55B
H29	Silverdale Homestead	8 Sheridan St	Lot 15 DPS 9205	A	a b c f	II (4194)	48B
H30	Riverlea House	10 Silva Cres	Pt Lot 13 DPS 16455	A	a b c d f	II (4195)	57B
H31	St Andrew's Church	2 Te Aroha St	Lot 3, Lot 4, Lot 5 DP 7767	A	a b c d f	-	45B
H32	Frankton Signal Box	Tui Ave	(Minogue Park) Allot 413 Pukete Parish and Lot 3 DP 403296	A	a b c d f	II (4458)	35B
H33	St Peter's Hall	55 Victoria St	Allotment 449 and 450 Town of Hamilton West	A	a b c f	II (4205)	45B
H34	Barton and Ross Building	131-141 Victoria St	Lot 1 DPS 65131	A	a b c f	-	45B
H35	Former Post Office/Social Welfare	132 Victoria St	Allotment 55 Town of Hamilton West	A	a b c f	II (5299)	45B

H36	Former Hamilton Hotel	170-186 Victoria St	Lot 1 DPS 32477	A	a b c f	II (4203)	45B
H37	Wesley Chambers	237 Victoria St	Pt Allotment 87 Town of Hamilton West	A	a b c d f	II (5301)	45B
H38	Commercial Hotel	287 Victoria St	Lot 2 DP 25984	A	a b c f	-	45B
H39	Central Post Office	346 Victoria St	Lot 2 DPS 82097	A	a b c d f	-	45B
H40	Pascoe's Building (also known as Frear's Building)	357 Victoria St	Lot 1 DPS 26347	A	a b c f	II (5298)	45B
H41	Cadman's Garage	596 Victoria St	Lot 5 DP 11019	A	a b c f	II (5302)	37B
H42	Public Trust Building	610 Victoria St	Lot 6 DP 11019	A	a b c e f	II (4944)	37B
H43	Former NZ Dairy Co-op Building	661 Victoria St	Lot 1 DPS 81052	A	a b c f	II (4199)	37B
H44	Frankton Junction NZ Railways Institute	21 Weka St	Lot 1 DPS 37471	A	a b c f	II (5297)	43B
H46	Knox Church Hall	50 Albert St	Allotment 301 Town of Hamilton East	B	a b c f	-	46B
H47	Old Hamilton Technical School – Block F	Anglesea St	Part of Section1 SO59086	A	a b c f	-	45B
H48	Former Waikato Brewery	14 Bridge St	Lot 2 DPS 68349	B	a b c f	-	45B
H49	F.E Smith house	129 Cambridge Rd	Lot 2 DPS 1551	B	a b c	-	47B
~~**H50**~~	~~Notre Dames des Missions~~	~~47 Clyde St~~	~~Lot 2 DP 316850~~	~~A~~	~~a b c f~~	~~-~~	~~46B~~
H51	Frankton Cafe	119 Commerce St	Part of Lot 1 DEEDS 191	B	a b c	-	44B
H52	Hamilton East	7 Dawson St	Allotment 406	B	a b c d f	-	45B

	School Building (1)		Town of Hamilton East				
H53	Hamilton East School Building (2)	7 Dawson St	Allotment 406 Town of Hamilton East	B	a b c d f	-	45B
H54	House	74 Firth St	PT ALLOT 260 Town of Hamilton East	B	a b c	-	46B
H55	House (Laurenson Settlement)	102 Forest Lake Rd	Lot 1 DPS 74198	B	a b c	II (9902)	35B
H56	House	104 Forest Lake Rd	Pt Lot 13 DP 7943	B	a b c	-	35B
H57	House (Laurenson Settlement)	126 Forest Lake Rd	Lot 22 DP 7943	B	a b c	II (9903)	35B
H58	House	128 Forest Lake Rd	Lot 23 DP 7943	B	a b c	-	35B
H59	Former Hamilton Railway Station	164 Hillcrest Rd	Pt Lot 10 DP 3733	A	a b c d f	II (2703)	47B
H60	Former Rogers House (Excluding the Cottage/ Studio)	2 London St	Lot 2 DPS 83224, Section 1 SO 61140 and Lot 1 DPS 75770	B	a b c	-	37B
~~**H61**~~	~~St Paul's Methodist Church~~	~~62 London St~~	~~Lot 1 DPS 7437~~	~~B~~	~~a b c f~~	~~-~~	~~37B~~
H62	NZ Dairy Co Building (1)	160 Norton Rd	Lot 2 DPS 44975	B	a b c d	-	35B
H63	Ingleholm house	11 O'Neill St	Lot 2 DP 11840 Lots 15 & Pt Lot 17 DP 4698	B	a b c d	-	37B
H64	All Hallows Chapel, Southwell School	200 Peachgrove Rd	PT Lot 12 DP 4213 Lot 1 DPS 1478	B	a b c d f	-	38B
H65	House	10 Radnor St	Lot 1 DP 361752	B	a b c d	-	45B
H66	Diocesan	660 River	Lot 3 DPS	B	a d c f	-	27B

	School Dining Room	Rd	54638				
H67	Diocesan School Cherrington House	660 River Rd	Lot 3 DPS 54638	B	a b c f	-	27B
H68	Railway house	124 Tasman Rd	Lot 1 DPS 56891	B	a b c	-	15B
H69	Reid's Studio	55 Victoria St	Allotments 449 & 450 Town of Hamilton West	B	a b c f	-	45B
H70	George Smith House	65 Victoria St	Allotment 448 Town of Hamilton West	B	a b c	-	45B
H71	Howdens Jewellers	179 Victoria St	Pt Allotment 84 Town of Hamilton West	B	a b c f	-	45B
H72	Paul's Book Arcade	211 Victoria St	Lot 3 DPS 80796	A	a b c f	I (7438)	45B
H73	Alexandra Building	221 Victoria St	Allotment 86 Town of Hamilton West	B	a b c	-	45B
H74	Victoria Buildings	260 Victoria St	Lot 2 DP 19882	B	a b c	-	45B
H75	House	1319 Victoria St	Lot 11 DP 27570	B	a b c e f	-	36B
H76	House	1331 Victoria St	Lot 9 DP 27570	B	a b c e f	-	36B
H77	Hamilton Borough Municipal Offices	18-20 Alma Street	Lot 5 DP 404902	B	a b c d f	-	45B
H78	Former Triangle Petrol Station	45 Waterloo Street	Lot 1 DPS 12053	B	a b c f	-	43B
H79	Former Frankton Junction Supply Stores	245 Commerce St	Lot 1 DPS 78295	B	a b c f	-	44B
H80	Railway Signal	Commerce St	Road reserve adjacent to Lot 1 DPS 66749	B	a c d f	-	44B
H81	Old Telegraph Pole	Commerce St	Road Reserve adjacent to Lot	B	a c d f	-	44B

			1 DPS 14955				
H82	Former Waikato Hospital & Charitable Aid Society	17A and 17B Hood St	Pt Allotment 81 Town of Hamilton West	A	a b c f	II (9279)	45B
H84	St James Church and Hall	159, 161 and 163 Massey St	Lots 4,5 & 6 DP 5031	B	a b c f	-	43B
H85	NZ Dairy Co Building (2)	136 Norton Rd	Lot 5 DPS 44974	A	a b c d	-	35B
H86	Diocesan School Sunshine Classrooms	660 River Rd	Lot 2 DP 22471	B	a b c f	-	27B
H87	Hamilton Transformer Building	88 Seddon Rd	Sec 1 SO 57622 Hinemoa Park	B	a b c d	-	36B
H88	Municipal Baths	26 Victoria St	Pt Allotment 443A Town of Hamilton West	B	a b c d f	-	45B
H89	Hamilton Buildings	109 Victoria St	Pt Allotment 81 Town of Hamilton West	B	a b c	-	45B
H90	Harker's Building	191 Victoria St	Pt Allot 85 Town of Hamilton West	B	a b c	-	45B
H91	Former Guthrie Bowron, (now known as Sahara Cafe building)	254 Victoria St	Lot 1 DP 19882	B	a b c	-	45B
H92	Grocotts Building	213-217 Victoria St	Pt Allotment 86 Town of Hamilton West and Lot 2 DPS 80796	B	a b c	-	45B
H93	H & J Court Ltd	303 Victoria St	Pt Lot 1 DPS 13296	B	a b c	-	45B
H95	Former Dalton’s Building (Michael Hill Building)	1-5 Ward Street	Lot 1 DPS 15240	B	a b c	-	45B

H96	Kings Building	456 Victoria St	Lot 2 DPS 33324	B	a b c	-	45B
H97	Irvine's Chemist	595-601 Victoria St	Lot 6 DP 13844	B	a c	-	45B
H98	Former Housing NZ Building (Fine Arts Society Building)	803 Victoria St	Lot 2 DP 8153	B	a b c	-	37B
H99	Puna's Building	221–229 Commerce St	Lot 1 DPS 74774	B	a b c f	-	44B
H100	County Buildings	455 Grey St	Lot 2 DPS 86312	B	a b c d f	-	45B
H101	House	2 Kotahi Ave	Lot 2 DP 14611	B	a b c e	-	36B
H102	House	95 Pembroke St	Lot 1 DP 28890	B	b	-	45B
H104	House	31 Eton Dr	Lot 59 DP 7744	B	a b c f	-	58B
H105	Oxford Chambers	530 Victoria St	Lot 8 DPS 10335	B	a b c	-	45B
H107	G. R. Biesinger Hall	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c f	-	60B
H108	The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter day Saints	509 Tuhikaramea Rd, Temple View	Part of Allot 62 Tuhikaramea Parish, Part of Allot 371 Tuikaramea Parish	A	a b c d e f	-	60B
H109	Wendell B Mendenhall Library	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c d f	-	60B
H110	Star Flats	18 Frances Street (Units 1 -12)	Lots 4, 5, 6 and 7 DPS 334	B	a b c	-	38B
H111	House	111 Peachgrove Rd	Lot 3 DP 8657	B	a b c	-	38B
H113	Former Morris Stores and Motor Services	116 Grey St	Lot 2 DP 13011 and Pt Lot 1 DP 13011	B	a b c f	-	46B

H114	House	33 Naylor St	Pt Allot 295 Town of Hamilton East	B	a b c	-	46B
H115	House	44 Brookfield St	Lot 1 DPS 14092	B	a b c	-	56B
H116	House	82 Grey St	Lot 7 DP 24023	B	a b c f	-	46B
H117	House	121 Grey St	Lot 1 DPS 34931	B	a b c	-	46B
H118	House	5 Albert St	Lot 5 DPS 13070	B	b c	-	46B
H119	House	154 Galloway St	Lot 3 DP 34992	B	a b c	-	46B
H120	House	624 Grey St	Lot 1 DPS 89454	B	a b c d	-	45B
H129	House	9 Armagh St	Lot 1 DP 473450	B	a b c e	-	46B
H130	House	5 Armagh St	Lot 49 DP 11312	B	a b c	-	46B
H131	House	3 Armagh St	Lot 48 DP 11312	B	a b c		46B
H133	First House / George Biesinger House	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c f	-	60B
H134	Kai Hall	Church College, Temple View	Part of Lot 1 DPS 88403	B	a b c f	-	60B
~~**H135**~~	~~Block Plant~~	~~Church College, Temple View~~	~~Part of Lot 1 DPS 88403~~	~~B~~	~~a b c f~~	~~-~~	~~60B~~
H137	Bishopscourt and Episcopal Chapel (Former) Hamilton YWCA	28 Pembroke St, Corner Clarence St, Hamilton	Lot 2 DP 15499 (CT SA422/176) South Auckland Land District	B	a b c d f g	II	45B
H138	Huntly Brick Deco Single Building Cottage	39 Abbotsford Street	Lot 1 DPS 80534	B	a b c d g		
H139	Cottage	18A Albert Street	Lot 1 DPS 48798	B	a b c d g		
H140	Single Storey	80 Albert	Lot 1 DP	B	a b c d f g		

	Bungalow	Street	23936				
H141	Single Bay Villa	84 Albert Street	Lot 1 DPS 78649	B	a b c d g		
H142	Single Bay Villa	89 Albert Street	Lot 3 DP 355709	B	a b c d g		
H143	Single Bay Villa	94 Albert Street	Lot 1 DPS 816	B	a b c d g		
H144	Corner Angle Double Bay Villa	110 Albert Street	Lot 5 DP 4815	B	a b c d g		
H145	Single Bay Villa	118 Albert Street	Lot 3 DP 7273	B	a b c d g		
H146	Single Storey Bungalow	131 Albert Street	PT Lots 7 & 8 DP 12817	B	a b c d f g		
H147	Former Reid's Furnishers/Farmers Building	62 Alexandra Street	Lot 1 DP 28181	B	a b c d f g		
H148	Former National Insurance Company Building/Caro Building	137 Alexandra Street	Lot 15 DP 30210	B	a b c d f g		
H149	Two Storey Bungalow	18 Anglesea Street	Lot 1 DPS 32138	B	a b c d f g		
H150	Art Deco Dwelling	36 Anglesea Street	Lot 6 DPS 5117	B	a b c d f g		
H151	Third Hamilton City Council Building	260 Anglesea Street	Lot 1 DPS 64212	B	a b c d f g		
H152	Angelsea Street Retaining Wall	Anglesea Street	Road Reserve	B	a b c d f g		
H153	Police Station	12 Anzac Parade	Allot 69 TN OF Hamilton West	B	a b c d f g		
H154	Corner Bay Villa	3 Balloch Street	Lot 1 DP 368251	B	a b c d g		
H155	Two Storey Arts & Crafts English Cottage Dwelling	17 Beale Street	Lot 2 DPS 11639	B	a b c d g		
H156	Spanish Style Dwelling	15 Bell Street	Lot 13 DP 17156	B	a b c d g		

H157	Former United Evangelical Church	2 Bettina Road	Lot 1 DPS 60217	B	a b c d f g		
H158	Ruakura Homestead and Agricultural Research Station	10 Bisley Road	Section 3 SO 519316	A	a b c e f g		
H159	Unit 1, Art Deco Complex	1 Bledisloe Terrace	Lot 1 & Lot 2 DPS 77276	B	a b c d g		
H160	Unit 2, Art Deco Complex	3 Bledisloe Terrace	Lot 1 & Lot 2 DPS 77276	B	a b c d g		
H161	Single Square Front Villa	12 Bond Street	Lot 6 DP 4687	B	a b c d f g		
H162	Twin Front Gable Villa	14 Bond Street	Lot 8 DP 4687	B	a b c d f g		
H163	Single Bay Corner Villa	18 Bond Street	Lot 9 DP 4687	B	a b c d f g		
H164	Single Bay Villa	26 Bond Street	Lot 13 DP 4687	B	a b c d f g		
H165	Curved Bay Art Deco Dwelling	30 Bond Street	Lot 1 DP 401098	B	a b c d f g		
H166	Single Bay Villa	32 Bond Street	Lot 16 DP 4687	B	a b c d f g		
H167	Transitional Villa-Bungalow	10 Boundary Road	Lot 73 DP 6695	B	a b c d g		
H168	Modern Dwelling	65 Braid Road	Lot 37 DP 10965	B	a b c d f g		
H169	Twin Bay Transitional Villa	38 Brookfield Street	Lot 1 DP 34797	B	a b c d g		
H170	Brick Bungalow and matching garage	88 Brookfield Street	Lot 4 DP 32959	B	a b c d g		
H171	Art Deco Dwelling	13 Cardrona Road	Lot 13 DP 28418	B	a b c d f g		
H172	Telephone Exchange	7 Caro Street	Lots 19, 20 & 21 DP 30210	B	a b c d f g		
H173	St Joseph's Fairfield Chapel and	86-88 Clarkin Road	Lot 4 DP 4296	B	a b c d f g		

	Spire						
H174	Fairfield Primary School	260 Clarkin Road	Lot 3 DPS 2417	B	a b c d f g		
H175	Villa	10 Claude Street	Lot 38 DP 5045	B	a b c d g		
H176	Art Deco Dwelling	53 Claude Street	Lot 15 DP 27856	B	a b c d g		
H177	Corner Bay Villa	6 Claudelands Road	Lot 6 DP 3726	B	a b c d f g		
H178	Corner Bay Villa	28 Claudelands Road	Lot 5 DP 7798	B	a b c d g		
H179	Two Storey Arts and Crafts Dwelling	2 Clifton Road	Lot 2 DPS 17287	B	a b c d g		
H180	Brick Bungalow	110 Clyde Street	Lot 2 DP 35296	B	a b c d g		
H181	Square Front Villa	134 Clyde Street	Lot 2 DPS 8418	B	a b c d f g		
H182	Single Storey Commercial Building	101-105 Collingwood Street	Lot 4 DP 3406	B	a b c d f g		
H183	Art Deco Dwelling	60 Cook Street	Lot 5 DP 27880	B	a b c d f g		
H184	Villa	78 Cook Street	Part Allot 54 Town of Hamilton East	B	a b c d f g		
H185	Bungalow	83 Cook Street	Lot 1 DP 13362	B	a b c d f g		
H186	Norton Hall	4 Crawford Street	Lot 1 DPS 12726	B	a b c d f g		
H187	Weatherboard and Clay Tile Building	4 Daisy Street	Lot 58 DP 18036	B	a b c d f g		
H188	Magazine Store/Munitions Building	60 Dey Street	Part Section 34 Hamilton TN BELT	B	a b c d f g		
H189	Two Storey Bungalow	4 East Street	Lot 3 DP 6899	B	a b c d f g		
H190	Villa	74 East Street	Pt Lot 3 DP 37173	B	a b c d f g		

H191	Bungalow with Villa elements	23 Enderely Avenue	Pt Lot 36 DP 8654	B	a b c d f g		
H192	Double Bay Villa	45 Firth Street	Lot 1 DPS 17311	B	a b c d f g		
H193	Bungalow	49 Firth Street	Lot 1 DPS 3319	B	a b c d f g		
H194	Bungalow	53 Firth Street	Part Allot 298 TN OF Hamilton East	B	a b c d f g		
H195	Single Bay Villa	54A Firth Street	Lot 1 DPS 15338	B	a b c d f g		
H196	Two Storey Arts & Crafts Dwelling	69 Forest Lake Road	Part Lot 1 DP 29201	B	a b c d f g		
H197	Cottage	106 Forest Lake Road	Lot 1 DP 15238	B	a b c d g		
H198	Art Deco Dwelling	9 Fowlers Avenue	Lot 13 DP 27944	B	a b c d f g		
H199	Villa	3 Frances Street	Lot 9 DP 7539	B	a b c d f g		
H200	Square Front Villa	11 Frances Street	Lot 17 DP 7539	B	a b c d f g		
H201	Cottage	116 Galloway Street	Lot 1 DPS 4937	B	a b c d f g		
H202	Villa	150 Galloway Street	Lot 1 DPS 40267	B	a b c d f g		
H203	Transitional Villa	195 Galloway Street	Lot 3 DP 13362	B	a b c d f g		
H204	Villa	203 Galloway Street	Lot 1 DPS 35483	B	a b c d f g		
H205	Sun Dial	Garden Place	Garden Place	B	a b c d f g		
H206	Former Garden Royal Exchange Building	14 Garden Place	Lot 1 DP 29766	B	a b c d f g		
H207	Former MLC Building	20 Garden Place	Lot 4 DP 29766	B	a b c d f g		
H208	Dwelling	14 George	Lot 1 DP	B	a b c d f g		

		Street	418251				
H209	Villa	17 George Street	Lot 1 DPS 5323	B	a b c d f g		
H210	Villa	103 Grey Street	Lot 3 DP 28489	B	a b c d f g		
H211	Villa	259 Grey Street	Part Allot 109 TN OF Hamilton East	B	a b c d f g		
H212	1920s Office Building	379 Grey Street	Part Lot 1 DP 16839	B	a b c d f g		
H213	Triple Bay Villa	644 Grey Street	Lot 1 DP 34918	B	a b c d f g		
H214	Villa and Shop	707-711 Grey Street	Lot 8 DP 3978	B	a b c d f g		
H215	Cottage	717 Grey Street	Lot 7 DP 3978	B	a b c d f g		
H216	Rotary Centennial Clock	Grey Street	Road reserve	B	a b c d f g		
H217	A Ebbert's Residence	13 Hammond Street	Lot 56 DP 11512	B	a b c d f g		
H218	Original Hamilton East School Building	36 Hammond Street	Lot 3 DP 521812	B	a b c d f g		
H219	Cottage	3 Hardley Street	Lot 1 DP 18516	B	a b c d f		
H220	Fairfield Buildings	1004 Heaphy Terrace	Lot 3 DPS 9552	B	a b c d f g		
H221	Gosling & Higgins Building	62 High Street	Lot 1 DPS 80263	B	a b c d f g		
H222	English Dwelling	29 Horne Street	Lot 1 DPS 9995	B	a b c d f g		
H223	Bungalow	43 Horne Street	Lot 36 DP 17643	B	a b c d f g		
H224	Art Deco Dwelling	27 Ingleton Terrace	Lot 56 DP 27284	B	a b c d f g		
H225	Arts & Craft/Bungalow Dwelling	7 King Street	Lot 8 DEEDS 102	B	a b c d f g		

H226	Westside Presbyterian Church	11 King Street	Lot 128 DEEDS C45	B	a b c d f g		
H227	Arts & Crafts Dwelling	2 Kitchener Street	Part Lot 1 DP 11685	B	a b c d f g		
H228	Two Storey English Cottage	8 Kotahi Avenue	Lot 2 DPS 5357	B	a b c d f g		
H229	Two Storey English Cottage	10 Kotahi Avenue	Lot 5 DP 14611	B	a b c d f g		
H230	Harris House - Roger Walker Design	58A Lake Crescent	Lot 2 DPS 24664	B	a b c d f g		
H231	Arts & Crafts Dwelling	74 Lake Crescent	Lot 1 DPS 7375	B	a b c d f g		
H232	Bungalow	94 Lake Road	Lot 4 DP 10652	B	a b c d f g		
H233	Railway Cottage	95 Lake Road	Lot 3 DPS 71887	B	a b c d f g		
H234	Two Storey English Cottage	2 Liverpool Street	Lot 1 DP 15238	B	a b c d f g		
H235	Bungalow	9 Manning Street	Lot 72 DP 11512	B	a b c d f g		
H236	English Revival Cottage	13/4 Manning Street	Lot 1 DP 536377	B	a b c d f g		
H237	1940s Architecturally designed Dwelling	24 Manning Street	Lot 3 DPS 73545	B	a b c d f g		
H238	Bungalow	26 Manning Street	Lot 67 DP 11512	B	a b c d f g		
H239	Villa	6 Marama Street	Lot 36 DP 6603	B	a b c d f g		
H240	Villa	8 Marama Street	Lot 31 DP 6603	B	a b c d f g		
H241	Villa	12 Marama Street	DP 6603	B	a b c d f g		
H242	Villa	16 Marama Street	DP 6603	B	a b c d f g		
H243	Art Deco	39 Marama	Lot 1 DPS	B	a b c d f g		

	Dwelling	Street	82625				
H244	Single Dwelling	57 Memorial Drive	Allot 417 TN OF Hamilton East	B	a b c d f g		
H245	Villa	28 Naylor Street	Part Allot 291 TN OF Hamilton East	B	a b c d f g		
H246	Villa	35 Naylor Street	Part Allot 263 TN OF Hamilton East	B	a b c d f g		
H247	Villa	60 Naylor Street	Part Lot 1 DP 24544	B	a b c d f g		
H248	Cottage	43A Nixon Street	Lot 1 DPS 1866	B	a b c d f g		
H249	Villa	50 Nixon Street	Lot 5 DP 33335	B	a b c d f g		
H250	Villa	179 Nixon Street	Lot 1 DP 35296	B	a b c d f g		
H251	Weatherboard Bungalow	47 Norton Road	Lots13 & 14 DEEDS 100	B	a b c d f g		
H252	Three Storey English Cottage	9 Oakley Avenue	Part Lot 1 DP 4568	B	a b c d f g		
H253	Bungalow	3 Oxford Street	Lot 4 DPS 9552	B	a b c d f g		
H254	Bungalow	9 Oxford Street	Lot 9 DP 15202	B	a b c d f g		
H255	Bungalow	17 Oxford Street	Lot 17 DP 15202	B	a b c d f g		
H256	English Revivalist with Arts & Crafts Dwelling	25 Palmerston Street	Lot 21 DP 11512	B	a b c d f g		
H257	Bungalow	27 Palmerston Street	Lot 20 DP 11512	B	a b c d f g		
H258	Bungalow	29 Palmerston Street	Lot 19 DP 11512	B	a b c d f g		
H259	Bungalow	31 Palmerston Street	Lot 18 DP 11512	B	a b c d f g		
H260	Villa	287	Lot 2 DP	B	a b c d g		

		Peachgrove Road	499635				
H261	Swarbrick Memorial Arch	68 Pembroke Street	Reserve - Lake Domain	B	a b c d f g		
H262	Nolan House - Spanish Mission	103 Pembroke Street	Lot 1 DPS 75628	B	a b c d f g		
H263	1906 Hamilton Court House (in part)	136 Pembroke Street	Lot 1 DP 28120	B	a b c d f g		
H264	Art Deco Dwelling	170 Pembroke Street	Lot 1 DPS 73694	B	a b c d f g		
H265	Bungalow	9 Piako Road	Lot 46 DP 7519	B	a b c d f g		
H266	Villa	12 Piako Road	Lot 2 DP 29682	B	a b c d f g		
H267	Bungalow	38 Piako Road	Lot 1 DPS 3988	B	a b c d f g		
H268	Flat 1, Duplex State House	11 Pinfold Avenue	Lots 7 & 8 DPS 73478	B	a b c d f g		
H269	Flat 2, Duplex State House	13 Pinfold Avenue	Lots 7 & 8 DPS 73478	B	a b c d f g		
H270	Flat 1, Duplex State House	15 Pinfold Avenue	Lots 5 & 6 DPS 73478	B	a b c d f g		
H271	Flat 2, Duplex State House	17 Pinfold House	Lots 5 & 6 DPS 73478	B	a b c d f g		
H272	Flat 1, Duplex State House	19 Pinfold Avenue	Lots 3 & 4 DPS 73478	B	a b c d f g		
H273	Flat 2, Duplex State House	21 Pinfold Avenue	Lots 3 & 4 DPS 73478	B	a b c d f g		
H274	Former Black House	7 Queens Avenue	Part Lot 1 DP 10652	B	a b c d f g		
H275	Bungalow	9 Queens Avenue	Lot 1 DP 20616	B	a b c d f g		
H276	Bungalow	7 Radnor Street	Part Allot 75 TN OF Hamilton West	B	a b c d f g		
H277	Deco/Spanish Mission Dwelling	80 Rimu Street	Lot 11 DP 7753	B	a b c d f g		

H278	Bungalow	129 Rimu Street	Lot 1 DP 449094	B	a b c d f g		
H279	The Old Lodge	166 River Road	Part Lot 19 DP 7000	B	a b c d f g		
H280	Dwelling	233 River Road	Part Lot 8 DP 11634	B	a b c d f g		
H281	Dwelling	243 River Road	Part Lot 11 DP 11634	B	a b c d f g		
H282	Dwelling	414 River Road	Lot 2 DPS 12651	B	a b c d f g		
H283	Art Deco Dwelling	534 River Road	Lot 41 DP 27284	B	a b c d f g		
H284	1970s Dwelling - Roger Walker Design	913 River Road	Lot 7 DPS 18495	B	a b c d g		
H285	Former Church	144 Rototuna Road	Part Allot 150 Kirikiriroa PSH	B	a b c d f g		
H286	1960s Town Houses - Roger Walker Design	120 Sandwich Road	Lot 28 DPS 9713	B	a b c d f g		
H287	Bungalow	7 Seddon Street	Lot 45 DP 6603	B	a b c d g		
H288	Two Storey Concrete Dwelling	61 Silverdale Road	Lot 1 DPS 11194	B	a b c d g		
H289	Former St George's Church	32 Somerset Street	Lot 1 DPS 47564	B	a b c d f g		
H290	Sikh Temple	1418-1426 Te Rapa Road	Lot 2 DPS 8229	B	a b c d f g		
H291	Bungalow	28 Thackery Street	Lot 1 DEEDS 594	B	a b c d f g		
H292	Stucco Hall	24 Thames Street	Lot 75 DP 7519	B	a b c d f g		
H293	1960s Flat Roof, Multi-Storey Apartment Building	89 Tristram Street	Part Lot 1 DPS 29412	B	a b c d f g		
H294	Dwelling	504	Lot 1 DP	B	a b c d f g		

	associated with LDS	Tuhikaramea Road	539263				
H295	Villa	158 Ulster Street	Part Allot 153 TN OF Hamilton West	B	a b c d f g		
H296	Villa	164 Ulster Street	Part Allot 153 TN OF Hamilton West	B	a b c d f g		
H297	Cottage	243 Ulster Street	Part Allot 157 TN OF Hamilton West	B	a b c d f g		
H298	Two Storey English Cottage	409 Ulster Street	Part Lot 120 DP 13131	B	a b c d f g		
H299	Villa	18 Union Street	Lot 26 DP 7519	B	a b c d f g		
H300	Villa	18A Union Street	Lot 26 DP 7519	B	a b c d f g		
H301	Villa	9 Upper Kent Street	Lot 41 DP 9108	B	a b c d f g		
H302	Former Innes Carbonated Factory	1 Victoria Street	Lot 1 DPS 12797	B	a b c d f g		
H303	Innes Memorial Arch	30 Victoria Street	Reserve	B	a b c d f g		
H304	Former Imperial Chambers Building	231 Victoria Street	Lot 2 DPS 76682	B	a b c d f g		
H305	Insurance Building	341 Victoria Street	Lot 1 DP 9077	B	a b c d f g		
H306	Villa	1188 Victoria Street	Lot 1 DP 17781	B	a b c d e f g		
H307	Art Deco Dwelling	1212 Victoria Street	Lot 3 DP 26548	B	a b c d f g		
H308	Deco/Modern Dwelling	1335 Victoria Street	Lot 8 DP 27570	B	a b c d f g		
H309	Shattocks Building	137 Ward Street	Lot 12 DP 17135	B	a b c d f g		
H310	Villa	80 Wellington	Part Allot 153 TN OF	B	a b c d f g		

		Street	Hamilton East				
H311	Hamilton West Cemetery	59 Willoughby Street	Allotment 213 & 214 TN OF Hamilton West	A	a b c d e f g		
H312	Art Deco Dwelling	2 Woodstock Road	Lot 3 DPS 81355	B	a b c d f g		
H313	Bungalow	11 Wye Street	Lot 18 DEEDS C 111	B	a b c d f g		
H314	Block B, Waikato University	University of Waikato Campus	Part Lot 23 DP 3544	B	a b c d f g		
H315	Union Bridge piles	Waikato River north of Victoria Bridge		A	a b c d e f g		
H316	1864 Jetty piles	Waikato River Ferrybank		A	a b c d e f g		
H317	Rooses Whark	Grantham Street, south of Victoria Bridge		A	a b c d f g		
H318	Russian Bell Tower	Hamilton Gardens		A	a b c d f g		
H319	Te Rapa Pa Plaque	South end of Park Terrace		B	a b c d e f g		

Schedule 8B: Group 1 Archaeological and Cultural Sites

Note
Reference needs to be made to assessment reports prepared for individual Archaeological and Cultural sites to determine their archaeological and cultural significance (NZAA Site Records)

~~**A1** (S14/165)~~	~~Te Awa o Katapaki – Borrow Pits~~	~~Lot 18 DPS 85254, Pt Lot 13 DPS 85254~~	~~8B~~
A2 (S14/204, S14/336)	~~Lime Kiln, Taunga Waka and Te Puru O Hinemoa~~Cement/Lime Works	Sec 2 SO 61140 (London Street)	37B
A3 (S14/189)	Te Totara Papakainga	Lot 2 DPS 62544, Lots 33-34 DP 388537 (Featherstone Park, River Road)	16B

A4 (S14/46)	Kairokiroki ~~Pa~~Paa	Lot 1 DP 358987, Lot 2 DP 358987, Lot 2 DP 312185, Lot 1 DP 312185	56B
A5 (S14/59)	Te Kourahi ~~Pa~~Paa	Pt Lot 514 DPS 9477 (Cobham Drive)	55B
A6 (S14/201)	Mangaiti – Borrow Pits	Road Reserve (Wairere Drive)	18B
A7 (S14/38)	Miropiko ~~Pa~~Paa	Lot 1 DP 31703, Lot 2 DP 31703, Pt Allot 215 Kirikiriroa PSH (River Road)	37B
A8 (S14/77)	~~Un-named – Pa~~Paa	Lot 1 DPS 16456, Lot 48 DPS 13635 (Milcom Street)	57B
A9 (S14/208)	Kukutaruhe (Maaori horticulture)	Lot 33 DPS 6071 (Days Park, River Road)	27B
A10 (S14/111)	~~Umu (Oven)~~Maaori horticulture	Pt Allot 4 Pukete PSH, Allot 4A Pukete PSH, Lots 1-4 DPS 8646	7B
A11	Koromatua – Urupa (burial grounds)	Pt Allot 371 Tuhikaramea PSH (Tuhikaramea Road)	60B
A12 (S14/25, S14/28)	Te Owhango ~~Pa~~Paa	Lot 3 DPS 9044, Lot 24 DPS 64834, Lot 15 DPS 71459, Pt Lot 2 DPS 9044, Lot 25 DPS 64834, Lot 33 DPS 65265, Lot 6 DPS 71459 (Riverelm)	17B
A13 (S14/27)	Kukutaruhe ~~Pa~~Paa	Lot 24 DPS 16087, Lot 4 DPS 16087, Lot 5 DPS 16087, Lot 6 DPS 16087 (Cornway Place)	27B
A14 (S14/28)	Te Inanga ~~Pa~~Paa	Lot 4 DPS 5738, Lot 3 DPS 5738, Lot 2 DPS 5738, Lot 1 DPS 5738 (Wymer Terrace)	27B
A15 (S14/3)	Tupari ~~Pa~~Paa	Lot 3 DPS 28101, Pt Lot 2 DPS 28101, Lot 10 DPS 9657, Lot 1 DPS 88068, Pt Lot 1 DPS 9657, Lot 8 DPS 10486 (River Road, Pollock Drive)	27B
A16 (S14/34~~,~~ ~~S14/64~~)	Te Rapa ~~Pa~~Paa	Sec 2 SO 337569 Secs 2, 6 SO 311998, Pt Allot 24, Pt Allot 25 Te Rapa, Sec 1 SO 337569 (Cobham Drive)	45B, 55B
A17 (S14/37)	Waitawhiriwhiri Urupa	Allot 286 Pukete PSH (Milne Park, Victoria Street)	36B
A18 (S14/39)	Kirikiriroa Pa	Lot 1 DPS 65343, Lot 1 DPS 87404, Lot 4 DP 344056, Lot 2 DPS 87404, Lot 3 DP 31762, Lot 6 DPS 87404, Lot 3 DPS 87404, Lot 1 DPS 81452, Lot 2 DP 344056, Pt Lot 11 DP	37B, 45B

		11019, Lot 5 DPS 5279, Lot 3 DPS 65343, Pt Lot 12 DP 11019, Lot 1 DP 344056, Pt Lot 11 DP 11019, Lot 7 DPS 87404, Lot 1 DP 312723, Pt Lot 12 DP 11019, Lot 3 DP 10335, Lot 2 DPS 81452, Pt Lot 2 DP 10335, Lot 1 DPS 27882, Lot 4 DP 10335 (Bryce Street, London Street)	
A19 (S14/41)	Opoia Paa	Lot 3 DP 14636, Lot 2 DP 14636, Lot 1 DP 14636, Allots 471, 465, 466 and 472 Kirikiriroa PSH, Lot 3 DP 18921 (Opoia Road, River Road)	37B, 45B
A20 (S14/44)	Te ~~Pa~~Paa O Ruamutu	Lot 33 DPS 9899, Lot 34 DPS 9899, Lot 1 DPS 34675, Lot 32 DPS 9899, Lot 26 DPS 9899, Lot 23 DPS 9899, Lot 44 DPS 9899, Lot 27 DPS 9899, Lot 24 DPS 9899, Lot 35 DPS 9899, Lot 28 DPS 9899, Lot 25 DPS 9899, Lot 29 DPS 9899, Lot 1 DPS 76159 (Balfour Crescent)	58B
A21 (S14/60)	Te Parapara ~~Pa~~Paa	Pt Allot 252A Kirikiriroa PSH (Hamilton Gardens)	56B
A22 (S14/63)	Waitawhiriwhiri ~~Pa~~Paa	Lot 1 DPS 63511, Pt Lot 6 DP 14611, Pt Lot 7 DP 14611 (Kotahi Drive)	36B
A23 (S14/90)	Whatanoa ~~Pa~~Paa	Allot 457 TN OF Hamilton West, Allotment 201-203, 212, 408 TN OF Hamilton West (Richmond Street)	36B
A24 (S14/97)	Te Raratuna O Tutumua - ~~Pa/Urupa~~Paa/Urupaa	Allot 4A Pukete PSH (Te Raratuna Road)	7B
A25 (S14/30, S14/19)	Pukete ~~Pa~~Paa	Sec 2 SO 59857, Lot 1 DPS 55931, Sec 1 SO 58300, Sec 1 SO 59857, Lot 4 DP 411000 (Te Raratuna Road)	16B
A26 (S14/66)	Te Nihinihi ~~Pa~~Paa	Pt Sec 23 Hamilton East TN BELT, Allot 446 TN OF Hamilton East, Lot 3 DPS 21107, Lot 1 DPS 21107 (Dillicar Park, Sillary Street)	56B
A27 (S14/79)	Mangaonua ~~Pa~~Paa	Lot 2 DPS 68608, Lot 17 DPS 988	58B
A28	Te Moutere o Koipikau ~~Pa~~Paa	Graham Island	55B
A29 **(S14/284)**	Middens/Umu	Allotment 106 Parish of Horotiu and Section 2 SO Plan 486608	1B, 2B

A30 (S14/47)	Whatukoruru Paa	Lot 1 DPS 90309	64B
A31 (S14/112)	Paa	Lots 1-2 DPS 57602, PT Lot 1 DPS 11080 (Hutchinson Road)	1B, 2B
A32 (S14/17)	Paa	Lot 3 DPS 11080, Pt Lot 3 DPS 5134 (Hutchinson Road)	2B
A33 (S14/18)	Mangaharakeke Paa	Pt Lot 3 DPS 5134 (Fonterra Dairy Factory, Te Rapa Road)	2B
A101 (S14/209)	Matakanohi – Borrow Pits	Pt Allot 32 Pukete PSH, Pt Lot 3 Allot 31 Pukete PSH (St Andrew's Gold Course, St Andrew's Terrace)	17B, 18B, 26B, 27B
A103 (S14/45)	Narrows Military Redoubt	Allot 483 Kirikiriroa PSH (Howell Avenue, Cobham Drive)	56B, 57B
A108 (S14/57)	Hamilton West Redoubt – Pukerangiora	Pt Allot 59A TN OF Hamilton West	45B
A109 (S14/95)	Galloway Redoubt	Allot 412 TN OF Hamilton East	46B
A115 (S14/289)	Waipahipahi Paa	Road Reserve (Armagh Street), Lot 6 DP 1258, Lot 1 DPS 22233, Lot 2 DPS 22233, Pt Lot 3 DPS 22233, Lot 4 DPS 22233, Pt Lot 5 DPS 22233, Pt Lot 12 DP79, Lot 1 DP 473450, Lot 2 DP 473450, Lot 3 DP 473450, Lot 54 DP 11312, Lot 55 DP 11312	46B
A116 (S14/482)	The Hamilton Punt	Pt Lot 2 DPS 257, Lot 1 DPS 12771, Allot 498 TN of Hamilton West, Lot 1 DPS 257 Allot 414 – 430 TN of Hamilton West (Grantham Street)	45B
A119 (S14/72)	Te Tara-ahi Paa (Moules Redoubt)	Lot 1 DP 35065, Lot 1 DP 21732 (Anzac Parade)	45B
A152 (S14/49)	Paa	Lot 1 DP 9272, Lot 2 DPS 44260 (SH26)	49B
A155 (S14/76)	Paa	Lots 1-21 DP 24686, Lots 36, 38, 41-42 DPS 5778, Lots 106 DP 528003, Lot 2 DPS 89648 (Manor Place, Norrie Street)	56B
A156 (S14/78)	Paa	Lot 1 DP 433681 (Chesterman Road)	58B
A166 (S14/185)	Maaori Horticulture	Road Reserve, Lots 1-2 DPS 90423, Lot 246 DPS 73062, Lot 129 DPS 61646, Lot 108 DPS 61646 (Wairere Drive)	18B
A168 (S14/214)	Hamilton West Cemetery	Section 512 Town of Hamilton West, Allotment 213-215 Town of Hamilton	36B

		West (Willoughby Street)	
A169 (S14/220)	Union Bridge (Former)	River Reserve	45B
A175 (S14/470)	Maaori horticulture	Pt Section 30 Hamilton East Town Belt (Hungerford Crescent)	57B
A176 (S14/325)	Maaori horticulture	Lot 1, 2, Pt Lot 8, 9 DPS 4785, Lots 102 DP 306257,Lot 2, Pt Lot 6, 8 DPS 988, Lot 1 DPS 92007, Pt Lot2 DPS 40890, Lots 2-4 DPS 42403 (Riverlea Road)	58B
A177 (S14/332)	Hamilton East Cemetery	Pt Allotment 252 Kirikiriroa PSH, Allotment 483 Kirikiriroa PSH (Hungerford Cresent)	57B

**The NZAA number refers to the New Zealand Archaeological Association reference number for the site.*

Schedule 8C: Group 2 Archaeological and Cultural Sites

A100 (S14/176)	Borrow Pits	Lot 4 DPS 81210, Lot 2 DPS 81210	57B
~~**A101** (S14/209)~~	~~Matakanohi - Borrow Pits~~	~~Pt Allot 32 Pukete PSH, Pt Lot 3 Allot 31 Pukete PSH~~	~~17B, 18B, 26B, 27B~~
~~**A103** (S14/45)~~	~~Narrows Military Redoubt~~	~~Allot 483 Kirikiriroa PSH~~	~~56B, 57B~~
A104 (S14/102)	Ridler's Flour Mill	Lot 2 DPS 7832 and Lot 1 DPS 12535 (SH 3)	55B
A1 & A105 (S14/165)	Te Awa o Katapaki – Borrow Pits	Lot 9-13 DPS 71460; Lot 1-3, 6-8 DPS 73470; Lots 1-8 DPS 70775; Pt Lot 1, Pt Lot 2 DPS 78039; Pt Lot 9, Lot 10-12, Pt Lot 13, 16-18 DPS 85254; Lot 7, Pt Lot 8 ,Pt Lot 9, Pt Lot 21 DPS 86166~~, Pt~~; Lot ~~8 DPS 8616~~61, 11-14, 23-27, 44, 48, 50-51 DP 368150; Lots 1-6 DP 368331; Lots 1-5 DP 369929; Lots 1-3 DP 372432; Lot 17~~ DPS 85254~~-25, ~~Pt~~28, 132 DP 375864; Lots 1-6, 8 DP 378325; Lots 1-2 DP 378677; Lot 1-35, 37 DP 388537; Lots 1-6 DP 383630; Lots 1-2 DP 385729; Lots 1-9, 13-26, 33 DP 392844; Lots 201-203 DP 395616; Lots 3-25 DP	8B

		396159; Lot ~~9 DPS 85254~~2 DP 408360; Lots 1-2 DP 430627; Lot 1-17, 20-33 DP 445214; Lot 1, 2 DP 479955; Lots 1- 2 DP 487183; Lots 1-4 DP 527063 (River Road, Riverside Lane, Hensley Crescent, Hampshire Court, Te Huia Drive, Amokura Crescent, Bree Place, The Rocks, Durham Heights)	
A106 (S14/23)	Waahi Taonga/Artefact Find	Lot 16 DPS 7313 (Chartwell Crescent)	27B
A107 (S14/48)	~~Pa~~Paa	Lot 3 DPS 29232 (Colebrooke Lane, SH 26)	48B
A108 (S14/57)	Hamilton West Military Redoubt – Pukerangiora	Pt Allot 59A TN OF Hamilton West (Victoria Street)	45B
A109 (S14/95)	Narrows Redoubt – Military Redoubt	Allot 412 TN OF Hamilton East (Dalgliesh Avenue)	46B
A110 (S14/116)	Rotokaeo – Waahi Taonga/Artefact Find	Lot 2 DPS 6986, Lot 3 DPS 6253	35B
A111 (S14/161)	Kairokiroki – Waahi Taonga/Artefact Find	Lot 2 DPS 12490	56B, 57B
A112 (S14/4)	Waiwherowhero – Borrow Pits	Lot 32 DPS 73457, Lot 29 DPS 73457, Lot 31 DPS 73457, Lot 30 DPS 73457, Lot 16 DPS 58002, Lot 28 DPS 73457, Lot 17 DPS 58002, Lot 1 DPS 73457, Lot 18 DPS 58002, Lot 142 DPS 58002, Lot 37 DPS 11797, Lot 38 DPS 11797, Lot 12 DPS 58002, Lot 67 DPS 79722, Lot 3 DPS 88119, Lot 2 DPS 88119, Lot 1 DPS 88119, Lot 87 DPS 76047, Lot 11 DPS 58002, Lot 85 DPS 76047, Lot 86 DPS 76047, Lot 88 DPS 76047, Lot 89 DPS 76047, Lot 13 DPS 58002, Lot 90 DPS 76047, Lot 94 DPS 76047, Lot 95 DPS 76047, Lot 93 DPS 76047, Lot 91 DPS 76047, Lot 92 DPS 76047, Lot 14 DPS 58002, Lot 96 DPS 76047, Lot 15 DPS 58002, Lot 32 DPS 73457, Lot 29 DPS 73457, Lot 31 DPS 73457, Lot 30 DPS 73457, Lot 16 DPS 58002, Lot 28 DPS 73457, Lot 36 DPS 11797, Lot 6 DPS 58002, Lot 7 DPS 58002 (Sandwich Road, Mangakoea Place, Bryant Road,	26B

		Waiwherowhero Drive)	
A113 (S14/40)	Putikitiki – Oven	Lot 2 DP 17455 (Beale Street)	45B
A114	Te Wehenga – Urupa	Road Reserve (Grey Street)	45B
~~**A115**~~	~~Waipahihi Pa~~	~~Road Reserve (Armagh Street), Lot 6 DP 1258, Lot 1 DPS 22233, Lot 2 DPS 22233, Pt Lot 3 DPS 22233, Lot 4 DPS 22233, Pt Lot 5 DPS 22233, Pt Lot 12 DP79, Lot 1 DP 473450, Lot 2 DP 473450, Lot 3 DP 473450, Lot 54 DP 11312, Lot 55 DP 11312~~	~~46B~~
~~**A116**~~	~~The Hamilton Punt/borrow pits~~	~~Pt Lot 2 DPS 257, Lot 1 DPS 12771, Allot 498 TN of Hamilton West, Lot 1 DPS 257 Allot 414 – 430 TN of Hamilton West~~	~~45B~~
A117	Mangakookoea ~~Pa~~Paa	Lot 2 DPS 17549, Lot 1 DP 375694, Lot 2 DPS 89533, Lot 2 DP 323260, Lot 1 DPS 83830, Lot 2 DPS 83830, Lot 2 DPS 53641 (Awatere Avenue)	36B
A118 (S14/86)	Pukete – Waahi Taonga/Artefact Find	Lot 3 DPS 22187	16B
~~**A119** (S14/72)~~	~~Te Tara-ahi Pa (later Moules Redoubt)~~	~~Lot 1 DP 35065, Lot 1 DP 21732~~	~~45B~~
A120	Matakanohi ~~Pa~~Paa	Lot 20 DPS 379, Lot 4 DPS 74739, Lot 2 DPS 76908	27B
A121	Urupa (unnamed)	Sec 2 SO 60256, Pt Allot 397, 398, 399 TN of Hamilton East (Cook Street, Wellington Street)	45B
A122	Te Toka O Arurei Urupa	Lot 2 DP 404902 (Claudelands Road)	45B
A123	Hua O Te Atua Urupa	Riverbank Reserve ~~(adjacent to Marlborough Place)~~ (Sapper Moore-Jones Place)	45B
A124 (S14/210)	Maaori Horticulture	Lots 1-4 DP 480575, Lots 10 & 17 DPS 10393, Lots 1-3 DP 321304, Lots 1-2 DP 526398, Lot 1 DPS 83083, Lot 2 DPS 46395	57B
A125 (S14/326)	Maaori horticulture	Lots 3,4,6,7 DPS 10393	57B
A126 (S14/320)	Maaori horticulture	Lot 2 DPS 11203, Lot 101 DP 505873	64B

A127 (S14/322)	Maaori horticulture	Lot 2 DP 540770	64B
A128 (S14/243) and (S14/193)	Maaori horticulture and Waahi Taonga/Artefact Find	Road Reserve, Lot 1 DPS 12314, Lots 2- 4 DPS 79836, Lot 1 DPS 12767, Lots 1-3 DP 425317	57B
A129 (S14/477)	Maaori horticulture	Lot 5 DP 17475	65B
A130 (S14/318)	Maaori horticulture	Lot 5 DP 17475, Allotment 87 Te Rapa Parish	65B
A131 (S14/480)	Maaori horticulture	Allotment 87 Te Rapa Parish	65B
A132 (S14/64)	Maaori horticulture	Lot 1 DPS 78023, Allot 88 Te Rapa Parish, Pt Allot 94 Te Rapa Parish	65B
A133 (S14/319)	Maaori horticulture	Lot 5 DP17475	64B, 65B
A134 (S14/479)	Maaori horticulture	Lot 5 DP 17475	65B
A135 (S14/478)	Maaori horticulture	Lot 5 DP 17475	65B
A136 (S14/321)	Maaori horticulture	Lot 1 DPS 90309	64B
A138 (S14/224)	Maaori horticulture	Pt Lot 6 DP 3464	57B
A139 (S14/475)	Maaori horticulture	Lot 4 DPS 81210, PT Lot 6 DP 34164	57B
A140 (S14/327)	Maaori horticulture	Lots 1-2 DP 320478, Lot 1 DPS 65267, Lots 1-2 DP 316288, Lots 1-2 DPS 73735	56B, 57B
A141 (S14/286)	Pit	Lot 2 DP 313598	64B
A142 (S14/113)	Pits	Pt Lot 1 DPS 11080 (Hutchinson Road)	2B
A144 (S14/203) and (S14/114)	Maaori horticulture and Waahi Taonga/Artefact Find	Pt Lot 3 DPS 5134 (Fonterra Dairy Factory, Te Rapa Road)	2B
A149 (S14/476)	Maaori horticulture	Lot 5 DP 17475, Pt Lot 6 DP 34164	64B, 65B
A153 (S14/52)	Paa	Lots 1-3, 7, 8, 12-13, 15 DPS 91932 (Chlemsford Place, Southsea Crescent)	48B
A154 (S14/71)	Waahi Taonga/Artefact Find	Lot 2 DP 339280 (Clarkin Road)	27B

A157 (S14/485)	Maaori horticulture	Pt 3 2, 3 DPS 8875	16B
A158 (S14/89)	Waahi Taonga/Artefact Find	Lot 11 DPS 44248 (Te Rapa Road)	15B
A159 (S14/91)	Paa	Pt Allotment 252 Kirikiriroa PSH, Allotment 483 Kirikiriroa PSH	57B
A160 (S14/92)	Agricultural Ditch	Road Reserve (Wairere Drive)	29B
A161 (S14/93)	Waahi Taonga/Artefact Find	Road Reserve	58B
A162 (S14/130)	Swarbrick's Landing	Pt Lot 1 DP 10371 (River Road)	27B
A163 (S14/335)	Sod Fence	Sec 9 & 10 SO 483544 (Nevada Road)	48B
A164 (S14/334)	Historic Drain	Lot 1 DPS 38501, DPS 14931	29B
A165 (S14/334)	St Mary's Monastory and School (former)	Lot 2 DP 316850 (Clyde Street)	46B
A167 (S14/191)	Site of the Knox Street Drill Hall (former)	Section 1 SO 61293 (Knox Street)	45B
A170 (S14/473)	Historic dwelling (Former)	Lots 4-8 DP 19882, Lot 1 DPS 9292 (Victoria Street)	37B
A171 (S14/254)	Landing Place	Allotment 4A Pukete PSH	7B
A172 (S14/258)	Maaori horticulture	Road Reserve, Lot 1, Pt Lot 2 DPS 257, Lots 1-2 DP 447697, Allotments 420,421, 424, 498 Town of Hamilton West, Lot 1 DPS 12771 (Grantham Street)	45B
A173 (S14/259)	Historic Dwelling (Former)	Road Reserve, Lot 1, Pt Lot 2 DPS 257, Lots 1-2 DP 447697, Allotments 420,421, 424, 498 Town of Hamilton West, Lot 1 DPS 12771 (Grantham Street)	45B
A174 (S14/481)	Historic Dwelling (Former)	Section 4 SO 473519 (Cobham Drive)	57B
A178 (S14/333)	Maaori horticulture	Pt Allotment 252A Kirikiriroa PSH, Pt Section 23-24 Hamilton East Town Belt (Hamilton Gardens)	56B
A179 (S14/491)	Railway Hotel (former)	Part of Allot 1 Te Rapa Parish (High Street)	45B
A180	Royal Hotel (former)	Allot 74 TN of Hamilton East (Cook	46B

(S14/492)		Street and Grey Street)	
A181 (S14/496)	Maaori horticulture	Lots 1-2 DPS 86312, Pt Lot 8 DP 1233 (Grey Street, Clyde Street)	45B

**The NZAA number refers to the New Zealand Archaeological Association reference number for the site.*

Sites in Group 2 are included in the plan for information purposes only.

Schedule 8D: Historic Heritage Areas

ID Number	Name	Location and Description Refer to Planning Map for the schedule reference map showing the location of the heritage area.
1	Acacia Crescent	The Acacia Avenue HHA is a loop road on the east side of Houchens Road, in 2022 forming the southern urban edge of the city. The area overall is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. It is within the 8th Extension, being brought within the city boundary in April 1962 and it is of at least moderate heritage value.
2	Anglesea Street	The Anglesea Street HHA comprises part of the western side of the street at its very south end. Anglesea Street forms part of a grid pattern of streets in the central city and the 1927 Map of Hamilton's boundaries indicates that the identified area historically connected to Hilsborough Terrace, allowing connection to Tidsall Street and the River. The identified area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. It is located within the original Borough boundaries and it is of at least moderate heritage value.
3	Ashbury Avenue	The Ashbury Avenue HHA is the first of a series of linked culs-de-sac on west side of Silverdale Road and provides the only link into the area. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. It is located within the 8th extension to the City boundary; April 1962 and it is of at least moderate heritage value.
4	Augusta Street, Casper Street and Roseberg Street	The Augusta Street, Casper Street and Roseberg Street HHA consists of a series of linked culs-de-sac on the north side of Clarkin Road. The area overall is consistent with a significant number of the features of the construction company era and the dominance of the private car (1960s) and changing suburban form (1970s) heritage themes. It is located within the 8th extension to the City boundary; April 1962 and it is of at least moderate heritage value.
5	Casey Avenue	The Casey Avenue HHA is based around the section of Casey Avenue from Boundary Road to Tamihana Avenue, including Treloar Street, a short of cul-de-sac on the east side of the street.

		The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) Heritage Themes. The south section of the HHA is located within the 1st extension to the Borough boundaries (October 1912) with the northern section located within the 5th extension (April 1949).
6	Cattanach Street	The Cattanach Street HHA is part of a grid network of streets located between Sandwich Road and the Waikato River. The area overall is consistent with a significant number of the features of the construction company era and the dominance of the private car (1960s) and changing suburban form (1970s)heritage themes. It is of at least moderate heritage value.
7	Chamberlain Place	The Chamberlain Place HHA consists of cul-de-sac located to the north of Snell Drive. The area shows strongly representative of both the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) and the dominance of the private car and changing suburban form (1970s) heritage themes. It is of at least moderate heritage value.
8	Claudelands	The Claudelands HHA comprises a grid network of streets north of Claudelands Road/the Railway, linking from River Road to Heaphy Terrace. The area overall still represents a significant period of Hamilton's evolution and history and is clearly representative of the early establishment of a service town (pre-1930s) heritage theme and is of at least moderate heritage value.
9	Fairfield Road	The Fairfield Road HHA consists of the curving section of Fairfield Road from Haultain Street to Heaphy Terrace along with the short Gardiner Place which links north from this. Fairfield Road is a busy street which forms part of a link from River Road to Heaphy Terrace, both of which are key routes for north-south movement in the eastern part of the City. The area has shown that overall it is consistent with a significant number of the features of the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. It is of at least moderate heritage value.
10	Frankton Railway Village	The Frankton Railway Village HHA comprises a series of streets located between Rifle Range Road and Massey Street; the area includes buildings directly fronting Rifle Range Road. Developed by the Railways Department the area provides a relatively unmodified example of a planned railway settlement and is a very clearly defined example of the railway workers suburb and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. It is of at least moderate heritage value
11	Graham Street	The Graham Street HHA is located within the original boundaries of the Borough and includes all of the western side of Graham Street, from Naylor Street to Sillary Street, including the culs-de-sac Newall Street and Freyberg Street. The street forms part of a connected block structure to the west of Grey Street which connects to, and was part of, the planned subdivision of the main Hamilton East HHA. The area still represents a very significant period of Hamilton's evolution

		and history and is clearly representative of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage themes. It is of at least moderate heritage value.
12	Hamilton East	Located within the original boundaries of the Borough, the Hamilton East HHA comprises a series of street arranged in a grid pattern on relatively flat land, extending from Grey Street to Dey Street (and the former edge of the City marked by the original Greenbelt and now Wairere Drive). The area overall still represents a very significant period of Hamilton's evolution and history and is clearly representative of the early establishment of a service town (pre-1930s) heritage theme. It is of at least moderate heritage value.
13	Hayes Paddock	The Hayes Paddock HHA has undergone very little change and it is strongly representative of the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. The area is within the boundaries of the original Borough and it is of at least moderate heritage value.
14	Hooker Avenu	The Hooker Avenue HHA is part of a series of linked culs-de-sac located on the north side of Chedworth Road. Hooker Avenue is the only route into the area, which is contained by a vegetated gulley to the west and Wairere Drive to the east. The street is located within the 8th extension to the city; April 1962. The HHA, and the dwellings in it, is representative of the construction company era (1960s), and the dominance of the private car and changing suburban form (1970s), with the wider area having been planned with reliance on the private car.
15	Jamieson Crescent	The Jamieson Crescent HHA consists of part of the southern side the east-west section of Jamieson Crescent, a loop road which links from Bryant Road to Heath Street. The area and the dwellings in it, is representative of the Comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme and given its location (and the provision for cars) the construction company era (1960s), and the dominance of the private car and changing suburban form (1970s) heritage theme. The area is within the 8th extension to the city, April 1962
16	Jennifer Place	The Jennifer Place HHA is a single cul-de-sac, consisting of a curving, steeply sloping street starting at Bankwood Road and following the alignment of a gulley westwards to link to the gulley system from Chartwell Park to Glen Lynne Avenue. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. The HHA is located within the 8th extension to the city, April 1962 and it is of at least moderate heritage value.
17	Lamont, Freemont, Egmont and Claremonet Street	The Lamont Street, Freemont Street, Egmont Street and Claremont Avenue HHA is formed by a series of street which are part of a grid street layout to the south of Comries Road and the Chartwell Westfield Mall. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes.

		The HHA is located within the 8th extension to the city, April 1962. It is of at least moderate heritage value.
18	Marama Street	The Marama Street HHA comprises part of a series of street arranged in an offset grid pattern, extending from Seddon Road to Killarney Road. The Marama Street HHA is formed by a line of single storey dwellings on the north side of the street at its east end. The area represents a very significant period of Hamilton's evolution and history. It is clearly representative of the early establishment of a service town (pre-1930s) heritage theme. The area is located within the 2nd extension to the Borough, April 1917. It is of at least moderate heritage value.
19	Marire Avenue, Parr Street and Taniwha Street	The Marire Avenue, Parr Street and Taniwha Street HHA comprises a series of independent culs-de-sac all accessed from Norton Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s-1950s) heritage themes. The area is included in the 2nd extension to the Borough. It includes the whole of Marire Avenue and Parr Street and the west side of Taniwha Street. This series of culs-de-sac connect from Norton Road, as significant route into the city centre. It is of at least moderate heritage value
20	Matai Street, Hinau Street and Rata Street	The Matai Street, Hinau Street and Rata Street HHA consists of a block of streets which link from Maeroa Road through to Forest Lake Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is located within the 3rd extension to the Borough (April 1928). It is of at least moderate heritage value.
21	Myrtle Street and Te Aroha (West) Street	The Myrtle Street and Te Aroha Street (west) HHA consists of a section of Te Aroha Street between River Road and Gray Street, along with the Myrtle Street which links from this to River Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is within the 1st extension to the Borough, October 1912. It is of at least moderate heritage value.
22	Oxford Street (East) and Marshall Street Railway Cottages	The Oxford Street (East) and Marshall Street Railway Cottages HHA is located on a pair of parallel streets linking east from Heaphy Terrace. The area consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and the railway workers suburbs (1930s – 1950s) heritage themes. The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date. It is of at least moderate heritage value
23	Oxford Street (West)	The Oxford Street (West) is located on a cul-de-sac which links from Heaphy Terrace, to Poutney Park, which forms part of a wider grid layout between Heaphy Terrace and Peachgrove Road. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date. It is of at least moderate heritage value.

24	Riro Street	The Riro Street HHA consists of the western end of Riro Street, located on a flat area of land alongside the River. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The area is located within the 1st Extension to the Borough; October 1912. It is of at least moderate heritage value
25	Sare Crescent	The Sare Crescent HHA links between Clarkin Road and Heaphy Terrace. It is consistent with a significant number of the features of the comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage theme. It is of at least moderate heritage value.
26	Seifert Street	The Seifert Street HHA , consists of the majority of Seifert Street, albeit for those dwellings at the street entrance which face Garnett Avenue. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. The HHA is located within the 5th extension to the city, April 1949. It is of at least moderate heritage value
27	Springfield Crescent	The Springfield Crescent HHA is a loop road linking from Peachgrove Road to Insoll Avenue. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. The HHA is located within the 7th extension to the city, April 1959. It is of at least moderate heritage value.
28	Sunnyhills Avenue	The Sunnyhills Avenue HHA is part of a series of linked culs-de-sac located on the west side of Houchens Road. The area is consistent with a significant number of the features of the construction company era (1960s) and the dominance of the private car and changing suburban form (1970s) heritage themes. That part of Sunnyhills Avenue which is identified as HHA is located within the 8th extension to the city, April 1962. It is of at least moderate heritage value.
29	Te Aroha (East)	The Te Aroha Street (east) HHA includes the network of connected streets including Te Aroha Street from east of Grey Street through to Peach Grove, and a range of streets connecting north and south from this including Bell Street, St Olpherts Avenue and St Winifreds Avenue what are each culs-de-sac which connect northwards to the railway, and Bond Street, Bains Avenue, James Street, Warr Street, Argyle Street and Armagh Street to the south. The area is representative of the early establishment of a service town (pre-1930s) heritage theme. It is of at least moderate heritage value.
30	Templeview	The Temple View HHA consists of land to the east of Tuhikaramea Road, from the Wendell B Mendenhall Library in the north to the The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter day Saints in the south, and includes the G R Biesinger Hall, First House and Kai Hall, all of which are recognised as historic heritage items in their own right. The area was developed prior to the area being added to the city as the 11th extension in July 2004. The HHA, and the buildings in it, were developed alongside the comprehensive state housing schemes and control by the State Advances

		Corporation (1930s – 1950s) and the construction company era (1960s), and the dominance of the private car and changing suburban form (1970s) and represents an alternative response to the changing pressures on Hamilton during these periods.
31	Victoria Street	The Victoria Street HHA located around the section of Victoria Street between Garden Place and Hood Street and was one of the first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. It forms part of the wider connected grid network established to the west of the river. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) heritage theme. The matters which contribute to this include its historic development, location and setting, architectural quality and streets/open spaces. It is of at least moderate heritage value
32	Wilson Street and Pinfold Street	The Wilson Street and Pinfold Avenue HHA located around the full extent of both Wilson Street, Pinfold Avenue and Watts Crescent. The area is consistent with a significant number of the features of the early establishment of a service town (pre-1930s) and comprehensive state housing schemes and control by the State Advances Corporation (1930s – 1950s) heritage themes. It is of at least moderate heritage value.

This chapter is subject to the following plan change: Plan Change 5 - Peacocke Structure Plan

Appendix 9: Natural Environments

9-1 Significant Tree Assessment Valuation Method and Criteria

~~9-1.1~~ ~~The RNZIH Standard Method of Evaluation~~

9-1.1 STEM Method of Evaluation

~~A standard evaluation method has been developed by the Royal New Zealand Institute of Horticulture (RNZIH) for the assessment of all trees proposed for inclusion in district plans.~~

~~In this adapted form there are 13 categories (A-M). Each category asks specific questions of the assessor. Each category must be regarded as a specific question and answered without reference to other categories.~~

~~The categories are given ratings of 1 to 4. Each rating requires a clear decision. Any expansion of the rating values leads to subjectivity and fractional differences of opinion. The following assessment must be used in the context of the value of that tree or group of trees to the local community. The scoring is carried out using the form shown in Appendix 9-2.~~

To ensure all trees are assessed on an equal basis and against objective criteria, the New Zealand Standard Tree Evaluation Method (STEM) has be used to determine the scheduled notable trees. The STEM method measures the tree's attributes identified through the STEM criteria:

Condition Evaluation	Form, Occurrence, Vigour and Vitality, Function and Age
Amenity Evaluation	Stature, Visibility, Proximity, Role and Climate
Notable Evaluation	Stature (feature and form), Historic (age =100, association commemoration, remnant and relic) and scientific (source, rarity and endangered)

Each value within the three criteria are scored. The combined score for Condition and Amenity values range from 30 – 270. The Nobility values add further 30 – 270 points.

Trees are mature, large and/or unique. They are considered to be healthy and stable and have some outstanding features that contribute to the amenity, character or heritage, and make a positive impact for the city.

Groups and tree rows are included if the canopies touch or within such proximity through growth are likely to touch.

~~9-1.2~~ ~~Category A: Size of Tree~~

~~The height and the width of the tree are measured and the tree is then assessed for size. This is done by taking the larger dimension, i.e. height or width, and doubling. The lesser dimension is subsequently added. This figure will give the visual area of the tree.~~

~~Small~~	~~1-25~~	~~1 point~~
~~Medium~~	~~26-60~~	~~2 points~~
~~Large~~	~~61-86~~	~~3 points~~
~~Exceptional~~	~~86~~	~~4 points~~

~~The terrain may slope or be level without affecting the measurement method.~~

~~9-1.3 Category B: Importance of Position~~

~~This is used for assessing the trees' **visual importance** or **proximity to the public**. There is a need to recognise the value of trees that are adjacent to well-used footpaths or walkways in urban situations. For ease of definition the rating of this category is divided as follows (with vehicle counts for types of routes as a guide).~~

~~Minor Significance (local transport corridor or private garden), fewer than 3000 vehicles per day (vpd)~~	~~1 point~~
~~Significant (collector transport corridor) 3000–10,000 vpd~~	~~2 points~~
~~Very Significant (minor arterial transport corridor or suburban and sub-regional centres) 10,000–20,000 vpd~~	~~3 points~~
~~Major Significance (major arterial transport corridor or city centre) > 20,000 vpd~~	~~4 points~~

~~9-1.4 Category C: Presence of Other Trees~~

~~This category evaluates the **proximity** of other trees in the area. The rating is as follows.~~

~~Forest or woodland park~~	~~1 point~~
~~Group or small park (10+ trees)~~	~~2 points~~
~~Small group (2-9 trees)~~	~~3 points~~
~~Solitary specimen~~	~~4 points~~

~~9-1.5 Category D: Occurrence of the Species~~

~~Trees of importance in this category are assessed according to the **frequency of the species** in the local area. This category makes allowance for regional geographic differences such as climate.~~

~~Common~~	~~1 point~~
~~Infrequent~~	~~2 points~~
~~Rare locally~~	~~3 points~~
~~Rare regionally~~	~~4 points~~

~~9-1.6 Category E: Role in Location or Setting~~

~~This category assesses the **visual and spatial quality** surrounding the trees, i.e. the visual or spatial role of the tree in the setting. Does it contribute to the scene in a special way? Would the removal of the tree detract from the scene? Is the tree complementary to its surrounds? Is the tree an intentional part of a composition? The rating is as follows.~~

~~Minor significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

~~9-1.7 Category F: Useful Life Expectancy~~

~~The **health** and condition of a tree are indicators in this category. Simply put – does the tree look healthy in foliage, branch or bark? Are there any bad cuts or wounds liable to infection or rot? This category is divided into human life-span generations (in broad terms) for ease of reference. The question to be asked is whether the tree will be expected to be there for the next generation or generations to enjoy.~~

~~0 – 30 years~~	~~1 point~~
~~30 – 60 years~~	~~2 points~~
~~60 – 90 years~~	~~3 points~~
~~90 + years~~	~~4 points~~

~~9-1.8 Category G: Form~~

~~This is assessed by observing the **appearance** of the tree. Is it a well-shaped tree with a well-balanced branch system? A sturdy well-developed trunk is also visually important in the overall appearance of the tree.~~

~~Poor Form~~	~~1 point~~
~~Fair Form~~	~~2 points~~
~~Good Form~~	~~3 points~~
~~Excellent Form~~	~~4 points~~

~~9-1.9 Category H: Scientific Value~~

~~This category is for trees that have interest due to a **genetic purity** lost in the countries of origin, their value as a **source of propagation material**, or their **uniqueness** as rare cultivar or forms of a species. Trees without great stature or even a common species could be of great scientific interest. Specialist knowledge is required for the scientific evaluation and should be fully documented.~~

~~Minor Significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

9-1.10 Category I: Historic Value

This category is used for awarding trees their own particular **historic distinctions**. These include trees that have historic associations with early pioneers of historic events or places. It is important that trees in this category are given documented reasons for the evaluation.

Minor Significance	1 point
Significant (locally)	2 points
Very Significant	3 points
Major Significance	4 points

9-1.11 Category J: Cultural Value

Trees of **spiritual, tribal, or other cultural values** that are well documented or widely recognised. This category includes trees that are very large (notable) or very old for the species, but not recognised in Category A or commemorative trees without historic associations.

Minor significance	1 point
Significant (locally)	2 points
Very Significant (locally)	3 points
Major Significance (locally, nationally)	4 points

9-1.12 Category K: Functional Value(s)

This assesses the values of protection of soil by stabilisation, noise amelioration, shelter and shade, and fruit production, where these values are **primary** functions of the tree(s) in their location, i.e. the tree(s) are there for that reason.

Minor Significance	1 point
Significant	2 points
Very Significant	3 points
Major Significance	4 points

9-1.13 Category L: Ecological Value

This is assessed as distinct from scientific and botanical value. It is related to habitat values for flora and fauna (particularly native) and is assessed on a **stand basis** so that single or isolated trees would score 1 in all cases. The species diversity of a stand is also important in this respect. Stands that serve as links between natural features and other larger stands can also be assessed here.

Minor Significance	1 point
Significant	2 points
Very Significant	3 points

~~Major Significance~~	~~4 points~~

~~9-1.14 Category M: Stand Landscape Value~~

~~This is assessed distinct from individual trees so individual or isolated trees would score 1 in all cases. The essential aspect is the **overall significance of the stand** in its environment. Is it visually significant? Does it screen or buffer development? Does it contribute to the city-wide tree framework or green network?~~

~~Minor Significance~~	~~1 point~~
~~Significant~~	~~2 points~~
~~Very Significant~~	~~3 points~~
~~Major Significance~~	~~4 points~~

9-1.~~15~~2 Method of Finding the Score for the Evaluation

The rating figures for each ~~category~~value entered on the registration form are ~~now multiplied~~added category by category~~. A x B x C x D x E x F x G x H x I x J x K x L x M = Total Points. Please note that in whatever order~~to determine the ~~individual category scores are multiplied, the final~~total score ~~remains the same~~. This represents the sum of the evaluation for amenity purposes and clarification for ~~listing~~scheduling the tree as a notable tree.

~~For individual trees or groups of up to nine trees, the qualifying score should be the average of individual scores. For groups of 10 or more trees, the qualifying score should be the **average** score for the 10 best typical trees of the group. (If required, individual scores for other trees in the group could be assessed.)~~

~~Thus for individual trees or groups of up to nine trees, the score obtained shall achieve or exceed for:~~

~~Category 1 – 1000 points~~

~~Category 2 – 500 points~~

~~For trees protected as a condition of consent – 250 points.~~

~~9-1.16 Method of Applying a Monetary Value~~

~~A monetary value is obtained by multiplying the evaluation score by the unit value. A value of $45 per unit has been adopted, based on the 1998 cost of purchase and establishment of a tree scoring 1.~~

~~The value of an individual tree, in a group or stand of more than 10 trees, shall be the unit value multiplied by the average score for 10 typical trees as established in the registration procedure. The stand value will be the individual value multiplied by the number of trees.~~

~~Appendix 9-2: Significant Tree Assessment Form~~

District Plan & Tree Evaluation Form

Register No.: ..... Registration Category: .....
Site Address: ..... Map Ref: .....
Legal Description: .....
Site Owner: .....
Owner Address: .....
Site Occupier: .....
Registration Requested By:..... Date (First Registered): .....
HCC Resolution:..... File: .....
Tree Species: ..... Tree Evaluation Score: .....
Common Name:..... Tree Monetary Value ($30/unit): .....
Location On Site: .....
Evaluating Officer:..... Date: .....

Rating Categories		**Points**	**1**	**2**	**3**	**4**	**Scores**		
A	Size of tree 2 Height + Width (m)	**Points**	Small 1-25	Medium 26-60	Large 61-85	Outstanding 86+			
B	Importance of position	**Points**	Minor Significance	Significant	Very Significant	Major Significance			
C	Presence of other trees	**Points**	Forest or woodland park (many)	Group or park 10+ trees (some)	Small group 2-9 trees (few)	Solitary			
D	Occurrence of the species	**Points**	Common	Infrequent (locally or regionally)	Rare (nationally)	Rare			
E	Role in location or setting (visual spatial composition in setting)	**Points**	Minor Significance	Significant	Very Significant	Major Significance			
F	Useful life expectancy in	**Points**	0-30	30-60	60-90	90+			

	~~years from now (vigour)~~							
~~G~~	~~Form or shapeliness~~	~~**Points**~~	~~Poor~~	~~Fair~~	~~Good~~	~~Excellent~~		
~~H~~	~~Scientific value~~	~~**Points**~~	~~Minor Significance~~	~~Significant~~	~~Very Significant~~	~~Major Significance~~		
~~I~~	~~Historic value~~	~~**Points**~~	~~Minor Significance~~	~~Significant~~	~~Very Significant (regional)~~	~~Major Significance (national)~~		
~~J~~	~~Cultural value~~	~~**Points**~~	~~Minor Significance~~	~~Significant~~	~~Very Significant~~	~~Major Significance~~		
~~K~~	~~Functional value~~	~~**Points**~~	~~Minor Significance~~	~~Significant~~	~~Very Significant~~	~~Major Significance~~		
~~L~~	~~Ecological value~~	~~**Points**~~	~~Minor Significance~~	~~Significant~~	~~Very Significant~~	~~Major Significance~~		
~~M~~	~~Stand landscape value~~	~~**Points**~~	~~Minor Significance~~	~~Significant~~	~~Very Significant~~	~~Major Significance~~		
						~~TREE EVALUATION TOTAL =~~		

Schedule 9C: Significant Natural Areas

This Schedule provides a list of Significant Natural Areas in Hamilton City which are also identified on the planning maps. For each SNA, this schedule provides:

• Site ID
• Site name
• Area (ha)
• SNA type – 'Corridor/indigenous fauna habitat SNA' (cSNA) and Floristic SNA' (fSNA).
• Waikato RPS ecological significance criteria met – the ecological criteria in the Waikato RPS that make the area ecologically significant.
• Significance – national, regional, local.

Significant Natural Area Assessment Method

The sites were assessed using the criteria for determining significant indigenous biodiversity contained in section 11A of the Waikato Regional Policy Statement 2016. An area is to be assessed as a Significant Natural Area if it meets one or more of the 11 criteria in the Waikato Regional Policy Statement. Sites that are assessed as being significant are then assessed as being locally, regionally or nationally significant. The method to identify the Significant Natural Areas involved a review of existing information,

datasets and aerial imagery, consultation and external review and 'ground-truthing' of selected sites.

Two classifications of Significant Natural Areas

Two classifications of SNAs have been identified in this Schedule:

a. **Floristic SNA' (fSNA):** Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area which makes it significant in terms of section 6(c) of the RMA. For example, the area meets criteria 4, 5, 6 or 10 in the Waikato Regional Policy Statement 2016.

b. '**Corridor/indigenous fauna habitat SNA' (cSNA):** Areas that are able to be delineated by topographical or vegetation features (such as gully systems) which:

   i. Provides significant fauna habitats (including steppingstone or corridor habitats), including regularly used habitats by nationally At Risk or Threatened indigenous fauna species. For example, the area meets criterion 3 in the Waikato Regional Policy Statement 2016; or

   ii. Provides ecological buffering to a regionally or nationally important SNA. For example, the area meets criteria 7, 8, 9,11 in the Waikato Regional Policy Statement 2016

As restoration efforts continue in Hamilton City, additional Significant Natural Areas may be created, and these will be added to this Schedule through future plan changes.

cSNA

Site ID	C1
Site name	A J Seeley Gully
Area (ha)	6.30
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,8,9,11
Significance	National
Site ID	C3
Site name	Beerescourt Gully
Area (ha)	0.97
SNA type	cSNA

RPS ecological significance criteria met	8,11
Significance	Local
Site ID	C6
Site name	Bowery Lane
Area (ha)	0.55
SNA type	cSNA
RPS ecological significance criteria met	8,11
Significance	Local
Site ID	C7
Site name	Bremworth Park
Area (ha)	0.63
SNA type	cSNA
RPS ecological significance criteria met	1,4
Significance	Local
Site ID	C10
Site name	Caernarvon Park
Area (ha)	1.20
SNA type	cSNA
RPS ecological significance criteria met	1,3
Significance	Local
Site ID	C12
Site name	Chartwell Gully
Area (ha)	5.83
SNA type	cSNA
RPS ecological significance criteria met	1,4,6,8,11
Significance	Local
Site ID	C13
Site name	Chedworth Gully
Area (ha)	8.58
SNA type	cSNA

RPS ecological significance criteria met	1,3,4,8,11
Significance	Regional
Site ID	C16
Site name	Dinsdale Gully
Area (ha)	3.17
SNA type	cSNA
RPS ecological significance criteria met	1,11
Significance	Local
Site ID	C18
Site name	Donny Park
Area (ha)	20.65
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,8,11
Significance	Regional
Site ID	C20
Site name	Graham Park
Area (ha)	8.10
SNA type	cSNA
RPS ecological significance criteria met	1,3,11
Significance	Regional
Site ID	C22
Site name	Hamilton Gardens
Area (ha)	8.47
SNA type	cSNA
RPS ecological significance criteria met	3,11
Significance	Regional
Site ID	C23
Site name	Hammond Park
Area (ha)	10.13
SNA type	cSNA

RPS ecological significance criteria met	1,3,4,6,7,8,9,11
Significance	National
Site ID	C26
Site name	Katapaki Gully - Downstream
Area (ha)	18.59
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,8,11
Significance	Regional
Site ID	C28
Site name	Kirikiriroa Esplanade Gully
Area (ha)	16.81
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,7,8,9,11
Significance	National
Site ID	C30
Site name	Lake Rotokauri Margin
Area (ha)	1.64
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6
Significance	Regional
Site ID	C31
Site name	Lake Rotoroa
Area (ha)	76.89
SNA type	cSNA
RPS ecological significance criteria met	1,3,4,6,7,9
Significance	Regional
Site ID	C33
Site name	Mangaiti Gully - downstream
Area (ha)	7.92
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,11
Significance	Regional
Site ID	C34
Site name	Mangaiti Gully - Huntington arm
Area (ha)	0.87
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,4,6,8,11
Significance	Local
Site ID	C35
Site name	Mangaiti Gully - upstream
Area (ha)	28.66
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,7,8,9,11
Significance	Regional
Site ID	C36
Site name	Mangakotukutuku east gully - Peacocke
Area (ha)	0.09
SNA type	cSNA
RPS ecological significance criteria met	1,3,11
Significance	National
Site ID	C37
Site name	Mangakotukutuku north gully - Waikato River
Area (ha)	10.62
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,8,11
Significance	National
Site ID	C38
Site name	Mangakotukutuku south gully - Deanwell
Area (ha)	2.00
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	3,8,11
Significance	Regional
Site ID	C39
Site name	Mangakotukutuku west gully - Sandford Park
Area (ha)	35.01
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,7,8,11
Significance	National
Site ID	C40
Site name	Mangaonua Gully - downstream
Area (ha)	31.19
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,7,8,9,11
Significance	National
Site ID	C41
Site name	Mangaonua Gully - upstream
Area (ha)	17.81
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,11
Significance	National
Site ID	C44
Site name	Pukete Farm Park
Area (ha)	19.51
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6
Significance	Local
Site ID	C46
Site name	Ranfurly Park
Area (ha)	7.40
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	1,4,6
Significance	Local
Site ID	C47
Site name	Resthills Park
Area (ha)	5.47
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3
Significance	National
Site ID	C50
Site name	Ruakura kahikatea group
Area (ha)	1.07
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	4
Significance	Local
Site ID	C53
Site name	Tauhara Park
Area (ha)	0.67
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3
Significance	Local
Site ID	C54
Site name	Tauhara Park - Kirikiriroa Stream
Area (ha)	12.02
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,10,11
Significance	Regional
Site ID	C56
Site name	Te Manatu Gully
Area (ha)	3.23
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	1,4,6,8,11
Significance	Local
Site ID	C59
Site name	Te Rapa North
Area (ha)	10.75
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,8,10,11
Significance	Regional
Site ID	C64
Site name	Waikato River
Area (ha)	136.85
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	3,7,8,9,11
Significance	National
Site ID	C65
Site name	Waikato River - Amberfield
Area (ha)	5.20
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,11
Significance	National
Site ID	C66
Site name	Waikato River - Chartwell
Area (ha)	4.94
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,6,11
Significance	Regional
Site ID	C67
Site name	Waikato River - Claudelands
Area (ha)	12.14
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	1,3,8,11
Significance	Regional
Site ID	C68
Site name	Waikato River - Cobham Drive
Area (ha)	3.37
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,6,11
Significance	Regional
Site ID	C69
Site name	Waikato River - Hamilton Central
Area (ha)	3.96
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,11
Significance	Regional
Site ID	C70
Site name	Waikato River - Hamilton East
Area (ha)	3.51
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,11
Significance	Regional
Site ID	C71
Site name	Waikato River - Hamilton Gardens
Area (ha)	8.38
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,9,11
Significance	Regional
Site ID	C72
Site name	Waikato River - Harrowfield
Area (ha)	4.25
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,11
Significance	Regional
Site ID	C73
Site name	Waikato River - Peacocke North
Area (ha)	1.23
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	4,6,11
Significance	Local
Site ID	C74
Site name	Waikato River - Pukete
Area (ha)	6.02
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,4,6,9,11
Significance	Local
Site ID	C75
Site name	Waikato River - Saint Andrews
Area (ha)	7.30
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,11
Significance	National
Site ID	C76
Site name	Waikato River - Te Rapa
Area (ha)	8.77
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,6,11
Significance	Local
Site ID	C77
Site name	Waikato River - Whitiora
Area (ha)	4.22
SNA type	cSNA

RPS ecological significance criteria1,3,4,6,8,11	1,3,11
Significance	Regional
Site ID	C78
Site name	Waikato River - Woodridge Flagstaff
Area (ha)	15.18
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,6,11
Significance	Local
Site ID	C81
Site name	Waikato University kahikatea stands
Area (ha)	0.57
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	4
Significance	Local
Site ID	C83
Site name	Waitawhiriwhiri Reserve - Beetham Park - Edgecumbe Park
Area (ha)	24.77
SNA type	cSNA
RPS ecological significance criteria1,3,4,6,8,11	1,3,4,6,8,11
Significance	Regional

fSNA

Site ID	F1
Site name	Berkley Kahikatea
Area (ha)	0.38
SNA type	fSNA
RPS ecological significance criteria met	3, 4, 9, 11
Significance	National
Site ID	F2
Site name	Brymer Park
Area (ha)	1.04

SNA type	fSNA
RPS ecological significance criteria met	1,4,6,11
Significance	Local
Site ID	F3
Site name	Kereru Reserve
Area (ha)	1.61
SNA type	fSNA
RPS ecological significance criteria met	4,9
Significance	Local
Site ID	F4
Site name	Caldwell Native Bush
Area (ha)	0.28
SNA type	fSNA
RPS ecological significance criteria met	9
Significance	Local
Site ID	F5
Site name	Donny Park Raupo
Area (ha)	1.95
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Regional
Site ID	F6
Site name	Farnborough Drive Reserve
Area (ha)	1.12
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Regional
Site ID	F7
Site name	Graham Island (Te Motere o Kaipikau)
Area (ha)	0.36
SNA type	fSNA

RPS ecological significance criteria met	4
Significance	Local
Site ID	F8
Site name	Grove Park Kahikatea
Area (ha)	0.11
SNA type	fSNA
RPS ecological significance criteria met	1,4
Significance	Local
Site ID	F9
Site name	Gully near Hammond Bush I
Area (ha)	0.79
SNA type	fSNA
RPS ecological significance criteria met	1,3,8,11
Significance	National
Site ID	F10
Site name	Gully near Hammond Bush II
Area (ha)	1.34
SNA type	fSNA
RPS ecological significance criteria met	1,3,6,8,11
Significance	National
Site ID	F11
Site name	Hammond Bush
Area (ha)	3.04
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	Regional
Site ID	F12
Site name	Hammond Park - North End
Area (ha)	0.44
SNA type	fSNA

RPS ecological significance criteria met	1,11
Significance	Local
Site ID	F13
Site name	Hillcrest Kahikatea
Area (ha)	1.37
SNA type	fSNA
RPS ecological significance criteria met	1,4,9
Significance	Local
Site ID	F14
Site name	Horseshoe Lake I
Area (ha)	37.35
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,8
Significance	National
Site ID	F17
Site name	Kirikiriroa Gully Arm, adjacent to Gordonton Road I
Area (ha)	0.21
SNA type	fSNA
RPS ecological significance criteria met	1,4,11
Significance	Regional
Site ID	F18
Site name	Kirikiriroa Gully Arm, adjacent to Gordonton Road II
Area (ha)	0.36
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional
Site ID	F19
Site name	Kirikiriroa Gully, Chartwell
Area (ha)	2.42
SNA type	fSNA

RPS ecological significance criteria met	1,3,4
Significance	Regional
Site ID	F20
Site name	Kirikiriroa Gully, Harrowfield, Riverbank North
Area (ha)	1.68
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional
Site ID	F21
Site name	Kirikiriroa Gully, Mangaiti
Area (ha)	3.52
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,9,11
Significance	Regional
Site ID	F22
Site name	Lake Rotokaeo (Forest Lake)
Area (ha)	6.87
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,
Significance	Regional
Site ID	F24
Site name	Mamaku-Mahoe Forest, Hamilton Gardens
Area (ha)	1.77
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional
Site ID	F27
Site name	Mangakotukutuku Gully, Te Anau
Area (ha)	0.59
SNA type	fSNA

RPS ecological significance criteria met	1,3,11
Significance	National
Site ID	F28
Site name	Mangaonua Gully Arm in Berkley
Area (ha)	0.43
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National
Site ID	F29
Site name	Mangaonua Gully Arm in Berkley II
Area (ha)	0.54
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National
Site ID	F30
Site name	Mangaonua Gully Arm in Berkley III
Area (ha)	0.31
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National
Site ID	F31
Site name	Mangaonua Gully Arm in Riverlea
Area (ha)	0.31
SNA type	fSNA
RPS ecological significance criteria met	3,11
Significance	Local
Site ID	F32
Site name	Mangaonua Gully, Chelmsford Park
Area (ha)	1.34
SNA type	fSNA

RPS ecological significance criteria met	1,3,11
Significance	National
Site ID	F33
Site name	Mangaonua Gully, Silverdale
Area (ha)	3.40
SNA type	fSNA
RPS ecological significance criteria met	1,11
Significance	Regional
Site ID	F34
Site name	Mangaonua Streamside Berkley
Area (ha)	0.55
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	National
Site ID	F35
Site name	Mangaonua Streamside in Riverlea I
Area (ha)	1.04
SNA type	fSNA
RPS ecological significance criteria met	1,3,9,11
Significance	National
Site ID	F36
Site name	Mangaonua Streamside in Riverlea II
Area (ha)	0.29
SNA type	fSNA
RPS ecological significance criteria met	1,11
Significance	Local
Site ID	F37
Site name	Mangaonua Streamside in Riverlea III
Area (ha)	0.26
SNA type	fSNA

RPS ecological significance criteria met	1,11
Significance	Local
Site ID	F38
Site name	Mangaonua Streamside in Riverlea IV
Area (ha)	0.57
SNA type	fSNA
RPS ecological significance criteria met	3,11
Significance	National
Site ID	F40
Site name	Mooney Street Kahikatea
Area (ha)	0.56
SNA type	fSNA
RPS ecological significance criteria met	1,4
Significance	Local
Site ID	F41
Site name	Peachgrove Kahikatea
Area (ha)	0.78
SNA type	fSNA
RPS ecological significance criteria met	4,6,11
Significance	Local
Site ID	F43
Site name	Puketaha Astelia Gully
Area (ha)	3.82
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,11
Significance	National
Site ID	F44
Site name	Pukete Kanuka Gully I
Area (ha)	1.25
SNA type	fSNA

RPS ecological significance criteria met	1,3,8,9,11
Significance	Regional
Site ID	F45
Site name	Pukete Kanuka Gully II
Area (ha)	0.22
SNA type	fSNA
RPS ecological significance criteria met	4,9
Significance	Local
Site ID	F46
Site name	Pukete Riverside Kanuka
Area (ha)	0.46
SNA type	fSNA
RPS ecological significance criteria met	1,4,11
Significance	Local
Site ID	F47
Site name	Pukete Riverside Manuka-Mahoe Forest
Area (ha)	1.29
SNA type	fSNA
RPS ecological significance criteria met	1,6,9,11
Significance	Local
Site ID	F48
Site name	Ranfurly Park Kanuka
Area (ha)	0.63
SNA type	fSNA
RPS ecological significance criteria met	1,4
Significance	Local
Site ID	F49
Site name	River Island, with turf vegetation
Area (ha)	0.03
SNA type	fSNA

RPS ecological significance criteria met	4,6
Significance	Local
Site ID	F50
Site name	River Road North Gully
Area (ha)	6.74
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,7,8,11
Significance	National
Site ID	F51
Site name	Riverbank east of Cobham Bridge
Area (ha)	0.25
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	Local
Site ID	F52
Site name	Riverbank Kanuka opposite Hammond Park
Area (ha)	0.63
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional
Site ID	F53
Site name	Riverbank Mahoe Scrub, Pukete
Area (ha)	1.51
SNA type	fSNA
RPS ecological significance criteria met	1,9,11
Significance	Local
Site ID	F54
Site name	Riverbank Mamaku-Kamahi Forest, Hamilton Gardens
Area (ha)	1.84
SNA type	fSNA

RPS ecological significance criteria met	1,3,11
Significance	Regional
Site ID	F55
Site name	Riverbank North of Pukete Bridge
Area (ha)	1.07
SNA type	fSNA
RPS ecological significance criteria met	1,4,11
Significance	Local
Site ID	F56
Site name	Riverbank opposite Ann Street
Area (ha)	0.90
SNA type	fSNA
RPS ecological significance criteria met	3,4,11
Significance	Local
Site ID	F57
Site name	Riverbank opposite St Andrews Golf Course
Area (ha)	1.38
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	Local
Site ID	F58
Site name	Riverbank South of Miropiko
Area (ha)	0.09
SNA type	fSNA
RPS ecological significance criteria met	11
Significance	Local
Site ID	F59
Site name	Riverside Alder, Hamilton North
Area (ha)	1.45
SNA type	fSNA

RPS ecological significance criteria met	1,3,4,6,11
Significance	Local
Site ID	F60
Site name	Riverside Kanuka, Hammond Park
Area (ha)	0.82
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional
Site ID	F61
Site name	Riverside Kanuka, Peacocke
Area (ha)	1.92
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,11
Significance	Regional
Site ID	F62
Site name	Seely's Gully
Area (ha)	2.04
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,9,11
Significance	Regional
Site ID	F63
Site name	Southwell Bush
Area (ha)	0.93
SNA type	fSNA
RPS ecological significance criteria met	3,4
Significance	National
Site ID	F64
Site name	St Andrews Kanuka
Area (ha)	2.02
SNA type	fSNA

RPS ecological significance criteria met	1,3,4,11
Significance	Local
Site ID	F65
Site name	Te Papanui - Claudelands Bush
Area (ha)	6.38
SNA type	fSNA
RPS ecological significance criteria met	1,3,4,6,8,9,11
Significance	National
Site ID	F66
Site name	Te Rapa North Kahikatea I
Area (ha)	0.33
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local
Site ID	F67
Site name	Te Rapa North Kahikatea II
Area (ha)	0.49
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local
Site ID	F68
Site name	Templeview Kahikatea
Area (ha)	1.00
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local
Site ID	F69
Site name	Totara Park
Area (ha)	1.97
SNA type	fSNA

RPS ecological significance criteria met	1,4
Significance	Local
Site ID	F70
Site name	Waikato University Kahikatea
Area (ha)	0.05
SNA type	fSNA
RPS ecological significance criteria met	4
Significance	Local
Site ID	F71
Site name	Waitawhiriwhiri Gully, Edgecumbe Park
Area (ha)	0.51
SNA type	fSNA
RPS ecological significance criteria met	1,3,11
Significance	Local
Site ID	F72
Site name	Waitawhiriwhiri Gully, Whitiora
Area (ha)	0.55
SNA type	fSNA
RPS ecological significance criteria met	11
Significance	Local

~~**Site Number (refer to Planning Maps)**~~	~~**Name**~~	~~**Map Number**~~
~~SNA 1~~	~~Te Rapa North kahikatea I~~	~~7B~~
~~SNA 2~~	~~Te Rapa North kahikatea II~~	~~7B~~
~~SNA 3~~	~~River Road North Gully~~	~~7B, 8B~~
~~SNA 4~~	~~Riverside alder with tree ferns~~	~~7B, 8B~~
~~SNA 5~~	~~Pukete kanuka Gully I~~	~~16B, 8B~~
~~SNA 6~~	~~Riverbank mahoe scrub, Pukete~~	~~16B, 8B~~

~~SNA 7~~	~~Pukete Riverside mamaku-mahoe Forest~~	~~16B, 17B~~
~~SNA 8~~	~~Pukete kanuka Gully II~~	~~16B~~
~~SNA 9~~	~~Pukete Riverside kanuka~~	~~17B~~
~~SNA 10~~	~~Puketaha astelia Gully~~	~~19B~~
~~SNA 11~~	~~Kereru Reserve~~	~~14B~~
~~SNA 12~~	~~Horseshoe Lake (Waiwhakareke Natural Heritage Park)~~	~~33B~~
~~SNA 13~~	~~Riverbank north of Pukete Bridge~~	~~17B~~
~~SNA 14~~	~~Kirikiriroa Gully, Harrowfield~~	~~17B~~
~~SNA 15~~	~~Totara Park~~	~~17B~~
~~SNA 16~~	~~Mooney Street kahikatea~~	~~25B~~
~~SNA 17~~	~~Kirikiriroa Gully adjacent to Gordonton Road~~	~~19B~~
~~SNA 18~~	~~Kirikiriroa Gully, Chartwell~~	~~19B~~
~~SNA 19~~	~~Riverbank opposite St Andrew's Golf Course~~	~~18B, 27B~~
~~SNA 20~~	~~St Andrew's kanuka~~	~~27B~~
~~SNA 21~~	~~Donny Park raupo~~	~~27B~~
~~SNA 22~~	~~Riverbank opposite Anne Street~~	~~27B~~
~~SNA 23~~	~~Ranfurly Park, Fairfield~~	~~36B, 37B~~
~~SNA 24~~	~~Kirikiriroa Gully, Mangaiti~~	~~18B, 19B~~
~~SNA 25~~	~~Nawton Wetland~~	~~33B~~
~~SNA 26~~	~~Brymer Park~~	~~33B~~
~~SNA 27~~	~~Lake Rotokaeo (Forest Lake)~~	~~35B~~
~~SNA 28~~	~~Grove Park kahikatea~~	~~42B~~
~~SNA 29~~	~~Waitawhiriwhiri Gully, Edgecumbe Park~~	~~36B~~
~~SNA 30~~	~~Waitawhiriwhiri Gully, Whitiora~~	~~35B~~
~~SNA 31~~	~~Claudelands Bush~~	~~37B, 38B~~
~~SNA 32~~	~~Riverbank south of Miropiko~~	~~37B~~
~~SNA 33~~	~~Seeley's Gully~~	~~37B, 38B, 45B, 46B~~
~~SNA 34~~	~~Peachgrove kahikatea~~	~~46B~~
~~SNA 35~~	~~Mixed planted forest and totara forest near Golf Area Hamilton Lake Domain~~	~~44B~~
~~SNA 36~~	~~Lake Rotoroa~~	~~44B, 45B, 54B, 55B~~
~~SNA 37~~	~~Southwell Bush~~	~~38B~~

~~SNA 38~~	~~Caldwell Native Bush~~	~~38B~~
~~SNA 39~~	~~Waikato University kahikatea~~	~~47B~~
~~SNA 40~~	~~Hillcrest kahikatea~~	~~47B~~
~~SNA 41~~	~~Mangaonua Gully, Chelmsford Park~~	~~48B~~
~~SNA 42~~	~~Mangaonua Gully, Silverdale~~	~~48B~~
~~SNA 43~~	~~Temple View kahikatea~~	~~60B~~
~~SNA 44~~	~~Graham Island (Te Motere o Kaipikau)~~	~~56B~~
~~SNA 45~~	~~Riverbank east of Cobham Drive~~	~~56B~~
~~SNA 46~~	~~River Island with turf vegetation~~	~~56B~~
~~SNA 47~~	~~Mamaku-mahoe forest, Hamilton Gardens Riverbank Mamaku-kamahi forest, Hamilton Gardens~~	~~57B~~
~~SNA 48~~	~~Riverbank kanuka opposite Hammond Park~~	~~57B~~
~~SNA 49~~	~~Hammond Bush~~	~~58B, 57B~~
~~SNA 50~~	~~Gully near Hammond Bush I~~	~~58B~~
~~SNA 51~~	~~Gully near Hammond Bush II~~	~~58B~~
~~SNA 52~~	~~Riverside kanuka, Hammond Park~~	~~58B~~
~~SNA 53~~	~~Mangaonua streamside, Riverlea~~	~~58B~~
~~SNA 54~~	~~Riverside kanuka, Peacocke~~	~~58B, 65B~~
~~SNA 55~~	~~Mangakotukutuku gully, Te Anau Park~~	~~63B~~
~~SNA 56~~	~~Mangakotukutuku gully, Peacocke~~	~~64B~~
~~SNA 57~~	~~Mangaonua gully, Berkley~~	~~58B~~
~~SNA 58~~	~~Mangaonua streamside, Riverlea~~	~~58B~~
~~SNA 59~~	~~Mangaonua gully arm, Riverlea~~	~~58B~~

Schedule 9D: Significant Trees

Note

In the table below:

1. *"*" Means when assessed as part of a stand these trees reach the required threshold.*
2. *"x3" Means the number of trees assessed as one canopy (i.e. three trees).*
3. *The root protection zone of a tree may extend beyond the boundary of the listed lot and onto a neighbouring property.*

ID# (as per planning maps)	Common Name	Botanical Name	Address/Legal Description	~~RNZIH~~ STEM Score	This column has been	Protected Root Zone (Metre radius from the

					removed by PC 9	**centre of the tree trunk)**
T3 Map 56B	**Bunya bunya**	**Araucaria bidwillii**	**Cobham Drive (Hamilton Gardens), Sec 26 Hamilton East Twn Belt**	**216**		**19.9**
T4 Map 57B		**Mixed Group**				
4.1	Redwood	Sequoia sempervirens	Cobham Drive Reserve, Lot DPS 23750	162		16.3
4.2	Atlantic cedar	Cedrus atlantica glauca	Cobham Drive Reserve, Lot DPS 23750	162		16.9
4.3	Redwood	Sequoia sempervirens	Cobham Drive Reserve, Lot 3 DPS 23750	162		14.1
4.4	Holm oak	Quercus ilex	Cobham Drive Reserve, Lot 3 DPS 23750	156		16.2
4.5	Atlantic cedar	Cedrus atlantica glauca	Cobham Drive Reserve, Lot 3 DPS 23750	150		12.6
4.6	Redwood	Sequoia sempervirens	334 Cobham Drive, Pt Lot 2 DPS 13020	168		17.1
4.7	Atlantic cedar	Cedrus atlantica glauca	332 Cobham Drive, Lot 1 DPS 23750	156		11.7
4.8	Holm oak	Quercus ilex	332 Cobham Drive, Lot 1 DPS 23750	144		14.2
~~T5 Map 57B~~	~~English oak~~	~~Quercus robur~~	~~61 Flynn Rd, Lot 1 DPS 24621~~		~~648~~	~~2~~
T6 Map 37B	Tupelo	Nyssa sylvatica	12 George St, Lot 1 DPS 4394	162		8.3
T7 Map 45B	**Ferrybank Plantation**	**Mixed Group**	**Grantham St - Ferrybank Reserve, Allotment 443A Town of West**			

			Hamilton, Lot 2 DPS 257.			
7.1	English oak	Quercus robur	Grantham St – Ferrybank Reserve	174		16.4
7.2	English oak	Quercus robur	Grantham St – Ferrybank Reserve	150		11.2
7.3	English oak	Quercus robur	Grantham St – Ferrybank Reserve	150		14.3
7.4	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	144		15.9
~~7.5~~	~~English beech~~	~~Fagus sylvatica~~	~~Grantham St – Ferrybank Reserve~~		~~2592~~	
7.6	English beech	Fagus sylvatica	Grantham St – Ferrybank Reserve	138		14.3
7.7	Pin oak	Quercus palustris	Grantham St – Ferrybank Reserve			
7.8	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	192		21.7
7.9	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	144		12.3
7.10	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	192		19.4
7.11	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	150		10.6
7.12	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	186		19.6
7.13	London plane	Platanus acerifolia	Grantham St – Ferrybank Reserve	186		21.4
7.16	California big tree or Giant Sequoia	Sequoiadendron giganteum	Grantham St – Ferrybank Reserve	168		22.9

7.17	Japanese cedar	Cryptomeria japonica	Grantham St – Ferrybank Reserve	144		12.2
T8 Map 46B	**Grey St Avenue**		**Grey St, Hamilton East, Road Reserve**			
8.1	London plane	Platanus acerifolia	By 142 Grey St	198		17.3
8.2	English elm	Ulmus procera	Opposite 293 Grey St (by Steele Park toilets)	213		18.9
8.5	English oak	Quercus robur	By 146 Grey St	201		19.3
8.6	London plane	Platanus acerifolia	By 293 Grey St	231		18.2
8.7	London plane	Platanus acerifolia	Cnr Cook and Grey St (by 300 Grey Street)	231		21.7
8.8	London plane	Platanus acerifolia	Cnr Cook and Grey St (Steel Park Corner)	231		16.1
8.9	Common elm	Ulmus procera	By 191 Grey St	195		14.5
8.10	London plane	Platanus acerifolia	By 242 Grey St	237		18.2
8.11	London plane	Platanus acerifolia	By 209 Grey St	219		16.3
8.12	London plane	Platanus acerifolia	By 208A Grey St	231		18.5
8.13	London plane	Platanus acerifolia	By 180 Grey St	225		21.4
8.14	London plane	Platanus acerifolia	Cnr of Wellington and Grey St (by 265 Grey Street)	225		17.7
8.15	London plane	Platanus acerifolia	By 150 Grey St	162		12.8

T9 Map 46B	**Steele Park Memorial Trees**		**Steele Park, Grey St, Allotment 410 Town of Hamilton East**			
~~9.1~~	~~Silver birch~~	~~Betula pendula~~	~~Cook St (opposite 300 Grey St)~~		~~432~~	
~~9.2~~	~~Sycamore maple~~	~~Acer pseudoplatanus~~	~~Cook St~~		~~864~~	
9.3	London plane	Platanus acerifolia	Cook St	213		17.8
9.4	English oak	Quercus robur	Cook St	192		11.7
9.5	English oak	Quercus robur	Cook St	174		13.5
9.6	London plane	Platanus acerifolia	Cook St	207		21.7
9.7	English oak	Quercus robur	Cook St	198		19.1
~~9.8~~	~~English oak~~	~~Quercus robur~~	~~Cook St~~		~~648~~	
9.9	English oak	Quercus robur	Cook St	228		18.9
9.10	English oak	Quercus robur	Cook St	162		12.6
9.11	English oak	Quercus robur	Cook St	168		14.7
~~9.12~~	~~English oak~~	~~Quercus robur~~	~~Firth St~~		~~576~~	
9.13	English oak	Quercus robur	Firth St	168		12.4
9.14	English oak	Quercus robur	Firth St	162		10.4
9.15	English oak	Quercus robur	Firth St	168		12.4
9.16	English oak	Quercus robur	Firth St	180		21.2
~~9.17~~	~~English oak~~	~~Quercus robur~~	~~Firth St~~		~~864~~	
~~9.18~~	~~English oak~~	~~Quercus robur~~	~~Firth St~~		~~1944~~	
9.19	English oak	Quercus robur	Firth St	135		10.5
9.20	English oak	Quercus robur	Firth St	186		13.2
9.22	English oak	Quercus robur	Firth St	174		12.0
9.23	California big tree or Giant Sequoia	Sequoiadendron giganteum	Wellington St	132		15.2
~~9.24~~	~~English oak~~	~~Quercus robur~~	~~Wellington St~~		~~648~~	
9.25	English oak	Quercus robur	Wellington St	192		15.8
9.26	English oak	Quercus robur	Wellington St	174		11.6
9.27	English oak	Quercus robur	Wellington St	192		12.5
9.28	English oak	Quercus robur	Wellington St	204		17.0
9.29	English oak	Quercus robur	Wellington St	186		14.1

~~9.30~~	~~English oak~~	~~Quercus robur~~	~~Wellington St~~			~~2916~~	
9.31	English oak	Quercus robur	Wellington St	192		13.8	
~~9.32~~	~~Sycamore maple~~	~~Acer pseudoplatanus~~	~~Wellington St~~			~~864~~	
9.33	English oak	Quercus robur	Wellington St	171		9.9	
9.34	English oak	Quercus robur	Wellington St	186		15.5	
9.36	English oak	Quercus robur	Wellington St	147		8.7	
9.37	English oak	Quercus robur	Wellington St	174		12.6	
9.38	Douglas fir	Pseudotsuga menziesii	Wellington St	138		10.5	
9.39	English oak	Quercus robur	Wellington St	141		10.1	
9.40	Indian cedar	Cedrus deodora	Cnr Wellington & Grey St	150		10.7	
9.41	English oak	Quercus robur	Grey St	168		11.9	
9.42	Sweet chestnut	Castanea sativa	Grey St	150		18.0	
9.43	English oak	Quercus robur	Grey St	147		8.7	
9.44	English oak	Quercus robur	Grey St	204		15.1	
9.45	English oak	Quercus robur	Grey St	174		13.1	
~~9.46~~	~~Sycamore maple~~	~~Acer pseudoplatanus~~	~~Grey St~~			~~576~~	
~~9.47~~	~~English oak~~	~~Quercus robur~~	~~Grey St~~			~~1296~~	
9.48	English oak	Quercus robur	Grey St	180		14.1	
9.49	English oak	Quercus robur	Grey St	180		13.6	
~~9.50~~	~~English oak~~	~~Quercus robur~~	~~Grey St~~			~~1296~~	
9.51	English oak	Quercus robur	Grey St	192		14.2	
T10 Map 45B		**Oak Stand**	**Hamilton Parade by Alma St, Road Reserve**				
10.1	Mossy cup oak	Quercus acutissima	Hamilton Parade	168		missing	
10.2	Mossy cup oak	Quercus acutissima	Hamilton Parade	162		missing	
~~10.3~~	~~Mossy cup oak~~	~~Quercus acutissima~~	~~Hamilton Parade~~			~~1536~~	~~1~~
10.4	Mossy cup oak	Quercus acutissima	Hamilton Parade	156		9.2	

10.5	Tulip poplar	Liriodendron tulipifera	Hamilton Parade	180		24.8
10.6	Pohutukawa	Metrosideros excelsa	Hamilton Parade	150		26.3
T11 Map 37B			**Hamilton Parade by London St, Road Reserve**			
11.1	Swamp cypress	Taxodium distichum	Hamilton Parade by London St	162		16.5
~~11.2~~	~~Kauri~~	~~Agathis australis~~	~~Hamilton Parade by London St~~		~~1024~~	~~1~~
T12 Map 28B	Blue Atlantic cedar	Cedrus atlantica glauca	1 Blue Cedar Lane Lot 1 DP 336812	150		16.8
T13 Map 54B	California big tree or Giant Sequoia	Sequoiadendron gigantum	82 Lake Crescent, Lot 2 DP 34122	168		22.1
T14 Map 37B			**2 London St**			
14.1	Indian cedar	Cedrus deodara	2 London St, Lot 2 DPS 83224	201		15.2
14.2	English beech	Fagus sylvatica	2 London St, Lot 2 DPS 83224	210		29.6
T15 Map 37B	Weeping elm	Ulmus glabra pendula	4 Little London Lane, Lot 1 DPS 75770	198		10.9
T16 Map 45B	**Hamilton Hotel Riverside Planting**	**Stand**	**Marlborough Place, Lot 1 DPS 32477**			
16.1	Norfolk pine	Araucaria heterophylla	Hamilton Hotel, 170 Victoria St	204		14.7
~~16.2~~	~~Norfolk pine~~	~~Araucaria heterophylla~~	~~Hamilton Hotel, 170 Victoria St~~		~~1728~~	~~1~~
16.3	Bunya bunya	Araucaria bidwillii	Hamilton Hotel, 170 Victoria St	216		20.7
~~16.4~~	~~Southern magnolia~~	~~Magnolia grandiflora~~	~~Hamilton Hotel, 170 Victoria St~~		~~512~~	~~2~~

~~16.5~~	~~Southern magnolia~~	~~Magnolia grandiflora~~	~~Hamilton Hotel, 170 Victoria St~~		~~864~~	~~2~~
T17 Map 45B	**Soldiers' Memorial Trees**	**Stand**	**Memorial Park, Allotment 417 Town of Hamilton East, Sec 1-3 SO 56166, Pt Lots 2 and 7 DP 1233.**			
17.1	Kauri	Agathis australis	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	210		9.7
17.2	Kauri	Agathis australis	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	132		4.3
~~17.3~~	~~Titoki~~	~~Alectryon excelsus~~	~~Memorial Park, Memorial Dr Sec 2 SO 56166~~		~~1152~~	~~1~~
17.4	Caucasian fir	Abies nordmanniana	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	135		9.1
~~17.5~~	~~Caucasian fir~~	~~Abies nordmanniana~~	~~Memorial Park, Memorial Dr Pt Lot 7 DP 1233~~		~~3456~~	~~1~~
17.6	Horse chestnut	Aesculus hippocastanum	Memorial Park, Memorial Dr Sec 2 SO 56166	165		
17.8	Norfolk pine	Araucaria heterophylla	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	201		13.5
17.9	Norfolk pine	Araucaria heterophylla	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	174		12.0
17.10	Caucasian fir	Abies nordmanniana	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	168		7.5

17.11	Japanese cedar	Cryptomeria japonica	Memorial Park, Memorial Dr Sec 2 SO 56166	222		15.7	
17.12	Indian cedar	Cedrus deodara	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	156		16.5	
~~17.13~~	~~Silver birch~~	~~Betula pendula~~	~~Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East~~			~~768~~	~~2~~
17.14	Silver birch	Betula pendula	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	132		5.1	
17.15	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr	168		9.6	
17.16	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	138		7.5	
17.17	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	162		8.0	
17.18	Rimu	Dacrydium cupressinum	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	138		8.3	
17.19	English beech	Fagus sylvatica	Memorial Park, Memorial Dr Sec 3 SO 56166	168		9.9	
17.20	Common ash	Fraxinus excelsior	Memorial Park, Memorial Dr				
17.21	Common ash	Fraxinus excelsior	Memorial Park, Memorial Dr				
~~17.22~~	~~Maidenhair tree~~	~~Ginkgo biloba~~	~~Memorial Park, Memorial Dr Pt Lot 2 DP 1233~~			~~1152~~	~~1~~
17.25	Southern magnolia	Magnolia grandiflora	Memorial Park, Memorial Dr Sec 2 SO 56166	180			
17.26	Totara	Podocarpus totara	Memorial Park, Memorial Dr Pt Lot 7 DP 1233	156		12.8	
~~17.27~~	~~Cherry~~	~~Prunus serrulata cv.~~	~~Memorial Park, Memorial Dr Sec 2 SO 56166~~			~~864~~	~~2~~

17.28	Scarlet oak	Quercus coccinea	Memorial Park, Memorial Dr Sec 1 SO 56166	141		17.8
17.29	Scarlet oak	Quercus coccinea	Memorial Park, Memorial Dr Sec 2 SO 56166	192		12.4
17.30	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	144		11.7
17.32	English oak	Quercus robur	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	156		13.0
17.33	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	216		14.9
17.34	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	144		10.1
17.35	English oak	Quercus robur	Memorial Park, Memorial Dr Sec 2 SO 56166	168		16.5
17.36	English oak	Quercus robur	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	168		15.2
17.37	Japanese cedar	Cryptomeria japonica	Memorial Park, Memorial Dr Allot 417 TN OF Hamilton East	132		10.6
17.38	Redwood	Sequoia sempervirens	Memorial Park, Memorial Dr Sec 2 SO 56166	162		9.7
T18 Map 36B			**20 Mill St (Whitiora Primary School), Allotment 197**			

			Town of Hamilton West				
18.1	Common ash	Fraxinus excelsior	20 Mill St Allot 197 Town of Hamilton West	162		11.3	
18.3	Sweet gum	Liquidamber styraciflua	45 Abbotsford St	192		18.2	
~~18.4~~	~~Common elm~~	~~Ulmus procera~~	~~20 Mill St Allot 198 Town of Hamilton West~~		~~576~~	~~2~~	
T19 Map 38B		**Mixed Group – Informal Avenue**	**86-120 Peachgrove Rd**				
19.1	Red oak	Quercus rubra	84 Peachgrove Rd, Lot 9 DPS 63009	156		12.2	
~~19.2~~	~~Sweet gum~~	~~Liquidamber styraciflua~~	~~84 Peachgrove Rd, Lot 9 DPS 63009~~			~~*~~	
19.3	Copper beech	Fagus sylvatica ‘Purpurea’	88 Peachgrove Rd, Lot 2 DPS 77637	162		14.3	
19.4	Tulip poplar	Liriodendron tulipifera	96 Peachgrove Rd, Lot 6 DPS 63009	162		13.5	
19.5	Tulip poplar	Liriodendron tulipifera	98 Peachgrove Rd, Lot 6 DPS 63009	174		20.1	
19.6	Copper beech	Fagus sylvatica ‘Purpurea’	100 Peachgrove Rd, Lot 5 DPS 63009	162		16.5	
19.7	Scarlet oak	Quercus coccinea	104 Peachgrove Rd, Lot 4 DPS 63009	156		12.5	
~~19.8~~	~~Tulip poplar~~	~~Liriodendron tulipifera~~	~~104 Peachgrove Rd, Lot 4 DPS 63009~~		~~384~~	~~*~~	
19.9	Red oak	Quercus rubra	114 Peachgrove Rd, Lot 2 DPS 63009	150		13.0	
19.10	Kahikatea x 2	Dacrycarpus dacrydioides	4 Ruakura Rd, Pt Lot 1 DPS 64567	150		9.3	

~~T20 Map 38B~~	~~Silky oak~~	~~Grevillea robusta~~	~~200 Peachgrove Rd (Southwell School), Lot 12 DP 4213~~		~~972~~	~~2~~
T22 Map 36B	Red-flowering gum	Eucalyptus ficifolia	Road Reserve by 2 Princes St, Road Reserve	210	26.8	
~~T23 Map 37B~~	~~California big tree or Giant Sequoia~~	~~Sequoiadendron giganteum~~	~~Esplanade opposite 390 River Rd, Lot 76 DP 6695~~		~~1728~~	~~1~~
T24 Map 37B		**Mixed Stand**	**339 River Rd (Miropiko Reserve), Pt Allot 215 Kirikiriroa PSH**			
~~24.1~~	~~Chinese pearl-bloom tree~~	~~Poliothyrsis sinensis~~	~~339 River Rd (Miropiko Reserve)~~		~~4608~~	~~1~~
~~24.2~~	~~Copper beech~~	~~Fagus sylvatica 'Purpurea'~~	~~339 River Rd (Miropiko Reserve)~~		~~864~~	~~2~~
24.3	Maidenhair tree	Ginkgo biloba	339 River Rd (Miropiko Reserve)	168	13.3	
24.4	Trident maple	Acer buergerianum	339 River Rd (Miropiko Reserve)	138	6.8	
~~24.5~~	~~Maidenhair tree~~	~~Ginkgo biloba~~	~~339 River Rd (Miropiko Reserve)~~		~~768~~	~~2~~
24.6	Kashmir cypress	Cupressus darjeelingensis	339 River Rd (Miropiko Reserve)	138	12.2	
24.7	Tupelo	Nyssa sylvatica	339 River Rd (Miropiko Reserve)	132	6.8	
24.8	Black oak	Quercus velutina	339 River Rd (Miropiko Reserve)	162	15.2	
T25 Map 27B	**Diocesan High School Entry**	**Mixed Group**	**660 River Rd (Diocesan School)**	**-**		
25.1	London plane	Platanus acerifolia	Road Reserve by 660 River Rd	162	22.9	
25.2	California big tree or Giant Sequoia	Sequoiadendron giganteum	660 River Rd, Lot 3 DPS 54638	150	18.3	

25.3	London plane	Platanus acerifolia	660 River Rd, bdry of road reserve & Lot 3 DPS 54638	156		17.1
25.4	London plane	Platanus acerifolia	660 River Rd, bdry of road reserve & Lot 3 DPS 54638	156		15.2
25.5	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	156		27.0
25.6	London plane	Platanus acerifolia	660 River Rd, bdry of road reserve & Lot 3 DPS 54638	156		16.1
25.7	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	156		19.4
25.8	California big tree or Giant Sequoia	Sequoiadendron giganteum	660 River Road Lot 2 DP 311806	174		29.1
25.9	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	180		22.9
25.10	Linden	Tilia europaea	660 River Rd, Lot 1 DP 4296	156		11.4
25.11	Pin oak	Quercus palustris	660 River Rd, Lot 1 DP 24135	162		17.6
25.12	London plane	Platanus acerifolia	660 River Rd, Lot 3 DPS 54638	144		19.6
25.13	Tulip poplar	Liriodendron tulipifera	660 River Rd, Lot 3 DPS 54638	150		21.2
T26 Map 37B	Washingtonia palm	Washingtonia filifera robusta	3 New St, Lot 1 DP 26008	168		5.9
T27 Map 45B	Camphor tree	Cinnamomum camphora	Cnr Thackeray/Pembroke St, bdry of Lot 2 SO 58630 & Road reserve	162		20.8
T29 Map 36B	Olive	Olea europea	1340 Victoria St (Trevellyn Home), Lot 1 DPS 26562	162		12.5

T30 Map 37B	**Claudelands oaks**	**Mixed Group**	**Claudelands Rd, bdry Road Reserve & Lot 1 DPS 90651**				
~~30.4~~	~~English oak~~	~~Quercus robur~~	~~Claudelands Rd (opposite No 16), Road Reserve~~			~~768~~	~~2~~
30.6	Common oak	Quercus robur	Claudelands Road (opposite # 12) Lot 1 DP S90651	138		18.4	
T31 Map 19B	**Hukanui oaks**	**Mixed Group**	**Hukanui Rd Amenity Reserve, Lot 57 DPS 13852 & Lot 58 DPS 13851**				
31.1	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	156		15.0	
31.2	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	138		12.6	
31.3	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	162		12.8	
31.4	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	162		11.2	
31.5	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	150		15.3	
31.6	English oak	Quercus robur	Hukanui Rd Lot 57 DPS 13852	156		13.1	
31.7	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	168		14.6	
31.8	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	195		20.8	
~~31.9~~	~~English oak~~	~~Quercus robur~~	~~Hukanui Rd Lot 58 DPS 13851~~			~~648~~	~~2~~
31.10	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	183		21.6	

31.11	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	162		13.4
31.12	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	150		14.1
31.13	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	183		20.4
31.14	California big tree or Giant Sequoia	Sequoiadendron giganteum	Hukanui Rd Lot 58 DPS 13851	156		16.7
~~31.15 Map 28B~~	~~Italian cypress~~	~~Cupressus sempervirens~~	~~Hukanui Rd Lot 58 DPS 13851~~	~~432~~	~~*~~	
31.16 Map 28B	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	162		11.9
31.17 Map 28B	English oak	Quercus robur	Hukanui Rd Lot 58 DPS 13851	162		12.3
T34 Map 23B		**Mixed Group**	**Lee Road, Lot 1 DPS 90181**			
34.1	Norfolk pine	Araucaria heterophylla	23 Lee Road Lot 1 DPS 90181	180		15.5
34.2	English oak	Quercus robur	23 Lee Road Lot 1 DPS 90181	168		19.0
34.3	Holm oak	Quercus ilex	23 Lee Road Lot 1 DPS 90181	156		16.5
34.4	Redwood	Sequoia sempervirens	23 Lee Road Lot 1 DPS 90181	156		9.7
34.5	Elm	Ulmus glabra	23 Lee Road Lot 1 DPS 90181	156		14.7
T35 Map 56B		**Mixed Group**	**137 Peacocke Road, Reserve behind Glenview Club, Lot 1 DP 312185**			
35.1	English oak	Quercus robur		156		11.0

~~35.2~~	~~English oak~~	~~Quercus robur~~				~~1296~~	~~1~~
35.3	London plane	Platanus acerifolia		162		19.7	
35.4	London plane	Platanus acerifolia		162		14.7	
35.5	London plane	Platanus acerifolia		162		16.5	
35.6	English oak	Quercus robur		168		15.1	
35.7	English oak	Quercus robur		162		19.4	
35.8	London plane	Platanus acerifolia		168		16.0	
~~35.9~~	~~English oak~~	~~Quercus robur~~				~~1296~~	~~1~~
35.10	London plane	Platanus acerifolia		168		20.6	
35.11	London plane	Platanus acerifolia		168		21.7	
35.12	English oak	Quercus robur		168		20.0	
T36 Map 63B		**Stand plus two others**	**Northview Farm – Ohaupo Rd, Sec 1 SO 57582**				
36.1	English oak	Quercus robur	Northview Farm – 3019 Ohaupo Rd	174		18.0	
~~36.2~~	~~Pin oak~~	~~Quercus palustris~~	~~Northview Farm – 3019 Ohaupo Rd~~			~~1296~~	~~1~~
~~36.3~~	~~Pin oak~~	~~Quercus palustris~~	~~Northview Farm – 3019 Ohaupo Rd~~			~~1296~~	~~1~~
~~36.4~~	~~Pine~~	~~Pinus sp.~~	~~Northview Farm – 3019 Ohaupo Rd~~			~~768~~	~~2~~
36.5	Pin oak	Quercus palustris	Northview Farm – 3019 Ohaupo Rd	162		9.4	
~~36.6~~	~~Fir~~	~~Abies sp.~~	~~Northview Farm – 3019 Ohaupo Rd~~			~~1296~~	~~1~~
36.7	London plane	Platanus acerifolia	Northview Farm – 3019 Ohaupo Rd	168		11.0	
36.8	Pin oak	Quercus palustris	Northview Farm – 3019 Ohaupo Rd	156		12.0	
~~36.9~~	~~Eucalyptus~~	~~Eucalyptus sp.~~	~~Northview Farm – 3019 Ohaupo Rd~~			~~1536~~	~~1~~

36.10	Elm	Ulmus	Northview Farm – 3019 Ohaupo Rd	150		18.2
T37 Map 37B	Linden	Tilia x europea	1 Rostrevor St, Pt Allotment 28 Town of Hamilton West	168		11.2
T38 Map 38B	Tulip poplar	Liriodendron tulipifera	93 Peachgrove Rd, Lot 3 DPS 334	174		22.2
~~T39 Map 28B~~	~~Kapuka~~	~~Griselinia littoralis~~	~~Fairfield Primary School, Clarkin Rd, Lot 1 DPS 2417~~	~~648~~		~~2~~
T40 Map 44B	Maidenhair tree	Ginkgo biloba	104 Lake Rd, Lots 1&2 DPS 62186	162		11.7
T42 Map 36B			**Hinemoa Park, Sec 1 SO 57622**			
42.1	Cook Island pine	Araucaria cookii	Hinemoa Park	144		10.9
T43 Map 36B		**Stand**	**Victoria and Ulster St Road Reserve**			
43.1	Linden	Tilea europaea	Victoria and Ulster St Road Reserve	138		11.0
43.2	Scarlet oak	Quercus coccinea	Victoria and Ulster St Road Reserve	144		10.9
T44 Map 45B		**Stand**	**Jesmond Park, Road reserve (part of Claudelands Rd) Lot 1 DP 14636**			
44.1	Red oak	Quercus rubra	Jesmond Park	150		17.3
44.2	London plane	Platanus acerifolia	Jesmond Park	144		12.2
44.3	London plane	Platanus acerifolia	Jesmond Park	138		11.5
T45 Map 37B	Sweet chestnut	Castanea sativa	659 Grey St, Lot 16 DP 13871	156		20.8
T46 Map 42B		**Stand**	**143 & 145 Newcastle**			

			Road, Lots 1 & 2 DPS 9015				
~~46.1~~	~~Tanekaha~~	~~Phyllocladus trichomanioides~~	~~143 Newcastle Rd~~			~~648~~	~~2~~
46.3	Kauri	Agathis australis	143 Newcastle Rd	132		5.2	
46.4	Black beech	Nothofagus solandri	143 Newcastle rd	162		8.6	
46.5	Taraire	Beilschmiedia taraire	145 Newcastle Rd				
~~46.6~~	~~Pohutukawa~~	~~Metrosideros excelsa~~	~~145 Newcastle Rd~~			~~648~~	~~2~~
~~46.7~~	~~Miro~~	~~Prumnopitys ferruginea~~	~~145 Newcastle Rd~~			~~648~~	~~2~~
T47 Map 57B			**221 Peacockes Rd, Lot 2 DPS 12490**				
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	132		12.3	
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	162		16.2	
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	132		12.5	
47.1	English oak x 4	Quercus robur	221 Peacockes Rd	150		17.4	
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		18.2	
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		16.1	
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		16.5	
47.2	London plane x 4	Platanus acerifolia	221 Peacockes Rd	168		19.1	
T49 Map 46B	Rewarewa	Knightia excelsa	130A Grey St, Lot 1 Allot 303 TN OF Hamilton East	144		11.6	
T50 Map 11B		**Stand**	**Sexton Rd, Lot 1&2 DPS 13652**				

50.1	Magnolia	Magnolia delaveyi	13 Sexton Rd Lot 2 DPS 13652	144		2.0	
~~50.2~~	~~Trident maple~~	~~Acer buergerianum~~	~~13 Sexton Rd Lot 2 DPS 13652~~		~~576~~	~~2`~~	
50.3	Black oak	Quercus velutina	13 Sexton Rd Lot 2 DPS 13652	162		8.0	
50.4	Japanese emperor oak	Quercus dentata	13 Sexton Rd Lot 2 DPS 13652	138		5.5	
50.5	Pyrenean oak	Quercus pyrenaica	13 Sexton Rd Lot 2 DPS 13652	138		5.8	
50.6	California big tree or Giant Sequoia	Sequoiadendron giganteum	13 Sexton Rd Lot 2 DPS 13652	132		9.0	
~~50.7~~	~~Linden~~	~~Tilia europaea~~	~~13 Sexton Rd Lot 408 DP 314084~~		~~768~~	~~2~~	
50.8	Sweet gum	Liquidamber styraciflua	13 Sexton Rd Lot 2 DPS 13652	144		7.8	
50.9	English beech	Fagus sylvatica	13 Sexton Rd Lot 2 DPS 13652	156		10.5	
50.10	Dawn redwood	Metasequoia glyptostroboides	13 Sexton Rd Lot 2 DPS 13652	156		8.2	
T51 Map 38B	Copper beech	Fagus sylvatica ‘Purpurea’	15 Brooklyn Rd, Lot 16 DP 26208	132		17.2	
T52 Map 18B		**Stand**	**951-987 River Road**				
52.1	Pin oak	Quercus palustris	951 River Road, Lot 1 DPS 13322	162		10.2	
52.2	Black walnut	Juglans nigra	953 River Road, Lot 1 DPS 24147	156		8.1	
~~52.3~~	~~Sweet chestnut~~	~~Castanea sativa~~	~~Road Reserve by 953 River Rd~~		~~576~~	~~2~~	
52.4	English oak	Quercus robur	Road Reserve by 955 River Rd	150		12.6	

52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	150		11.6
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	150		10.2
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	150		8.5
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186	144		6.6
52.5	English oak x 5	Quercus robur	975 River Rd, Lot 8 DPS 25186			
~~52.6~~	~~Tulip poplar~~	~~Liriodendron tulipifera~~	~~975 River Rd, Lot 8 DPS 25186~~	~~486~~		~~2~~
52.7	London plane	Platanus acerifolia	Road Reserve by 983 River Rd	162		11.7
52.8	London plane	Platanus acerifolia	Road Reserve by 985 River Rd	150		8.8
52.9	London plane	Platanus acerifolia	Road Reserve by 987 River Rd	144		8.0
T54 Map 56B			**Hamilton Gardens, Cobham Drive (indoor bowls lawns), Pt Sec 28 Hamilton East TN BELT**	**-**		
54.1	Kauri	Agathis australis	Hamilton Gardens, Cobham Drive (indoor bowls lawns)	138		6.6
54.2	Rimu	Dacrydium cupressinum	Hamilton Gardens, Cobham Drive (indoor bowls lawns)	144		6.7

~~T55 Map 42B~~	~~Tasmanian blue gum~~	~~Eucalyptus globulus~~	~~Road Reserve on cnr Aberdeen/Lachlan Drive (adjacent to 2 Lachlan Dr)~~			~~648~~	~~2~~
T56 Map 27B	London plane	Platanus acerifolia	Road reserve by 655 River Rd	174		18.1	
~~T57 Map 38B~~	~~Dawn redwood~~	~~Metasequoia glyptostroboides~~	~~Pensioner Housing Units – Sullivan Cres/Peachgrove Rd, Lot 18 DPS 4558~~			~~648~~	~~2~~
T60 Map 36B	Kauri	Agathis australis	19A Darley St, Lot 3 DPS 19479	162		8.1	
T61 Map 36B	Totara	Podocarpus totara	422 Tristram St, Lot 18 DP 20707	180		11.8	
T62 Map 60B	Kahikatea x 69 Titoki	Dacrycarpus dacrydioides Alectryon excelsus	465 Tuhikaramea Rd, Lot 1 DPS 88403				
T63 Map 60B	Kahikatea x 9	Dacrycarpus dacrydioides	465 Tuhikaramea Rd, Lot 1 DPS 88403				
T64 Map 60B	Kahikatea x 14 Titoki x 4	Dacrycarpus dacrydioides Alectryon excelsus					
T65 Map 60B	Bunya-bunya	Araucaria bidwillii	509 Tuhikaramea Rd, Pt Allot 371, Tuhikaramea Parish	162		20.9	
~~T66 Map 36B~~	~~Golden totara~~	~~Podocarpus totara 'Aurea'~~	~~9 Strowan Avenue Lot 2 DP 37451~~			~~576~~	~~2~~
~~T67 Map 36B~~	~~Frangipani - white~~	~~Plumeria obtusa~~	~~1202B Victoria St Lot 1 DP 26548~~			~~768~~	~~2~~
~~**T68 Map 47B**~~							
~~68.1~~	~~Rimu~~	~~Dacrydium cupressinum~~	~~16 Sutton Crescent Lot 6 DPS 4111~~			~~576~~	~~2~~
~~68.2~~	~~Kauri~~	~~Agathis australis~~	~~16 Sutton Crescent Lot 6 DPS 4111~~			~~576~~	~~2~~
T69 Map 47B	Wonder tree	Idesia polycarpa	Unit 1 117 Cambridge Rd	150		8.3	

			Lot 1 DPS 1551			
~~T70 Map 42B~~	~~Kauri~~	~~Agathis australis~~	~~32 Dalton Crescent Lot 34 DPS 18457~~		~~576~~	~~2~~
T71 Map 45B	Tulip tree	Liriodendron tulipifera	Outside 5 Fow St, Outside Lot 1 DP 390729	156		14.1
T72 Map 45B	**Plane tree**	**Platanus orientalis**	**Bridge St Road berm outside Lot 1 DP 4473, Lot 1 DP 13864 and Allot 69 Twn of Hamilton West**			
72.1	Plane tree	Platanus orientalis	Bridge St Road berm outside Lot 1 & 2 DP 4473	180		11.8
72.2	Plane tree	Platanus orientalis	Bridge St Road berm outside Lot 1 DP 13864	156		11.1
72.3	Plane tree	Platanus orientalis	Bridge St Road berm outside Allot 69 Town of Hamilton West	162		14.6
T73 Map 45B		**Mixed Group**	**Victoria St South (cnr Victoria St & Bridge St road reserve)**			
73.1	Phoenix palm	Phoenix canariensis	Opposite Lot 1 DPS 12797	174		8.0
73.2	Phoenix palm	Phoenix canariensis	Opposite Lot 1 DPS 12797	168		9.9
73.3	Totara	Podcarpus totara	Opposite Lot 1 DPS 12797	174		13.8
73.4	Karaka	Corynocarpus laevigatus	Opposite Lot 1 DPS 12797	144		10.4
T74 Map 39B	**Ruakura Structure Plan**		**Ruakura Lane, Melody Lane, AgResearch**			

74.1	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.2
74.2	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		12.9
74.3	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		15.6
74.4	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		15.0
74.5	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		14.9
74.6	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.0
74.7	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		16.0
74.8	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	162		15.6
74.9	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		14.9
74.10	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853			
74.11	London plane	Platanus orientalis		174		16.5
74.12	London plane	Platanus orientalis	Ruakura Lane – Lot 4 DPS 66853	174		15.1
~~74.13~~	~~Scarlet oaks~~	~~Quercus coccinea~~	~~Ruakura Lane – Lot 3 DPS 66853~~		~~3456~~	~~1~~
74.14	English oak	Quercus robur	Ruakura Lane – Lot 3 DPS 66853	162		15.1
~~74.15~~	~~Kapuka~~	~~Griselinia littoralis~~	~~Ruakura Lane – Lot 4 DPS 66853~~		~~432~~	~~2~~
74.16	Totara	Podocarpus totara	Lot 1 DPS 785-4915614.1	156		14.1

74.17	English oak	Quercus robur	Lot 1 DPS 785-49	180		24.6
T75 Map 39B						
75.1	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853	174		18.9
75.2	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853	168		15.0
~~75.3~~	~~Japanese zelkova~~	~~Zelkova serrata~~	~~Melody Lane – Lot 3 DPS 66853~~		~~10368~~	~~1~~
75.4	Japanese zelkova	Zelkova serrata	Melody Lane – Lot 3 DPS 66853	156		10.5
75.5	London plane	Platanus orientalis	Melody Lane – Lot 3 DPS 66853	186		24.3
~~75.6~~	~~Lime~~	~~Tilia x europea~~	~~Melody Lane – Lot 3 DPS 66853~~		~~648~~	~~2~~
75.7	English oak	Quercus robur	Melody Lane Lot 3 DPS 66853	174		15.7
75.8	English oak	Quercus robur	Melody Lane Lot 3 DPS 66853	168		15.0
~~75.9 Map 38B~~	~~London plane~~	~~Platanus orientalis~~	~~Melody Lane Lot 3 DPS 66853~~		~~2592~~	~~1~~
75.10	Redwood	Sequoia sempervirens	Melody Lane Lot 3 DPS 66853			
T76 Map 39B						
76.1	Carya	Carya	Ag Research – Lot 3 DPS 78549	138		7.8
76.2	Hackberry	Celtis occidentalis	Ag Research – Lot 3 DPS 78549	138		4.7
76.3	Horse chestnut	Aesculus hippocastanum	Ag Research – Lot 3 DPS 7854917420.2	174		20.2

76.4	Himalayan cedar	Cedrus deodara	Ag Research – Lot 3 DPS 78549	156		14.2
76.5	Redwood	Sequoia sempervirens	Ag Research – Lot 3 DPS 78549	192		21.1
T77 Map 39B						
77.1	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	159		15.6
77.2	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	189		13.0
77.3	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	138		10.0
77.4	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	189		14.0
77.5	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	150		24.1
~~77.6~~	~~Totara~~	~~Podocarpus totara~~	~~Homestead Driveway – Lot 2 DPS 66852~~		~~528~~	~~2~~
77.7	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	150		9.4
~~77.8~~	~~Totara~~	~~Podocarpus totara~~	~~Homestead Driveway – Lot 2 DPS 66852~~		~~528~~	~~2~~
77.9	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	132		5.4
77.10	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852			
~~77.11~~	~~Totara~~	~~Podocarpus totara~~	~~Homestead Driveway – Lot 2 DPS 66852~~		~~528~~	~~2~~
77.12	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	132		13.6
77.13	Totara	Podocarpus totara	Homestead Driveway – Lot 2 DPS 66852	138		9.3

77.14	Horse chestnut	Aesculus hippocastanum	Ag Research – Lot 3 DPS 78549	156		10.7
77.15	Redwood	Sequoia sempervirens	Lot 3 DPS 78549	198		16.2
77.16	Redwood	Sequoia sempervirens	Lot 3 DPS 78549	210		2102
77.17	Gum Tree	Eucalyptus	Lot 3 DPS 78549	192		2.0
77.18	Gum Tree	Eucalyptus	Lot 3 DPS 78549	192		25.2
77.19	Gum Tree	Eucalyptus	Lot 3 DPS 78549	174		24.1
T78 Map 38B						
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	162		16.8
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	150		10.5
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	162		14.6
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	138		7.5
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549			
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	150		9.7
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	156		11.0
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	162		15.9
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	156		13.3
78.1	English oak x 9	Quercus robur	Ruakura – Lot 3 DPS 78549	150		12.0
78.2	English oak	Quercus robur	Ruakura – East of Gate Lot 3 DPS 78549	162		19.6
78.3	Gum	Eucalyptus rengans	Tramway Road/East	180		2.0

			Street Lot 3 – DPS 77459			
78.4	Kahikatea	Dacrycarpus dacrydioides	Ag Research Lot 3 DPS 78549	174		12.6
78.5	English oak	Quercus robur	Ag Research Lot 3 DPS 78549	168		18.0
T79 Map 39B						
79.1	English oak	Quercus robur	181 Ruakura Road Lot 1 DPS 77458	150		15.2
79.2	Oriental plane	Platanus orientalis	181 & 191 Ruakura Road Lot 1 & 2 DPS 78529	168		20.1
~~**T80 Map 39B, 40B**~~						
~~80.1~~	~~Horse chestnut~~	~~Aesculus indica~~	~~191 Ruakura Road Lot 2 DPS 78549~~	~~15552~~		~~1~~
~~80.2~~	~~Redwood~~	~~Sequoia gigantea~~	~~215 Ruakura Road Lot 2 DPS 78549~~	~~5184~~		~~1~~
~~80.3 Map 40B~~	~~Oriental plane~~	~~Platanus orientalis~~	~~191 Ruakura Road Lot 2 DPS 78549~~	~~972~~		~~2~~
~~80.4 Map 40B~~	~~Holly oak~~	~~Quercus ilex~~	~~Ruakura Road Lot 8 DPS 66853~~	~~864~~		~~2~~
~~**T81 Map 39B**~~	~~London plane x 18~~	~~Platanus orientalis~~	~~Ruakura Road Lot 1 DPS 77458~~	~~864~~		~~1~~
T82 Map 39B	Redwood (Group) x 12	Sequoia sempervirens	Ruakura Road Lot 1 DPS 78549	162		18.2
T83 Map 46B	Bolleana poplar	Populus alba ‘Pyramidalis’	Corner of Clyde Street and Galloway Street	156		13.2
T84 Map 34B	Kahikatea	Dacrycarpus dacrydiodes	Lot 100 DP S36527 (Crawshaw Park)	180		12.0
T85	**Street Trees**		**Abbotsford Street , Whitiora**			

85.1	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.6
85.2	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.8
85.3	Japanese Red Cedar	Cryptomeria japonica	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		7.3
85.4	Japanese Red Cedar	Cryptomeria japonica	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		4.5
85.5	Red Oak	Quercus rubra	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		5.8
85.6	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.3
85.7	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.5
85.8	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		6.8

85.9	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		7.0
85.10	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		7.1
85.11	Red Oak	Quercus rubra	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		8.0
85.12	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		8.5
85.13	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		9.1
85.14	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	168		11.3
85.15	Pin Oak	Quercus palustris	Road Reserve opposite 1 -15 Abbotsford Street Whitiora Waikato 3200 NZ	174		8.3
T86	**Street Trees**		**Albert Street, Hamilton East**			
86.1	Rhododendron	Rhododendron arborea	4 Albert Street Hamilton East Waikato 3216 NZ	144		9.9

86.2	London Plane	Platanus x hispanica 'Acerifolia'	10A Albert Street Hamilton East Waikato 3216 NZ	150		14.1
86.3	Cedar of Goa	Cupressus lusitanica	10A Albert Street Hamilton East Waikato 3216 NZ	150		16.3
T87	**Street Trees**		**Albert Street, Hamilton East**			
87.1	Pin Oak	Quercus palustris	25 Albert Street Hamilton East Waikato 3216 NZ	132		5.8
87.2	Pin Oak	Quercus palustris	25 Albert Street Hamilton East Waikato 3216 NZ	132		6.0
87.3	Pin Oak	Quercus palustris	25 Albert Street Hamilton East Waikato 3216 NZ	132		6.4
T88	Pin Oak	Quercus palustris	34A Albert Street Hamilton East Waikato 3216 NZ	132		7.5
T89	Pin Oak	Quercus palustris	36 Albert Street Hamilton East Waikato 3216 NZ	126		6.6
T90	Scarlet Oak	Quercus coccinea	43 Albert Street Hamilton East Waikato 3216 NZ	162		14.7
T91	London Plane	Platanus x hispanica 'Acerifolia'	47A Albert Street Hamilton East Waikato 3216 NZ	168		17.5

T92	Pin Oak	Quercus palustris	56 Albert Street Hamilton East Waikato 3216 NZ	150		14.0
T93	Oriental Plane	Platanus orientalis	59 Albert Street Hamilton East Waikato 3216 NZ	168		14.3
T94	Pin Oak	Quercus palustris	60 Albert Street Hamilton East Waikato 3216 NZ	150		11.1
T95	American Sweetgum	Liquidambar styraciflua	75A Albert Street Hamilton East Waikato 3216 NZ	132		10.4
T96	American Sweetgum	Liquidambar styraciflua	85A Albert Street Hamilton East Waikato 3216 NZ	144		10.9
T97	Pin Oak	Quercus palustris	104C Albert Street Hamilton East Waikato 3216 NZ	150		10.2
T98	Pin Oak	Quercus palustris	110 Albert Street Hamilton East Waikato 3216 NZ	156		10.8
T99	Pin Oak	Quercus palustris	118 Albert Street Hamilton East Waikato 3216 NZ	156		11.9
T100	Pin Oak	Quercus palustris	131 Albert Street Hamilton East Waikato 3216 NZ	156		12.4
T101	English oak	Quercus robur	146 Albert Street Hamilton East	150		9.3

			Waikato 3216 NZ			
T102	Pin Oak	Quercus palustris	150 Albert Street Hamilton East Waikato 3216 NZ	156		10.6
T103	Campbell's Magnolia	Magnolia campbellii	Alma Street Hamilton Waikato 3204 NZ	132		7.2
T104	**Street Trees**		**Alma Street, Hamilton**			
104.1	Japanese Maple	Acer palmatum	20 Alma Street Hamilton Waikato 3204 NZ	144		5.1
104.2	Japanese Maple	Acer palmatum	20 Alma Street Hamilton Waikato 3204 NZ	144		6.3
104.3	Japanese Maple	Acer palmatum	20 Alma Street Hamilton Waikato 3204 NZ	144		9.0
T105	Norfolk Island Pine	Araucaria heterophylla	64 Anglesea Street Hamilton Waikato 3204 NZ	192		9.5
T106	Ginkgo/Maidenhair Tree	Ginkgo biloba	9 Anson Avenue Fairfield Waikato 3214 NZ	150		6.9
T107	Ginkgo/Maidenhair Tree	Ginkgo biloba	15 Anson Avenue Fairfield Waikato 3214 NZ	168		9.0
T108	Japanese Maple	Acer palmatum	32 Anson Avenue Fairfield Waikato 3214 NZ	144		7.7

T109	**Street Trees**		**Anzac Parade, Hamilton**			
109.1	Pin Oak	Quercus palustris	12 Anzac Parade Hamilton Waikato 3204 NZ	162		9.0
109.2	Pin Oak	Quercus palustris	12 Anzac Parade Hamilton Waikato 3204 NZ	162		10.9
109.3	Red Oak	Quercus rubra	12 Anzac Parade Hamilton Waikato 3204 NZ	162		11.2
109.4	Red Oak	Quercus rubra	12 Anzac Parade Hamilton Waikato 3204 NZ	162		12.3
T110	Pin Oak	Quercus palustris	47 Anzac Parade Hamilton Waikato 3204 NZ	120		7.1
T111	**Street Trees**		**Archer Court Hamilton East**			
111.1	Douglas Fir	Pseudotsuga menziesii	10 Archer Court Hamilton East Waikato 3216 NZ	162		9.7
111.2	Coastal Redwood	Sequoia sempervirens	10 Archer Court Hamilton East Waikato 3216 NZ	162		10.5
111.3	Coastal Redwood	Sequoia sempervirens	10 Archer Court Hamilton East Waikato 3216 NZ	162		14.5
111.4	Coastal Redwood	Sequoia sempervirens	10 Archer Court Hamilton East Waikato 3216 NZ	162		17.9

T112	**Street Trees**		**Archer Court Hamilton East**			
112.1	Coastal Redwood	Sequoia sempervirens	12 Archer Court Hamilton East Waikato 3216 NZ	174		10.5
112.2	Coastal Redwood	Sequoia sempervirens	12 Archer Court Hamilton East Waikato 3216 NZ	174		14.1
112.3	Holm Oak	Quercus ilex	12 Archer Court Hamilton East Waikato 3216 NZ	174		18.0
T113	Norway Spruce	Picea abies	1 - 7 Augusta Street Fairfield Waikato 3214 NZ	144		6.4
T114	Rewarewa	Knightia excelsa	2 Awatere Avenue Beerescourt Waikato 3200 NZ	144		10.2
T115	English Oak	Quercus robur	16 Awatere Avenue Beerescourt Waikato 3200 NZ	162		13.1
T116	**Street Trees**		**Bader**			
116.1	Dawn Redwood	Metasequoia glyptostroboides	Bader Waikato 3206 NZ	156		17.0
116.2	Dawn Redwood	Metasequoia glyptostroboides	Bader Waikato 3206 NZ	156		19.0
T117	**Street Trees**		**Beale Street Hamilton East**			
117.1	Golden Elm	Ulmus procera ‘Louis van Houtte’™	4 Beale Street Hamilton East Waikato 3216 NZ	162		14.4
117.2	London Plane	Platanus x hispanica ‘Acerifolia’	4 Beale Street Hamilton East Waikato 3216 NZ	162		18.3
T118	American Sweetgum	Liquidambar styraciflua	7 Beale Street Hamilton East	120		7.2

			Waikato 3216 NZ			
T119	American Sweetgum	Liquidambar styraciflua	12 Beale Street Hamilton East Waikato 3216 NZ	132		7.6
T120	Kahikatea	Dacrycarpus dacrydioides	4 Bishops Lane Nawton Waikato 3200 NZ	180		12.9
T121	Copper Beech	Fagus sylvatica var. purpurea	11 Bond Street Hamilton East Waikato 3216 NZ	132		7.5
T122	English Oak	Quercus robur	10 Boundary Road Whitiora Waikato 3200 NZ	132		9.2
T124	English Oak	Quercus robur	2E Brooklyn Road Claudelands Waikato 3214 NZ	132		9.5
T125	Sycamore Maple	Acer psuedoplatanus	12 Brooklyn Road Claudelands Waikato 3214 NZ	132		8.3
T126	**Street Trees**		**Brookfield Street, Hamilton East**			
126.1	Indian Bead Tree/Persian Lilac	Melia azedarach	25 Brookfield Street Hamilton East Waikato 3216 NZ	144		10.1
126.2	Indian Bead Tree/Persian Lilac	Melia azedarach	27 Brookfield Street Hamilton East Waikato 3216 NZ	144		8.1
126.3	Indian Bead Tree/Persian Lilac	Melia azedarach	28 Brookfield Street Hamilton East Waikato 3216 NZ	138		7.0

126.4	Indian Bead Tree/Persian Lilac	Melia azedarach	28 Brookfield Street Hamilton East Waikato 3216 NZ	138		7.5
126.5	Indian Bead Tree/Persian Lilac	Melia azedarach	32 Brookfield Street Hamilton East Waikato 3216 NZ	144		10.8
126.6	Indian Bead Tree/Persian Lilac	Melia azedarach	36A Brookfield Street Hamilton East Waikato 3216 NZ	126		8.2
T127	**Street Trees**		**Brookfield Street, Hamilton East**			
127.1	Indian Bead Tree/Persian Lilac	Melia azedarach	35 Brookfield Street Hamilton East Waikato 3216 NZ	126		9.0
127.2	Indian Bead Tree/Persian Lilac	Melia azedarach	37A - 47 Brookfield Street Hamilton East Waikato 3216 NZ	132		10.0
127.3	Indian Bead Tree/Persian Lilac	Melia azedarach	37 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.2
127.4	Indian Bead Tree/Persian Lilac	Melia azedarach	40 Brookfield Street Hamilton East Waikato 3216 NZ	132		9.4
127.5	Indian Bead Tree/Persian Lilac	Melia azedarach	42 Brookfield Street Hamilton East Waikato 3216 NZ	120		7.8
127.6	Indian Bead Tree/Persian Lilac	Melia azedarach	46 Brookfield Street Hamilton East	132		8.7

			Waikato 3216 NZ			
127.7	Indian Bead Tree/Persian Lilac	Melia azedarach	48 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.6
127.8	Indian Bead Tree/Persian Lilac	Melia azedarach	50 Brookfield Street Hamilton East Waikato 3216 NZ	132		8.1
127.9	Indian Bead Tree/Persian Lilac	Melia azedarach	56 Brookfield Street Hamilton East Waikato 3216 NZ	132		9.8
127.10	Indian Bead Tree/Persian Lilac	Melia azedarach	60 Brookfield Street Hamilton East Waikato 3216 NZ	126		6.7
127.11	Indian Bead Tree/Persian Lilac	Melia azedarach	61A Brookfield Street Hamilton East Waikato 3216 NZ	138		11.9
127.12	Indian Bead Tree/Persian Lilac	Melia azedarach	62 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.8
127.13	Indian Bead Tree/Persian Lilac	Melia azedarach	64 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.4
127.14	Indian Bead Tree/Persian Lilac	Melia azedarach	66 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.2
T128	**Street Trees**		**Brookfield Street, Hamilton East**			
128.1	Indian Bead Tree/Persian Lilac	Melia azedarach	49 Brookfield Street Hamilton East	132		10.9

			Waikato 3216 NZ			
128.2	Indian Bead Tree/Persian Lilac	Melia azedarach	51 Brookfield Street Hamilton East Waikato 3216 NZ	138		7.8
128.3	Indian Bead Tree/Persian Lilac	Melia azedarach	53 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.6
128.4	Indian Bead Tree/Persian Lilac	Melia azedarach	57 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.3
128.5	Indian Bead Tree/Persian Lilac	Melia azedarach	59 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.8
128.6	Indian Bead Tree/Persian Lilac	Melia azedarach	84 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.0
128.7	Indian Bead Tree/Persian Lilac	Melia azedarach	88 Brookfield Street Hamilton East Waikato 3216 NZ	144		13.8
128.8	Indian Bead Tree/Persian Lilac	Melia azedarach	90 Brookfield Street Hamilton East Waikato 3216 NZ	144		10.3
128.9	Indian Bead Tree/Persian Lilac	Melia azedarach	92 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.2
128.10	Indian Bead Tree/Persian Lilac	Melia azedarach	93 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.5

128.11	Indian Bead Tree/Persian Lilac	Melia azedarach	78A Brookfield Street Hamilton East Waikato 3216 NZ	138		10.7
T129	**Street Trees**		**Brookfield Street, Hamilton East**			
129.1	Indian Bead Tree/Persian Lilac	Melia azedarach	63 Brookfield Street Hamilton East Waikato 3216 NZ	126		8.4
129.2	Indian Bead Tree/Persian Lilac	Melia azedarach	65 Brookfield Street Hamilton East Waikato 3216 NZ	144		11.8
129.3	Indian Bead Tree/Persian Lilac	Melia azedarach	67 Brookfield Street Hamilton East Waikato 3216 NZ	132		6.3
129.4	Indian Bead Tree/Persian Lilac	Melia azedarach	69 Brookfield Street Hamilton East Waikato 3216 NZ	144		13.6
129.5	Indian Bead Tree/Persian Lilac	Melia azedarach	71 Brookfield Street Hamilton East Waikato 3216 NZ	138		12.1
129.6	Indian Bead Tree/Persian Lilac	Melia azedarach	77 Brookfield Street Hamilton East Waikato 3216 NZ	138		9.8
129.7	Indian Bead Tree/Persian Lilac	Melia azedarach	91 Brookfield Street Hamilton East Waikato 3216 NZ	144		12.2
129.8	Indian Bead Tree/Persian Lilac	Melia azedarach	106 Brookfield Street Hamilton East Waikato 3216 NZ	144		11.4

129.9	Indian Bead Tree/Persian Lilac	Melia azedarach	108 Brookfield Street Hamilton East Waikato 3216 NZ	144		9.4
129.10	Indian Bead Tree/Persian Lilac	Melia azedarach	110A Brookfield Street Hamilton East Waikato 3216 NZ	138		10.5
129.11	Indian Bead Tree/Persian Lilac	Melia azedarach	114 Brookfield Street Hamilton East Waikato 3216 NZ	144		14.4
129.12	Indian Bead Tree/Persian Lilac	Melia azedarach	118 Brookfield Street Hamilton East Waikato 3216 NZ	132		7.5
T130	**Street Trees**		**Brookfield Street, Hamilton East**			
130.1	Himalayan Cedar	Cedrus deodara	97A Brookfield Street Hamilton East Waikato 3216 NZ	150		11.5
130.2	Indian Bead Tree/Persian Lilac	Melia azedarach	99 Brookfield Street Hamilton East Waikato 3216 NZ	132		8.5
130.3	Indian Bead Tree/Persian Lilac	Melia azedarach	101 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.8
130.4	Indian Bead Tree/Persian Lilac	Melia azedarach	103 Brookfield Street Hamilton East Waikato 3216 NZ	138		8.6
T131	Norway Spruce	Picea abies	19 Brown Street Hamilton East	132		7.7

			Waikato 3216 NZ			
T132	**Street Trees**		**Bryce Street, Hamilton**			
132.1	Norway Spruce	Picea abies	1 Bryce Street Hamilton Waikato 3204 NZ	150		8.3
132.2	River Birch	Betula nigra	1 Bryce Street Hamilton Waikato 3204 NZ	150		11.3
132.3	Totara	Podocarpus totara	2 Bryce Street Hamilton Waikato 3204 NZ	168		10.7
132.4	Coastal Redwood	Sequoia sempervirens	2 Bryce Street Hamilton Waikato 3204 NZ	168		10.8
132.5	Bull Bay/Southern Magnolia	Magnolia grandiflora	4 Bryce Street Hamilton Waikato 3204 NZ	150		8.9
132.6	Bull Bay/Southern Magnolia	Magnolia grandiflora	4 Bryce Street Hamilton Waikato 3204 NZ	150		11.5
T133	Japanese Maple	Acer palmatum	6A Cardrona Road Beerescourt Waikato 3200 NZ	162		9.4
T134	Golden Elm	Ulmus glabra 'Lutescens'	44 Charlemont Street Whitiora Waikato 3200 NZ	156		9.4
T135	**Street Trees**		**Clarence Street, Hamilton**			
135.1	Leyland Cypress	cupressocyparis leylandii	33 Clarence Street Hamilton Waikato 3204 NZ	174		8.3

135.2	Leyland Cypress	cupressocyparis leylandii	33 Clarence Street Hamilton Waikato 3204 NZ	174		8.3
135.3	Leyland Cypress	cupressocyparis leylandii	33 Clarence Street Hamilton Waikato 3204 NZ	174		8.3
135.4	Wych Elm	Ulmus glabra	33 Clarence Street Hamilton Waikato 3204 NZ	174		11.1
T136	**Street Trees**		**Claude Street, Fairfield**			
136.1	Japanese Photinia	Photinia glabra	1A Claude Street Fairfield Waikato 3214 NZ	120		8.3
136.2	American Sweetgum	Liquidambar styraciflua	3 Claude Street Fairfield Waikato 3214 NZ	138		6.7
136.3	American Sweetgum	Liquidambar styraciflua	5 Claude Street Fairfield Waikato 3214 NZ	138		6.1
136.4	American Sweetgum	Liquidambar styraciflua	7 Claude Street Fairfield Waikato 3214 NZ	138		7.4
136.5	American Sweetgum	Liquidambar styraciflua	11 Claude Street Fairfield Waikato 3214 NZ	132		4.6
136.6	American Sweetgum	Liquidambar styraciflua	13 Claude Street Fairfield Waikato 3214 NZ	132		4.8
136.7	American Sweetgum	Liquidambar styraciflua	17 Claude Street Fairfield Waikato 3214 NZ	126		4.3
136.8	American Sweetgum	Liquidambar styraciflua	19 Claude Street Fairfield	126		5.2

			Waikato 3214 NZ			
136.9	American Sweetgum	Liquidambar styraciflua	21A Claude Street Fairfield Waikato 3214 NZ	138		6.3
136.10	American Sweetgum	Liquidambar styraciflua	23A Claude Street Fairfield Waikato 3214 NZ	132		5.4
136.11	American Sweetgum	Liquidambar styraciflua	25B Claude Street Fairfield Waikato 3214 NZ	132		5.2
136.12	American Sweetgum	Liquidambar styraciflua	31 Claude Street Fairfield Waikato 3214 NZ	126		4.7
136.13	American Sweetgum	Liquidambar styraciflua	35A Claude Street Fairfield Waikato 3214 NZ	126		4.3
136.14	American Sweetgum	Liquidambar styraciflua	43 Claude Street Fairfield Waikato 3214 NZ	126		4.2
136.15	American Sweetgum	Liquidambar styraciflua	45 Claude Street Fairfield Waikato 3214 NZ	126		4.8
136.16	American Sweetgum	Liquidambar styraciflua	47 Claude Street Fairfield Waikato 3214 NZ	126		4.0
136.17	American Sweetgum	Liquidambar styraciflua	49 Claude Street Fairfield Waikato 3214 NZ	126		4.5
136.18	American Sweetgum	Liquidambar styraciflua	53 Claude Street Fairfield Waikato 3214 NZ	120		5.0
136.19	American Sweetgum	Liquidambar styraciflua	55 Claude Street Fairfield Waikato 3214 NZ	126		5.0

136.20	American Sweetgum	Liquidambar styraciflua	58 Claude Street Fairfield Waikato 3214 NZ	144		5.8
136.21	American Sweetgum	Liquidambar styraciflua	59 Claude Street Fairfield Waikato 3214 NZ	126		4.4
136.22	American Sweetgum	Liquidambar styraciflua	61A Claude Street Fairfield Waikato 3214 NZ	126		5.8
136.23	American Sweetgum	Liquidambar styraciflua	63 Claude Street Fairfield Waikato 3214 NZ	120		4.3
136.24	American Sweetgum	Liquidambar styraciflua	65 Claude Street Fairfield Waikato 3214 NZ	126		4.2
T137	Ginkgo/Maidenhair Tree	Ginkgo biloba	Claudelands Waikato 3214 NZ	138		10.7
T138	American Arbor-vitae	Thuja occidentalis	Claudelands Road Claudelands Waikato 3214 NZ	138		6.1
T139	American Arbor-vitae	Thuja occidentalis	Claudelands Road Claudelands Waikato 3214 NZ	144		8.9
T140	Prickly-leaved Paperbark	Melaleuca styphelioides	Claudelands Road Claudelands Waikato 3214 NZ	144		12.3
T141	English Oak	Quercus robur	29D Claudelands Road Hamilton East Waikato 3216 NZ	144		13.5
T142	**Street Trees**		**Clifton Road, Hamilton**			
142.1	Flowering Cherry	Prunus serrulata	2 Clifton Road Hamilton	132		7.7

			Waikato 3204 NZ			
142.2	Flowering Cherry	Prunus serrulata	4A Clifton Road Hamilton Waikato 3204 NZ	132		6.1
142.3	Flowering Cherry	Prunus serrulata	5B Clifton Road Hamilton Waikato 3204 NZ	132		7.6
142.4	Flowering Cherry	Prunus serrulata	6A Clifton Road Hamilton Waikato 3204 NZ	132		7.9
142.5	Flowering Cherry	Prunus serrulata	7D Clifton Road Hamilton Waikato 3204 NZ	132		9.2
142.6	Flowering Cherry	Prunus serrulata	7D Clifton Road Hamilton Waikato 3204 NZ	132		10.4
142.7	Flowering Cherry	Prunus serrulata	9 Clifton Road Hamilton Waikato 3204 NZ	132		7.1
142.8	Flowering Cherry	Prunus serrulata	14 Clifton Road Hamilton Waikato 3204 NZ	126`		8.1
142.9	Flowering Cherry	Prunus serrulata	15 Clifton Road Hamilton Waikato 3204 NZ	132		4.8
142.10	Flowering Cherry	Prunus serrulata	15 Clifton Road Hamilton Waikato 3204 NZ	132		8.1
142.11	Flowering Cherry	Prunus serrulata	17-21 Clifton Road Hamilton Waikato 3204 NZ	132		7.8
142.12	Flowering Cherry	Prunus serrulata	18A Clifton Road Hamilton Waikato 3204 NZ	138		9.1

142.13	Flowering Cherry	Prunus serrulata	18A Clifton Road Hamilton Waikato 3204 NZ	138		10.6
142.14	Flowering Cherry	Prunus serrulata	21 Clifton Road Hamilton Waikato 3204 NZ	150		6.7
142.15	Flowering Cherry	Prunus serrulata	21 Clifton Road Hamilton Waikato 3204 NZ	150		8.1
142.16	American Sweetgum	Liquidambar styraciflua	21 Clifton Road Hamilton Waikato 3204 NZ	150		11.0
142.17	Flowering Cherry	Prunus serrulata	30 Clifton Road Hamilton Waikato 3204 NZ	168		8.9
142.18	Norfolk Island Pine	Araucaria heterophylla	30 Clifton Road Hamilton Waikato 3204 NZ	168		13.9
T143	English Oak	Quercus robur	2 Clyde Street Hamilton East Waikato 3216 NZ	156		21.0
T144	**Street Trees**		**Cobham Drive, Hamilton East**			
144.1	Dawn Redwood	Metasequoia glyptostroboides	150 Cobham Drive Hamilton East Waikato 3216 NZ	162		12.8
144.2	Norfolk Island Pine	Araucaria heterophylla	150 Cobham Drive Hamilton East Waikato 3216 NZ	162		13.1
144.3	Coastal Redwood	Sequoia sempervirens	150 Cobham Drive Hamilton East Waikato 3216 NZ	162		18.8
T145	London Plane	Platanus x hispanica ‘Acerifolia’	8 Cook Street Hamilton East Waikato 3216 NZ	225		27.4

T146	Pin Oak	Quercus palustris	88 Cook Street Hamilton East Waikato 3216 NZ	138		7.4
T147	Red Flowering Gum	Corymbia ficifolia	94A Cook Street Hamilton East Waikato 3216 NZ	144		7.7
T148	**Street Trees**		**Dawson Street Hamilton East**			
148.1	Lemon Scented Gum	Corymbia citriodora	1 Dawson Street Hamilton East Waikato 3216 NZ	156		17.9
148.2	Pohutukawa	Metrosideros excelsa	2 Dawson Street Hamilton East Waikato 3216 NZ	162		10.2
148.3	English Oak	Quercus robur	2 Dawson Street Hamilton East Waikato 3216 NZ	162		14.0
148.4	Totara	Podocarpus totara	2 Dawson Street Hamilton East Waikato 3216 NZ	162		17.0
148.5	Pohutukawa	Metrosideros excelsa	2 Dawson Street Hamilton East Waikato 3216 NZ	162		8.0
T149	English Oak	Quercus robur	Deanwell Waikato 3206 NZ	156		11.8
T150	Pin Oak	Quercus palustris	215 Dey Street Hamilton East Waikato 3216 NZ	132		6.5
T151	**Street Trees**		**Dixon Road, Fitzroy**			

151.1	English Oak	Quercus robur	26 Dixon Road Fitzroy Waikato 3206 NZ	168		9.7
151.2	Gum	Eucalyptus sp.	26 Dixon Road Fitzroy Waikato 3206 NZ	168		12.3
T152	**Street Trees**		**Dyer Street, Whitiora**			
152.1	Totara	Podocarpus totara	8 Dyer Street Whitiora Waikato 3200 NZ	156		9.5
152.2	English Oak	Quercus robur	8 Dyer Street Whitiora Waikato 3200 NZ	156		10.4
T153	Sycamore Maple	Acer psuedoplatanus	20 East Street Claudelands Waikato 3214 NZ	126		6.2
T154	London Plane	Platanus x hispanica 'Acerifolia'	87 East Street Claudelands Waikato 3214 NZ	150		14.9
T155	English Oak	Quercus robur	Edgecumbe Street Whitiora Waikato 3200 NZ	156		12.7
T156	London Plane	Platanus x hispanica 'Acerifolia' ™	2A Edgecumbe Street Beerescourt Waikato 3200 NZ	174		19.7
T157	Pin Oak	Quercus palustris	Fairfield Waikato 3214 NZ	162		8.7
T158	English Oak	Quercus robur	2A Fairfield Road Fairfield Waikato 3214 NZ	150		15.7
T159	**Street Trees**		**Fairfield Road, Fairfield**			

159.1	Lombardy Poplar	Populus nigra 'italica'	8 Fairfield Road Fairfield Waikato 3214 NZ	162		16.6
159.2	Lombardy Poplar	Populus nigra 'italica'	8 Fairfield Road Fairfield Waikato 3214 NZ	162		16.6
T160	**Street Trees**		**Firth Street, Hamilton East**			
160.1	European Hornbeam	Carpinus betulus	1 Firth Street Hamilton East Waikato 3216 NZ	138		7.2
160.2	Norway Spruce	Picea abies	1 Firth Street Hamilton East Waikato 3216 NZ	138		8.2
160.3	Pin Oak	Quercus palustris	3 Firth Street Hamilton East Waikato 3216 NZ	126		6.3
160.4	Pin Oak	Quercus palustris	5 Firth Street Hamilton East Waikato 3216 NZ	132		8.4
160.5	Pin Oak	Quercus palustris	7 Firth Street Hamilton East Waikato 3216 NZ	132		6.4
160.6	Pin Oak	Quercus palustris	7 Firth Street Hamilton East Waikato 3216 NZ	132		7.1
160.7	Pin Oak	Quercus palustris	7 Firth Street Hamilton East Waikato 3216 NZ	132		7.9
160.8	Oak	Quercus sp.	10 Firth Street Hamilton East Waikato 3216 NZ	126		4.3
160.9	Pin Oak	Quercus palustris	11 Firth Street Hamilton East Waikato 3216 NZ	138		8.7

160.10	Pin Oak	Quercus palustris	13A Firth Street Hamilton East Waikato 3216 NZ	120		7.2
T161	**Street Trees**		**Naylor Street, Fifth Avenue and Firth Street, Hamilton East**			
161.1	Pin Oak	Quercus palustris	33 Naylor Street Hamilton East Waikato 3216 NZ	150		9.0
161.2	London Plane	Platanus x hispanica 'Acerifolia'	25A Fifth Avenue Enderley Waikato 3214 NZ	162		14.5
161.3	English Elm	Ulmus procera	31 Fifth Avenue Enderley Waikato 3214 NZ	183		11.6
161.4	London Plane	Platanus x hispanica 'Acerifolia'	31 Fifth Avenue Enderley Waikato 3214 NZ	183		17.2
161.5	Oak	Quercus sp.	31 Firth Street Hamilton East Waikato 3216 NZ	138		5.1
161.6	Oak	Quercus sp.	31 Firth Street Hamilton East Waikato 3216 NZ	138		5.4
T162	**Street Trees**		**Fifth Avenue and Firth Street, Hamilton East**			
162.1	London Plane	Platanus x hispanica 'Acerifolia'	47C Fifth Avenue Enderley Waikato 3214 NZ	156		9.7

162.2	Scarlet Oak	Quercus coccinea	49 Firth Street Hamilton East Waikato 3216 NZ	144		15.9
162.3	London Plane	Platanus x hispanica 'Acerifolia'	53A Fifth Avenue Enderley Waikato 3214 NZ	156		11.3
162.4	Red Oak	Quercus rubra	70 Firth Street Hamilton East Waikato 3216 NZ	168		14.9
162.5	Oak	Quercus sp.	72 Firth Street Hamilton East Waikato 3216 NZ	126		5.3
T163	**Street Trees**		**Fifth Avenue and Firth Street, Hamilton East**			
163.1	English Oak	Quercus robur	57A Fifth Avenue Enderley Waikato 3214 NZ	150		8.9
163.2	Pin Oak	Quercus palustris	61 Firth Street Hamilton East Waikato 3216 NZ	162		12.1
163.3	Pin Oak	Quercus palustris	67 Firth Street Hamilton East Waikato 3216 NZ	132		6.6
163.4	Lime	Tilia x europaea	84 Firth Street Hamilton East Waikato 3216 NZ	144		12.3
163.5	Oak	Quercus sp.	86 Firth Street Hamilton East Waikato 3216 NZ	132		5.1
163.6	Pin Oak	Quercus palustris	86 Firth Street Hamilton East Waikato 3216 NZ	132		7.1

T164	**Street Trees**		**Firth Street, Hamilton East**			
164.1	Lime	Tilia x europaea	73 Firth Street Hamilton East Waikato 3216 NZ	132		10.6
164.2	Pin Oak	Quercus palustris	79A Firth Street Hamilton East Waikato 3216 NZ	126		5.9
164.3	Oak	Quercus sp.	81A Firth Street Hamilton East Waikato 3216 NZ	126		4.9
164.4	Pin Oak	Quercus palustris	112 Firth Street Hamilton East Waikato 3216 NZ	150		12.4
T165	Pin Oak	Quercus palustris	89 Firth Street Hamilton East Waikato 3216 NZ	156		12.4
T166	**Street Names**		**Firth Street, Hamilton East**			
166.1	Pin Oak	Quercus palustris	95 Firth Street Hamilton East Waikato 3216 NZ	132		6.4
166.2	Pin Oak	Quercus palustris	97 Firth Street Hamilton East Waikato 3216 NZ	156		4.2
166.3	Pin Oak	Quercus palustris	97 Firth Street Hamilton East Waikato 3216 NZ	156		9.6
166.4	Pin Oak	Quercus palustris	97 Firth Street Hamilton East Waikato 3216 NZ	156		13.9
166.5	Pin Oak	Quercus palustris	120B Firth Street Hamilton East	138		11.4

			Waikato 3216 NZ			
166.6	Pin Oak	Quercus palustris	120 - 124 Firth Street Hamilton East Waikato 3216 NZ	144		7.4
166.7	Littleleaf Linden	Tilia cordata	126 - 132D Firth Street Hamilton East Waikato 3216 NZ	150		13.5
166.8	Oak	Quercus sp.	138 Firth Street Hamilton East Waikato 3216 NZ	126		10.2
166.9	Oak	Quercus sp.	142 Firth Street Hamilton East Waikato 3216 NZ	132		5.5
166.10	Oak	Quercus sp.	144 - 154 Firth Street Hamilton East Waikato 3216 NZ	144		4.9
166.11	Lime	Tilia x europaea	144 - 154 Firth Street Hamilton East Waikato 3216 NZ	144		14.6
166.12	Pin Oak	Quercus palustris	146 Firth Street Hamilton East Waikato 3216 NZ	144		12.7
T167	Oak	Quercus sp.	96 Forest Lake Road Forest Lake Waikato 3200 NZ	192		12.9
T168	Pin Oak	Quercus palustris	116 Forest Lake Road Forest Lake Waikato 3200 NZ	162		11.3

T169	**Street Trees**		**Forest Lake Road, Forest Lake**			
169.1	English Oak	Quercus robur	128 Forest Lake Road Forest Lake Waikato 3200 NZ	156		9.7
169.2	Scarlet Oak	Quercus coccinea	132 Forest Lake Road Forest Lake Waikato 3200 NZ	174		10.4
T170	Pin Oak	Quercus palustris	Frankton Waikato 3204 NZ	174		11.9
T171	Lime	Tilia x europaea	Frankton Waikato 3204 NZ	174		15.2
T172	**Street Trees**		**Fox Street, Hamilton East**			
172.1	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		5.8
172.2	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		7.0
172.3	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		7.9
172.4	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		8.3
172.5	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		9.0
172.6	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		10.2

172.7	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		10.3
172.8	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		11.5
172.9	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.0
172.10	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.4
172.11	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.8
172.12	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		12.9
172.13	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		13.3
172.14	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		13.9
172.15	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		14.2
172.16	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		14.3
172.17	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		15.1
172.18	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East	162		15.4

			Waikato 3216 NZ			
172.19	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		15.5
172.20	Coastal Redwood	Sequoia sempervirens	189 Fox Street Hamilton East Waikato 3216 NZ	162		17.9
T173	Japanese Maple	Acer palmatum	11 Galloway Street Hamilton East Waikato 3216 NZ	126		7.4
T174	**Street Trees**		**Galloway Street, Hamilton East**			
174.1	Indian Bead Tree/Persian Lilac	Melia azedarach	35 Galloway Street Hamilton East Waikato 3216 NZ	132		7.1
174.2	Japanese Maple	Acer palmatum	35 Galloway Street Hamilton East Waikato 3216 NZ	132		8.4
T175	Indian Bead Tree/Persian Lilac	Melia azedarach	38 Galloway Street Hamilton East Waikato 3216 NZ	150		10.7
T176	**Street Trees**		**Galloway Street. Hamilton East**			
176.1	Japanese Maple	Acer palmatum	63A Galloway Street Hamilton East Waikato 3216 NZ	132		7.4
176.2	Japanese Maple	Acer palmatum	63A Galloway Street Hamilton East Waikato 3216 NZ	132		6.4

T177	Japanese Maple	Acer palmatum	77 Galloway Street Hamilton East Waikato 3216 NZ	120		6.0
T178	Japanese Maple	Acer palmatum	148 Galloway Street Hamilton East Waikato 3216 NZ	120		6.3
T179	Trident Maple	Acer buergerianum	154 Galloway Street Hamilton East Waikato 3216 NZ	132		5.8
T180	Pin Oak	Quercus palustris	155 Galloway Street Hamilton East Waikato 3216 NZ	132		5.5
T181	Japanese Maple	Acer palmatum	199 Galloway Street Hamilton East Waikato 3216 NZ	126		8.1
T182	Japanese Maple	Acer palmatum	209 Galloway Street Hamilton East Waikato 3216 NZ	120		6.9
T183	**Street Trees**		**Garnett Avenue, Forest Lake**			
183.1	Douglas Fir	Pseudotsuga menziesii	61 Garnett Avenue Forest Lake Waikato 3200 NZ	162		9.6
183.2	Chinese Juniper	Juniperus chinensis	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		5.3
183.3	Willow Oak	Quercus phellos	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		9.5
183.4	Turkey Oak	Quercus cerris	61 Garnett Avenue Forest	180		9.5

			Lake Waikato 3200 NZ			
183.5	Douglas Fir	Pseudotsuga menziesii	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		9.6
183.6	Willow Oak	Quercus phellos	61 Garnett Avenue Forest Lake Waikato 3200 NZ	180		14.2
T184	**Street Trees**		**George Street, Claudelands**			
184.1	Bull Bay/Southern Magnolia	Magnolia grandiflora	7 George Street Claudelands Waikato 3214 NZ	150		13.7
184.2	Bull Bay/Southern Magnolia	Magnolia grandiflora	8A George Street Claudelands Waikato 3214 NZ	156		14.3
184.3	Bull Bay/Southern Magnolia	Magnolia grandiflora	11 George Street Claudelands Waikato 3214 NZ	126		7.4
184.4	Bull Bay/Southern Magnolia	Magnolia grandiflora	17 George Street Claudelands Waikato 3214 NZ	120		6.3
184.5	Bull Bay/Southern Magnolia	Magnolia grandiflora	21 George Street Claudelands Waikato 3214 NZ	132		12.3
184.6	Bull Bay/Southern Magnolia	Magnolia grandiflora	22 George Street Claudelands Waikato 3214 NZ	120		6.8
184.7	Bull Bay/Southern Magnolia	Magnolia grandiflora	23 George Street Claudelands Waikato 3214 NZ	150		12.1

184.8	Bull Bay/Southern Magnolia	Magnolia grandiflora	28B George Street Claudelands Waikato 3214 NZ	120		8.2
184.9	Bull Bay/Southern Magnolia	Magnolia grandiflora	36 George Street Claudelands Waikato 3214 NZ	126		9.5
184.10	Bull Bay/Southern Magnolia	Magnolia grandiflora	40 George Street Claudelands Waikato 3214 NZ	138		11.6
T185	English Oak	Quercus robur	24 Gibson Road Dinsdale Waikato 3204 NZ	150		11.8
T186	**Street Trees**		**Gillies Avenue, Claudelands**			
186.1	Sycamore Maple	Acer psuedoplatanus	1 Gillies Avenue Claudelands Waikato 3214 NZ	144		10.7
186.2	Sycamore Maple	Acer psuedoplatanus	2A Gillies Avenue Claudelands Waikato 3214 NZ	120		5.4
186.3	Sycamore Maple	Acer psuedoplatanus	2 Gillies Avenue Claudelands Waikato 3214 NZ	126		10.1
186.4	Sycamore Maple	Acer psuedoplatanus	5 Gillies Avenue Claudelands Waikato 3214 NZ	126		6.6
186.5	Sycamore Maple	Acer psuedoplatanus	5 Gillies Avenue Claudelands Waikato 3214 NZ	126		7.5

186.6	Sycamore Maple	Acer psuedoplatanus	8 Gillies Avenue Claudelands Waikato 3214 NZ	138		9.0
186.7	American Sweetgum	Liquidambar styraciflua	9 Gillies Avenue Claudelands Waikato 3214 NZ	120		6.5
186.8	Sycamore Maple	Acer psuedoplatanus	10 Gillies Avenue Claudelands Waikato 3214 NZ	138		8.0
T187	**Street Trees**		**Grantham Street, Hamilton**			
187.1	London Plane	Platanus x hispanica 'Acerifolia'	15 Grantham Street Hamilton Waikato 3204 NZ	210		26.4
187.2	Flowering Cherry	Prunus serrulata	21 Grantham Street Hamilton Waikato 3204 NZ	150		7.4
187.3	Scarlet Oak	Quercus coccinea	21 Grantham Street Hamilton Waikato 3204 NZ	150		9.5
187.4	English Oak	Quercus robur	21 Grantham Street Hamilton Waikato 3204 NZ	150		10.8
187.5	Bull Bay/Southern Magnolia	Magnolia grandiflora	154 Grantham Street Hamilton Waikato 3204 NZ	162		10.4
187.6	Copper Beech	Fagus sylvatica var. purpurea	154 Grantham Street Hamilton Waikato 3204 NZ	162		11.2

187.7	Japanese Red Cedar	Cryptomeria japonica	154 Grantham Street Hamilton Waikato 3204 NZ	162		11.9
187.8	Copper Beech	Fagus sylvatica var. purpurea	154 Grantham Street Hamilton Waikato 3204 NZ	162		18
T188	**Street Trees**		**Grey Street, Hamilton East**			
188.1	Golden Elm	Ulmus procera 'Louis van Houtte' ™	75 Grey Street Hamilton East Waikato 3216 NZ	132		7.7
188.2	Pin Oak	Quercus palustris	160 Grey Street Hamilton East Waikato 3216 NZ	162		12.4
188.3	Tulip Tree	Liriodendron tulipifera	160 Grey Street Hamilton East Waikato 3216 NZ	162		14.8
T189	Pin Oak	Quercus palustris	265 Grey Street Hamilton East Waikato 3216 NZ	120		5.6
T190	**Street Trees**		**Grey Street, Hamilton East**			
190.1	Variegated Elm	Ulmus carpinifolia 'Variegata'™	401 Grey Street Hamilton East Waikato 3216 NZ	144		5.0
190.2	Variegated Elm	Ulmus carpinifolia 'Variegata'	401 Grey Street Hamilton East Waikato 3216 NZ	144		6.0
T191	**Street Trees**		**Grey Street, Hamilton East**			
191.1	American Sweetgum	Liquidambar styraciflua	521 Grey Street	126		8.7

			Hamilton East Waikato 3216 NZ			
191.2	Japanese Maple	Acer palmatum	521 Grey Street Hamilton East Waikato 3216 NZ	126		10.3
T192	**Street Trees**		**Grey Street, Hamilton East**			
192.1	London Plane	Platanus x hispanica 'Acerifolia' ™	547 Grey Street Hamilton East Waikato 3216 NZ	168		14.7
192.2	London Plane	Platanus x hispanica 'Acerifolia'™	547 Grey Street Hamilton East Waikato 3216 NZ	168		16.1
T193	English Oak	Quercus robur	586 Grey Street Hamilton East Waikato 3216 NZ	168		8.3
T194	Indian Bead Tree/Persian Lilac	Melia azedarach	616 Grey Street Hamilton East Waikato 3216 NZ	168		13.9
T195	Golden Elm	Ulmus procera 'Louis van Houtte'	199B Grey Street Hamilton East Waikato 3216 NZ	195		16.8
T196	Kahikatea	Dacrycarpus dacrydioides	5 Grove Place Dinsdale Waikato 3204 NZ	192		7.9
T197	**Street Trees**		**Hall Lane, Frankton**			
197.1	American Sweetgum	Liquidambar styraciflua	5 Hall Lane Frankton Waikato 3204 NZ	162		11.1
197.2	American Sweetgum	Liquidambar styraciflua	6 Hall Lane Frankton	162		8.1

			Waikato 3204 NZ			
197.3	American Sweetgum	Liquidambar styraciflua	10 Hall Lane Frankton Waikato 3204 NZ	162		9.8
T198	Spanish/Sweet Chestnut	Castanea sativa	3 Hamilton Claudelands Hamilton Waikato 3204 NZ	156		12.6
T199	**Street Trees**		**Hamilton East**			
199.1	Lawson Cypress	Chamaecyparis lawsoniana	Hamilton East Waikato 3216 NZ	192		6.3
199.2	Rimu	Dacrydium cupressinum	Hamilton East Waikato 3216 NZ	192		7.3
199.3	Rimu	Dacrydium cupressinum	Hamilton East Waikato 3216 NZ	192		7.6
199.4	Chinese Arbor-vitae	Platycladus orientalis	Hamilton East Waikato 3216 NZ	192		8.6
199.5	Chinese Arbor-vitae	Platycladus orientalis	Hamilton East Waikato 3216 NZ	192		9.4
199.6	English Oak	Quercus robur	Hamilton East Waikato 3216 NZ	192		10.2
199.7	Chinese Arbor-vitae	Platycladus orientalis	Hamilton East Waikato 3216 NZ	192		10.3
199.8	Tulip Tree	Liriodendron tulipifera	Hamilton East Waikato 3216 NZ	192		10.7
199.9	English Elm	Ulmus procera	Hamilton East Waikato 3216 NZ	192		13.0
199.10	London Plane	Platanus x hispanica ‘Acerifolia’™	Hamilton East Waikato 3216 NZ	192		14.2
199.11	English Elm	Ulmus procera	Hamilton East Waikato 3216 NZ	192		17.5

199.12	Coastal Redwood	Sequoia sempervirens	Hamilton East Waikato 3216 NZ	192		18.5
199.13	London Plane	Platanus x hispanica 'Acerifolia'	Hamilton East Waikato 3216 NZ	192		19.0
199.14	Gum	Eucalyptus sp.	Hamilton East Waikato 3216 NZ	192		20.7
T200	**Street Trees**		**Hamilton Gardens Walkway, Hamilton East**			
200.1	Illawarra Flame Tree	Brachychiton acerifolius	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		9.0
200.2	Himalayan Cedar	Cedrus deodara	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		12.1
200.3	Scarlet Oak	Quercus coccinea	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		17.6
200.4	Coastal Redwood	Sequoia sempervirens	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		21.7
200.5	Lombardy Poplar	Populus nigra 'italica'	Hamilton Gardens Walkway Hamilton East Waikato 3216 NZ	180		24.0
T201	**Street Trees**		**Hamilton Parade, Hamilton**			
201.1	Kauri	Agathis australis	1A Hamilton Parade	156		6.0

			Hamilton Waikato 3204 NZ			
201.2	Totara	Podocarpus totara	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		12.5
201.3	Ginkgo/Maidenhair Tree	Ginkgo biloba	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		13.2
201.4	Totara	Podocarpus totara	1A Hamilton Parade Hamilton Waikato 3204 NZ	156		13.7
201.5	Totara	Podocarpus totara	Hamilton Parade Hamilton Waikato 3204 NZ	156		10.1
201.6	Swamp Cypress	Taxodium distichum	Hamilton Parade Hamilton Waikato 3204 NZ	156		11.8
T202	**Street Trees**		**Hamilton**			
202.1	Dawn Redwood	Metasequoia glyptostroboides	Hamilton Waikato 3204 NZ	216		12.4
202.2	Dawn Redwood	Metasequoia glyptostroboides	Hamilton Waikato 3204 NZ	216		12.4
202.3	Red Oak	Quercus rubra	Hamilton Waikato 3204 NZ	216		16.6
202.4	English Oak	Quercus robur	Hamilton Waikato 3204 NZ	216		18.5
202.5	London Plane	Platanus x hispanica ‘Acerifolia’™	Hamilton Waikato 3204 NZ	216		19.1

202.6		Eucalyptus botryoides	Hamilton Waikato 3204 NZ	216		20.4
202.7	Tulip Tree	Liriodendron tulipifera	Hamilton Waikato 3204 NZ	216		20.7
202.8	Golden Totara	Podocarpus totara ‘Aurea’™	Hamilton Waikato 3204 NZ	216		5.7
202.9	Podocarpus totara ‘Aurea’	Podocarpus totara ‘Aurea’™	Hamilton Waikato 3204 NZ	216		6.8
202.10	Golden Totara	Podocarpus totara ‘Aurea’	Hamilton Waikato 3204 NZ	216		6.8
202.11	Oak	Quercus sp.	Hamilton Waikato 3204 NZ	216		14.0
T203	**Street Trees**		**Hammond Street, Hamilton**			
203.1	Red Oak	Quercus rubra	3 Hammond Street Hamilton Waikato 3204 NZ	126		5.1
203.2	Pin Oak	Quercus palustris	2A Hammond Street Hamilton Waikato 3204 NZ	138		7.2
203.3	Red Oak	Quercus rubra	2 Hammond Street Hamilton Waikato 3204 NZ	144		7.9
203.4	Pin Oak	Quercus palustris	5 Hammond Street Hamilton Waikato 3204 NZ	144		9.9
203.5	Pin Oak	Quercus palustris	9A Hammond Street Hamilton Waikato 3204 NZ	138		7.4

203.6	Pin Oak	Quercus palustris	11 Hammond Street Hamilton Waikato 3204 NZ	138		6.5
203.7	English Oak	Quercus robur	13A Hammond Street Hamilton Waikato 3204 NZ	144		10.3
203.8	Red Oak	Quercus rubra	14 Hammond Street Hamilton Waikato 3204 NZ	132		8.2
203.9	Pin Oak	Quercus palustris	17 Hammond Street Hamilton Waikato 3204 NZ	156		15.0
203.10	Pin Oak	Quercus palustris	18 Hammond Street Hamilton Waikato 3204 NZ	156		11.6
203.11	Red Oak	Quercus rubra	21 Hammond Street Hamilton Waikato 3204 NZ	126		7.4
203.12	Pin Oak	Quercus palustris	23 Hammond Street Hamilton Waikato 3204 NZ	180		9.2
203.13	English Oak	Quercus robur	23 Hammond Street Hamilton Waikato 3204 NZ	180		14.1
203.14	English Oak	Quercus robur	23 Hammond Street Hamilton Waikato 3204 NZ	180		17.3
203.15	English Oak	Quercus robur	26 Hammond Street Hamilton	144		7.0

			Waikato 3204 NZ			
T204	Pin Oak	Quercus palustris	82 Holland Road Fairfield Waikato 3214 NZ	126		6.4
T205	Pin Oak	Quercus palustris	96 Holland Road Fairfield Waikato 3214 NZ	126		5.6
T206	Pin Oak	Quercus palustris	118 Holland Road Fairfield Waikato 3214 NZ	126		6.2
T207	**Street Trees**		**Hardley Street, Whitiora**			
207.1	English Oak	Quercus robur 'Fastigiate	1 Hardley Street Whitiora Waikato 3200 NZ	183		9.8
207.2	English Oak	Quercus robur 'Fastigiate	1 Hardley Street Whitiora Waikato 3200 NZ	183		12.0
207.3	Douglas Fir	Pseudotsuga menziesii	1 Hardley Street Whitiora Waikato 3200 NZ	183		14.6
207.4	Golden Elm	Ulmus procera 'Louis van Houtte'	2 Hardley Street Whitiora Waikato 3200 NZ	183		13.9
207.5	English Oak	Quercus robur	3 Hardley Street Whitiora Waikato 3200 NZ	126		6.0
207.6	Totara	Podocarpus totara	4 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.7	Totara	Podocarpus totara	4 Hardley Street Whitiora Waikato 3200 NZ	150		11.3

207.8	Totara	Podocarpus totara	4 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.9	English Oak	Quercus robur	7 Hardley Street Whitiora Waikato 3200 NZ	183		6.3
207.10	Golden Elm	Ulmus procera 'Louis van Houtte'	7 Hardley Street Whitiora Waikato 3200 NZ	183		13.5
207.11	Totara	Podocarpus totara	10 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.12	Totara	Podocarpus totara	10 Hardley Street Whitiora Waikato 3200 NZ	150		11.3
207.13	English Elm	Ulmus minor	11 Hardley Street Whitiora Waikato 3200 NZ	174		10.2
207.14	London Plane	Platanus x hispanica â€˜Acerifoliaâ€™	11 Hardley Street Whitiora Waikato 3200 NZ	174		22.6
207.15	English Oak	Quercus robur	14 Hardley Street Whitiora Waikato 3200 NZ	132		7.7
207.16	English Oak	Quercus robur	20A Hardley Street Whitiora Waikato 3200 NZ	138		5.7
207.17	Japanese Maple	Acer palmatum	22 Hardley Street Whitiora Waikato 3200 NZ	156		4.7
207.18	Pin Oak	Quercus palustris	22 Hardley Street Whitiora Waikato 3200 NZ	156		8.2
T208	**Street Trees**		**Heaphy Terrace, Claudelands**			

208.1	American Sweetgum	Liquidambar styraciflua	901 Heaphy Terrace Claudelands Waikato 3214 NZ	144		6.2
208.2	American Sweetgum	Liquidambar styraciflua	901 Heaphy Terrace Claudelands Waikato 3214 NZ	144		7.7
T209	Oak	Quercus sp.	40 - 84 High Street Frankton Waikato 3204 NZ	162		9.6
T210	**Street Trees**		**Higgins Road, Frankton**			
210.1	English Oak	Quercus robur	61 Higgins Road Frankton Waikato 3204 NZ	162		13.8
210.2	English Oak	Quercus robur	61 Higgins Road Frankton Waikato 3204 NZ	162		18.2
T211	**Street Trees**		**Hillsborough Terrace, Hamilton**			
211.1	English Oak	Quercus robur	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		13.8
211.2	Pin Oak	Quercus palustris	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		14.9
211.3	London Plane	Platanus x hispanica ‘Acerifolia’™	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		20.9

211.4	London Plane	Platanus x hispanica 'Acerifolia'	16 - 22A Hillsborough Terrace Hamilton Waikato 3204 NZ	216		21.4
211.5	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		7.2
211.6	Chinese Wingnut	Pterocarya stenoptera	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		9.7
211.7	Red Mulberry	Morus rubra	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		10.0
211.8	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		14.9
211.9	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		16.0
211.10	English Oak	Quercus robur	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		16.9
211.11	Wellingtonia	Sequoiadendron gigantium	Hillsborough Terrace Hamilton Waikato 3204 NZ	198		21.6
211.12	Monterey pine	Pinus radiata	100 Hillsborough Terrace Hamilton Waikato 3204 NZ	156		21.7

T212	Pin Oak	Quercus palustris	86 Holland Road Fairfield Waikato 3214 NZ	132		5.6
T213	Pin Oak	Quercus palustris	116 Holland Road Fairfield Waikato 3214 NZ	132		6.2
T214	American Sweetgum	Liquidambar styraciflua	132 Holland Road Fairfield Waikato 3214 NZ	156		9.2
T215	American Sweetgum	Liquidambar styraciflua	136 Holland Road Fairfield Waikato 3214 NZ	150		7.1
T216	**Street Trees**		**Hukanui Road, Chartwell**			
216.1	American Sweetgum	Liquidambar styraciflua	150 Hukanui Road Chartwell Waikato 3210 NZ	156		9.4
216.2	American Sweetgum	Liquidambar styraciflua	152 Hukanui Road Chartwell Waikato 3210 NZ	144		7.8
216.3	American Sweetgum	Liquidambar styraciflua	156 Hukanui Road Chartwell Waikato 3210 NZ	150		8.0
216.4	American Sweetgum	Liquidambar styraciflua	158 Hukanui Road Chartwell Waikato 3210 NZ	156		8.4
T217	**Street Trees**		**Hukanui Road, Chartwell**			
217.1	American Sweetgum	Liquidambar styraciflua	186 Hukanui Road Chartwell Waikato 3210 NZ	162		7.2

217.2	American Sweetgum	Liquidambar styraciflua	188 Hukanui Road Chartwell Waikato 3210 NZ	168		8.9
217.3	American Sweetgum	Liquidambar styraciflua	192 Hukanui Road Chartwell Waikato 3210 NZ	150		6.0
217.4	American Sweetgum	Liquidambar styraciflua	196 Hukanui Road Chartwell Waikato 3210 NZ	126		6.0
T218	**Street Trees**		**Ingleton Terrace, Fairfield**			
218.1	English Oak	Quercus robur	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		6.5
218.2	English Oak	Quercus robur	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		6.5
218.3	English Oak	Quercus robur	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		6.8
218.4	Oak	Quercus sp.	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		8.4
218.5	Oak	Quercus sp.	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		10.6
218.6	Oak	Quercus sp.	3 Ingleton Terrace Fairfield Waikato 3214 NZ	174		10.6

218.7	Oak	Quercus sp.	4 - 40 Ingleton Terrace Fairfield Waikato 3214 NZ	132		3.1
218.8	Oak	Quercus sp.	4 - 40 Ingleton Terrace Fairfield Waikato 3214 NZ	132		4.7
218.9	Oak	Quercus sp.	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		4.5
218.10	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		6.6
218.11	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		6.7
218.12	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		8.5
218.13	Japanese Red Cedar	Cryptomeria japonica	4 Ingleton Terrace Fairfield Waikato 3214 NZ	156		10.6
218.14	Oak	Quercus sp.	6 Ingleton Terrace Fairfield Waikato 3214 NZ	168		7.6
218.15	English Oak	Quercus robur	9 Ingleton Terrace Fairfield Waikato 3214 NZ	144		5.9
218.16	Himalayan Cedar	Cedrus deodara	9 Ingleton Terrace Fairfield	144		9.4

			Waikato 3214 NZ			
218.17	English Oak	Quercus robur	9 Ingleton Terrace Fairfield Waikato 3214 NZ	144		10.7
218.18	English Oak	Quercus robur	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		6.0
218.19	Totara	Podocarpus totara	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		8.0
218.20	Red Flowering Gum	Corymbia ficifolia	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		11.3
218.21	Pohutukawa	Metrosideros excelsa	11 Ingleton Terrace Fairfield Waikato 3214 NZ	144		13.1
Q						
218.22	Oak	Quercus sp.	15 Ingleton Terrace Fairfield Waikato 3214 NZ	132		4.5
T219	**Street Trees**		**Kahikatea Drive, Frankton**			
219.1	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		8.9
219.2	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		9.9
219.3	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		10.8

219.4	Gum	Eucalyptus sp.	271 Kahikatea Drive Frankton Waikato 3204 NZ	174		12.8
T220	**Street Trees**		**Kent Street, Frankton**			
220.1	American Sweetgum	Liquidambar styraciflua	32 Kent Street Frankton Waikato 3204 NZ	186		13.1
220.2	Monkey Puzzle	Araucaria araucana	32 Kent Street Frankton Waikato 3204 NZ	186		13.2
T221	Totara	Podocarpus totara	17 King Street Frankton Waikato 3204 NZ	168		9.8
T222	Japanese Photinia	Photinia glabra	21 King Street Frankton Waikato 3204 NZ	144		8.4
T223	**Street Trees**		**Kitchener Street, Claudelands**			
223.1	Mixed Species	-	4/7 - 21 Kitchener Street Claudelands Waikato 3214 NZ	162		13.3
223.2	Pin Oak	Quercus palustris	4 Kitchener Street Claudelands Waikato 3214 NZ	144		10.5
223.3	American Sweetgum	Liquidambar styraciflua	4 Kitchener Street Claudelands Waikato 3214 NZ	144		11.0
223.4	American Sweetgum	Liquidambar styraciflua	5 Kitchener Street Claudelands Waikato 3214 NZ	156		9.6

223.5	Pin Oak	Quercus palustris	5 Kitchener Street Claudelands Waikato 3214 NZ	156		14.7
223.6	American Sweetgum	Liquidambar styraciflua	7A Kitchener Street Claudelands Waikato 3214 NZ	144		9.8
223.7	Pin Oak	Quercus palustris	7 Kitchener Street Claudelands Waikato 3214 NZ	150		25.5
223.8	American Sweetgum	Liquidambar styraciflua	8 Kitchener Street Claudelands Waikato 3214 NZ	156		12.1
223.9	Pin Oak	Quercus palustris	8 Kitchener Street Claudelands Waikato 3214 NZ	156		12.3
223.10	American Sweetgum	Liquidambar styraciflua	9 Kitchener Street Claudelands Waikato 3214 NZ	150		9.3
223.11	American Sweetgum	Liquidambar styraciflua	10 Kitchener Street Claudelands Waikato 3214 NZ	144		9.6
223.12	Pin Oak	Quercus palustris	12 Kitchener Street Claudelands Waikato 3214 NZ	150		10.9
223.13	Pin Oak	Quercus palustris	13 Kitchener Street Claudelands Waikato 3214 NZ	150		9.7
223.14	American Sweetgum	Liquidambar styraciflua	14 Kitchener Street Claudelands	150		9.8

			Waikato 3214 NZ			
223.15	American Sweetgum	Liquidambar styraciflua	15 Kitchener Street Claudelands Waikato 3214 NZ	156		8.9
223.16	Pin Oak	Quercus palustris	15 Kitchener Street Claudelands Waikato 3214 NZ	156		10.3
223.17	American Sweetgum	Liquidambar styraciflua	18 Kitchener Street Claudelands Waikato 3214 NZ	156		9.2
223.18	Pin Oak	Quercus palustris	18 Kitchener Street Claudelands Waikato 3214 NZ	156		9.4
223.19	American Sweetgum	Liquidambar styraciflua	19 Kitchener Street Claudelands Waikato 3214 NZ	150		11.7
223.20	Scarlet Oak	Quercus coccinea	21 Kitchener Street Claudelands Waikato 3214 NZ	144		6.2
223.21	Scarlet Oak	Quercus coccinea	22E Kitchener Street Claudelands Waikato 3214 NZ	150		7.1
223.22	Pin Oak	Quercus palustris	22E Kitchener Street Claudelands Waikato 3214 NZ	150		7.7
223.23	Pin Oak	Quercus palustris	22E Kitchener Street Claudelands Waikato 3214 NZ	150		8.4

T224	Pin Oak	Quercus palustris	173 Lake Crescent Hamilton Lake Waikato 3204 NZ	132		9.1
T225	Totara	Podocarpus totara	2 - 4 Little London Lane Hamilton Waikato 3204 NZ	192		11.0
T226	**Street Trees**		**Liverpool Street, Hamilton**			
226.1	American Sweetgum	Liquidambar styraciflua	3 Liverpool Street Hamilton Waikato 3204 NZ	138		8.5
226.2	Flowering Cherry	Prunus serrulata	5 Liverpool Street Hamilton Waikato 3204 NZ	132		6.8
226.3	American Sweetgum	Liquidambar styraciflua	6 Liverpool Street Hamilton Waikato 3204 NZ	156		12.6
226.4	American Sweetgum	Liquidambar styraciflua	8 Liverpool Street Hamilton Waikato 3204 NZ	162		12.3
T227	**Street Trees**		**Liverpool Street, Hamilton**			
227.1	English Oak	Quercus robur	20A Liverpool Street Hamilton Waikato 3204 NZ	144		11.0
227.2	American Sweetgum	Liquidambar styraciflua	27 Liverpool Street Hamilton Waikato 3204 NZ	150		10.8
227.3	American Sweetgum	Liquidambar styraciflua	29 Liverpool Street	150		12.0

			Hamilton Waikato 3204 NZ			
227.4	American Sweetgum	Liquidambar styraciflua	29 Liverpool Street Hamilton Waikato 3204 NZ	150		15.3
227.5	American Sweetgum	Liquidambar styraciflua	31 Liverpool Street Hamilton Waikato 3204 NZ	150		9.5
227.6	American Sweetgum	Liquidambar styraciflua	36 Liverpool Street Hamilton Waikato 3204 NZ	150		15.4
227.7	American Sweetgum	Liquidambar styraciflua	37 Liverpool Street Hamilton Waikato 3204 NZ	150		11.6
227.8	American Sweetgum	Liquidambar styraciflua	42 Liverpool Street Hamilton Waikato 3204 NZ	150		15.2
T228	**Street Trees**		**London Street, Hamilton**			
228.1	Copper Beech	Fagus sylvatica var. purpurea	2 London Street Hamilton Waikato 3204 NZ	150		11.7
228.2	Copper Beech	Fagus sylvatica var. purpurea	2 London Street Hamilton Waikato 3204 NZ	150		13.7
T229	**Street Trees**		**Macfarlane Street, Hamilton East**			
229.1	Honey Locust	Gleditsia triacanthos	7 Macfarlane Street Hamilton East	120		4.3

			Waikato 3216 NZ			
229.2	Honey Locust	Gleditsia triacanthos	7 Macfarlane Street Hamilton East Waikato 3216 NZ	120		4.5
229.3	Honey Locust	Gleditsia triacanthos	7 Macfarlane Street Hamilton East Waikato 3216 NZ	120		5.5
T230	**Street Trees**		**Macfarlane Street, Hamilton East**			
230.1	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		3.7
230.2	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		6.1
230.3	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		6.8
230.4	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		7.1
230.5	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		7.2
230.6	Honey Locust	Gleditsia triacanthos	15 Macfarlane Street Hamilton East Waikato 3216 NZ	132		7.3
T231	**Street Trees**		**Macfarlane Street, Hamilton East**			

231.1	Oriental Plane	Platanus orientalis	86B Macfarlane Street Hamilton East Waikato 3216 NZ	162		10.6
231.2	Oriental Plane	Platanus orientalis	86C Macfarlane Street Hamilton East Waikato 3216 NZ	168		6.9
231.3	Oriental Plane	Platanus orientalis	86C Macfarlane Street Hamilton East Waikato 3216 NZ	168		9.6
T232	Pin Oak	Quercus palustris	124 Macfarlane Street Hamilton East Waikato 3216 NZ	138		6.8
T233	**Street Trees**		**Manning Street, Hamilton**			
233.1	Coastal Redwood	Sequoia sempervirens	21 Manning Street Hamilton Waikato 3204 NZ	168		9.5
233.2	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		7.7
233.3	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		8.9
233.4	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		8.9

233.5	Coastal Redwood	Sequoia sempervirens	28 Manning Street Hamilton Waikato 3204 NZ	162		10.2
T234	**Street Trees**		**Mardon Road, Enderley**			
234.1	Pin Oak	Quercus palustris	8 Mardon Road Enderley Waikato 3214 NZ	144		7.0
234.2	Pin Oak	Quercus palustris	14 Mardon Road Enderley Waikato 3214 NZ	126		4.8
234.3	Pin Oak	Quercus palustris	18 Mardon Road Enderley Waikato 3214 NZ	126		5.5
234.4	Pin Oak	Quercus palustris	22 Mardon Road Enderley Waikato 3214 NZ	138		5.9
234.5	Pin Oak	Quercus palustris	26 Mardon Road Enderley Waikato 3214 NZ	138		6.2
234.6	Pin Oak	Quercus palustris	26 Mardon Road Enderley Waikato 3214 NZ	138		6.9
234.7	Pin Oak	Quercus palustris	28 Mardon Road Enderley Waikato 3214 NZ	132		5.1
234.8	Pin Oak	Quercus palustris	50 Mardon Road Enderley Waikato 3214 NZ	168		7.6
234.9	Pin Oak	Quercus palustris	60B Mardon Road Enderley Waikato 3214 NZ	144		6.0
234.10	Pin Oak	Quercus palustris	70 Mardon Road Enderley Waikato 3214 NZ	132		6.4

234.11	Pin Oak	Quercus palustris	70A Mardon Road Enderley Waikato 3214 NZ	138		6.4
234.12	Pin Oak	Quercus palustris	70A Mardon Road Enderley Waikato 3214 NZ	138		7.1
234.13	Pin Oak	Quercus palustris	74 Mardon Road Enderley Waikato 3214 NZ	138		6.0
234.14	Pin Oak	Quercus palustris	84A Mardon Road Enderley Waikato 3214 NZ	144		6.8
234.15	Pin Oak	Quercus palustris	84A Mardon Road Enderley Waikato 3214 NZ	144		7.7
234.16	Pin Oak	Quercus palustris	86 Mardon Road Enderley Waikato 3214 NZ	144		8.2
T235	**Street Trees**		**Marire Avenue, Frankton**			
235.1	Box Elder	Acer negundo	2 Marire Avenue Frankton Waikato 3204 NZ	150		9.5
235.2	Box Elder	Acer negundo	4 Marire Avenue Frankton Waikato 3204 NZ	156		7.4
235.3	Box Elder	Acer negundo	5 Marire Avenue Frankton Waikato 3204 NZ	150		11.2
235.4	Box Elder	Acer negundo	6 Marire Avenue Frankton Waikato 3204 NZ	144		8.8

235.5	Box Elder	Acer negundo	11 Marire Avenue Frankton Waikato 3204 NZ	144		7.6
235.6	Box Elder	Acer negundo	14 Marire Avenue Frankton Waikato 3204 NZ	144		10.1
235.7	Box Elder	Acer negundo	20 Marire Avenue Frankton Waikato 3204 NZ	144		8.9
235.8	Box Elder	Acer negundo	22 Marire Avenue Frankton Waikato 3204 NZ	150		11.3
T236	**Street Trees**		**Memorial Drive, Hamilton East**			
236.1	Pohutukawa	Metrosideros excelsa	2 Memorial Drive Hamilton East Waikato 3216 NZ	156		4.0
236.2	Pohutukawa	Metrosideros excelsa	2 Memorial Drive Hamilton East Waikato 3216 NZ	156		11.4
236.3	Pohutukawa	Metrosideros excelsa	2 Memorial Drive Hamilton East Waikato 3216 NZ	156		6.9
T237	**Street Trees**		**Memorial Drive, Hamilton East**			
237.1	Holm Oak	Quercus ilex	57 Memorial Drive Hamilton East Waikato 3216 NZ	162		16.1
237.2	Bhutan Cypress	Cupressus torulosa	57 Memorial Drive Hamilton East Waikato 3216 NZ	183		9.8

237.3	Bhutan Cypress	Cupressus torulosa	57 Memorial Drive Hamilton East Waikato 3216 NZ	183		11.5
T238	**Street Trees**		**Memorial Drive, Hamilton East**			
238.1	Osage Orange	Maclura pomifera	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		5.2
238.2	Scarlet Oak	Quercus coccinea	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		15.5
238.3	Dawn Redwood	Metasequoia glyptostroboides	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		18.7
238.4	London Plane	Platanus x hispanica 'Acerifolia'	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		22.2
238.5	London Plane	Platanus x hispanica 'Acerifolia'	103 Memorial Drive Hamilton East Waikato 3216 NZ	192		25.7
T239	**Street Trees**		**Mooney Street, Baverstock**			
239.1	Kahikatea	Dacrycarpus dacrydioides	Mooney Street Baverstock Waikato 3289 NZ	192		12.0
239.2	Kahikatea	Dacrycarpus dacrydioides	Mooney Street Baverstock Waikato 3289 NZ	192		12.4
T240	**Street Trees**		**Mill Lane, Whitiora**			
240.1	Red Oak	Quercus rubra	12 Mill Lane Whitiora Waikato 3200 NZ	144		8.5
240.2	Pin Oak	Quercus palustris	14 Mill Lane Whitiora	138		6.4

			Waikato 3200 NZ			
240.3	Pin Oak	Quercus palustris	14 Mill Lane Whitiora Waikato 3200 NZ	138		7.1
T241	Pin Oak	Quercus palustris	20 Naylor Street Hamilton East Waikato 3216 NZ	126		6.8
T242	**Street Trees**		**Nixon Street, Hamilton East**			
242.1	Indian Bead Tree/Persian Lilac	Melia azedarach	36 Nixon Street Hamilton East Waikato 3216 NZ	132		10.3
242.2	Indian Bead Tree/Persian Lilac	Melia azedarach	40 Nixon Street Hamilton East Waikato 3216 NZ	138		9.1
242.3	Indian Bead Tree/Persian Lilac	Melia azedarach	40 Nixon Street Hamilton East Waikato 3216 NZ	138		10.3
T243	Lime	Tilia x europaea	31B Norton Road Frankton Waikato 3204 NZ	150		11.3
T244	Red Oak	Quercus rubra	47 Norton Road Frankton Waikato 3204 NZ	162		8.9
T245	**Street Trees**		**Norton Road, Hamilton**			
245.1	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	50 Norton Road Hamilton Waikato 3204 NZ	162		15.8
245.2	London Plane	Platanus x hispanica 'Acerifolia'	50 Norton Road Hamilton Waikato 3204 NZ	174		20.6

T246	**Street Trees**		**Norton Road and Parr Street, Frankton**			
246.1	American Sweetgum	Liquidambar styraciflua	74 Norton Road Frankton Waikato 3204 NZ	156		9.1
246.2	American Sweetgum	Liquidambar styraciflua	74 Norton Road Frankton Waikato 3204 NZ	156		12.4
246.3	American Sweetgum	Liquidambar styraciflua	72 Norton Road Frankton Waikato 3204 NZ	156		14.6
246.4	American Sweetgum	Liquidambar styraciflua	1 Parr Street Frankton Waikato 3204 NZ	150		8.9
246.5	American Sweetgum	Liquidambar styraciflua	5 Parr Street Frankton Waikato 3204 NZ	156		13.0
246.6	American Sweetgum	Liquidambar styraciflua	6 Parr Street Frankton Waikato 3204 NZ	156		12.2
246.7	American Sweetgum	Liquidambar styraciflua	7 Parr Street Frankton Waikato 3204 NZ	156		11.9
246.8	American Sweetgum	Liquidambar styraciflua	11 Parr Street Frankton Waikato 3204 NZ	156		14.4
246.9	American Sweetgum	Liquidambar styraciflua	13 Parr Street Frankton Waikato 3204 NZ	150		12.9
246.10	American Sweetgum	Liquidambar styraciflua	15 Parr Street Frankton Waikato 3204 NZ	156		14.1
246.11	American Sweetgum	Liquidambar styraciflua	17A Parr Street Frankton	120		8.9

			Waikato 3204 NZ			
246.12	American Sweetgum	Liquidambar styraciflua	20 Parr Street Frankton Waikato 3204 NZ	150		14.8
T247	English Oak	Quercus robur	221 Norton Road Hamilton Waikato 3204 NZ	162		11.9
T248	**Street Trees**		**Oakley, Avenue Claudelands**			
248.1	Pin Oak	Quercus palustris	2 Oakley Avenue Claudelands Waikato 3214 NZ	150		3.9
248.2	Pin Oak	Quercus palustris	2 Oakley Avenue Claudelands Waikato 3214 NZ	150		9.4
248.3	Pin Oak	Quercus palustris	3 - 9 Oakley Avenue Claudelands Waikato 3214 NZ	132		5.6
248.4	Pin Oak	Quercus palustris	5 Oakley Avenue Claudelands Waikato 3214 NZ	120		3.7
248.5	Pin Oak	Quercus palustris	6 Oakley Avenue Claudelands Waikato 3214 NZ	126		5.1
248.6	Pin Oak	Quercus palustris	12A Oakley Avenue Claudelands Waikato 3214 NZ	150		9.7
248.7	American Sweetgum	Liquidambar styraciflua	12D Oakley Avenue Claudelands Waikato 3214 NZ	120		3.9

248.8	Totara	Podocarpus totara	13 Oakley Avenue Claudelands Waikato 3214 NZ	150		8.9
248.9	Pin Oak	Quercus palustris	13 Oakley Avenue Claudelands Waikato 3214 NZ	150		10.5
248.10	Pin Oak	Quercus palustris	19 Oakley Avenue Claudelands Waikato 3214 NZ	132		6.0
248.11	Pin Oak	Quercus palustris	20 Oakley Avenue Claudelands Waikato 3214 NZ	144		10.6
248.12	Green Ash/Red Ash	Fraxinus pennsylvanica	29A Oakley Avenue Claudelands Waikato 3214 NZ	138		8.1
248.13	Scarlet Oak	Quercus coccinea	33 Oakley Avenue Claudelands Waikato 3214 NZ	150		10.7
T249	Kahikatea	Dacrycarpus dacrydioides	Odlin Crescent Nawton Waikato 3200 NZ	174		13.6
T250	**Street Trees**		**Old Farm Road, Hamilton East**			
250.1	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton East Waikato 3216 NZ	156		14.4
250.2	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton East Waikato 3216 NZ	156		15.7
250.3	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton	156		19.7

			East Waikato 3216 NZ			
250.4	Coastal Redwood	Sequoia sempervirens	149 Old Farm Road Hamilton East Waikato 3216 NZ	156		19.9
250.5	Coastal Redwood	Sequoia sempervirens	151 Old Farm Road Hamilton East Waikato 3216 NZ	156		16.7
250.6	Coastal Redwood	Sequoia sempervirens	151 Old Farm Road Hamilton East Waikato 3216 NZ	156		16.9
250.7	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		12.5
250.8	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		17.2
250.9	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		19.8
250.10	Coastal Redwood	Sequoia sempervirens	153 Old Farm Road Hamilton East Waikato 3216 NZ	156		15.0
250.11	Coastal Redwood	Sequoia sempervirens	155 Old Farm Road Hamilton East Waikato 3216 NZ	156		9.8
250.12	Coastal Redwood	Sequoia sempervirens	155 Old Farm Road Hamilton East Waikato 3216 NZ	156		13.4
250.13	Coastal Redwood	Sequoia sempervirens	155 Old Farm Road Hamilton East Waikato 3216 NZ	156		17.6
250.14	Coastal Redwood	Sequoia sempervirens	157 Old Farm Road Hamilton East Waikato 3216 NZ	162		15.2

250.15	Coastal Redwood	Sequoia sempervirens	157 Old Farm Road Hamilton East Waikato 3216 NZ	162		19.4
250.16	Coastal Redwood	Sequoia sempervirens	157 Old Farm Road Hamilton East Waikato 3216 NZ	162		20.8
250.17	Coastal Redwood	Sequoia sempervirens	159 Old Farm Road Hamilton East Waikato 3216 NZ	162		19.4
250.18	Coastal Redwood	Sequoia sempervirens	159 Old Farm Road Hamilton East Waikato 3216 NZ	162		19.4
250.19	Coastal Redwood	Sequoia sempervirens	163 Old Farm Road Hamilton East Waikato 3216 NZ	168		29.2
T251	**Street Trees**		**Old Farm Road, Hamilton East**			
251.1	Coastal Redwood	Sequoia sempervirens	231 Old Farm Road Hamilton East Waikato 3216 NZ	150		9.2
251.2	Douglas Fir	Pseudotsuga menziesii	231 Old Farm Road Hamilton East Waikato 3216 NZ	150		10.2
251.3	Coastal Redwood	Sequoia sempervirens	231 Old Farm Road Hamilton East Waikato 3216 NZ	168		19.0
251.4	Coastal Redwood	Sequoia sempervirens	231 Old Farm Road Hamilton East Waikato 3216 NZ	168		21.2
251.5	Mixed Species	-	235 Old Farm Road Hamilton East Waikato 3216 NZ	186		13.3
T252	**Street Trees**		**O'Neill Street, Claudelands**			

252.1	Scarlet Oak	Quercus coccinea	4 O'Neill Street Claudelands Waikato 3214 NZ	162		10.0
252.2	Pin Oak	Quercus palustris	12 O'Neill Street Claudelands Waikato 3214 NZ	162		12.5
252.3	Scarlet Oak	Quercus coccinea	13 O'Neill Street Claudelands Waikato 3214 NZ	168		14.1
252.4	Pin Oak	Quercus palustris	20 O'Neill Street Claudelands Waikato 3214 NZ	156		9.0
252.5	Pin Oak	Quercus palustris	26 O'Neill Street Claudelands Waikato 3214 NZ	162		14.2
252.6	Scarlet Oak	Quercus coccinea	28 O'Neill Street Claudelands Waikato 3214 NZ	156		12.8
T253	**Street Trees**		**Opoia Road, Hamilton East**			
253.1	Pin Oak	Quercus palustris	5 Opoia Road Hamilton East Waikato 3216 NZ	162		12.1
253.2	English Oak	Quercus robur	12A Opoia Road Hamilton East Waikato 3216 NZ	162		11.4
253.3	English Oak	Quercus robur	12A Opoia Road Hamilton East Waikato 3216 NZ	162		19.1
253.4	Kahikatea	Dacrycarpus dacrydioides	27 Opoia Road Hamilton East Waikato 3216 NZ	162		17.0

T254	Himalayan Cedar	Cedrus deodara	2 Palmer Street Hamilton East Waikato 3216 NZ	150		12.4
T255	**Street Trees**		**Palmerston Street, Hamilton**			
255.1	English Oak	Quercus robur	12A Palmerston Street Hamilton Waikato 3204 NZ	174		9.5
255.2	Pin Oak	Quercus palustris	13 Palmerston Street Hamilton Waikato 3204 NZ	162		7.7
255.3	Red Oak	Quercus rubra	21 Palmerston Street Hamilton Waikato 3204 NZ	132		6.9
255.4	Red Oak	Quercus rubra	23B Palmerston Street Hamilton Waikato 3204 NZ	156		12.9
255.5	Lime	Tilia x europaea	31 Palmerston Street Hamilton Waikato 3204 NZ	150		10.6
255.6	English Oak	Quercus robur	66A Palmerston Street Hamilton Waikato 3204 NZ	150		9.6
T256	English Oak	Quercus robur 'Fastigiate	6 Pelorus Street Glenview Waikato 3206 NZ	162		12.0
T257	English Oak	Quercus robur 'Fastigiate	32 Pelorus Street	162		9.7

			Glenview Waikato 3206 NZ			
T258	**Street Trees**		**Piako Road, Claudelands**			
258.1	Pin Oak	Quercus palustris	15 Piako Road Claudelands Waikato 3214 NZ	150		11.0
258.2	Pin Oak	Quercus palustris	17 Piako Road Claudelands Waikato 3214 NZ	150		10.3
258.3	Pin Oak	Quercus palustris	32 Piako Road Claudelands Waikato 3214 NZ	156		13.4
258.4	American Sweetgum	Liquidambar styraciflua	32 Piako Road Claudelands Waikato 3214 NZ	156		15.4
258.5	Scarlet Oak	Quercus coccinea	36 Piako Road Claudelands Waikato 3214 NZ	156		11.9
T259	English Oak	Quercus robur	2 Pickering Crescent Chartwell Waikato 3210 NZ	204		17.1
T260	Australian Tea Tree	Leptospermum nitidum 'Copper Sheen'	18 Plunket Terrace Hamilton East Waikato 3216 NZ	120		8.1
T261	**Street Trees**		**Riro Street, Hamilton East**			
261.1	Horse Chestnut	Aesculus hippocastanum	2A Riro Street Hamilton East Waikato 3216 NZ	168		15.6
261.2	Horse Chestnut	Aesculus hippocastanum	2A Riro Street Hamilton East Waikato 3216 NZ	168		18.8

261.3	English Oak	Quercus robur	2B Riro Street Hamilton East Waikato 3216 NZ	138		8.1
261.4	English Oak	Quercus robur	2B Riro Street Hamilton East Waikato 3216 NZ	138		8.3
T262	Oak	Quercus sp.	3 River Road Fairfield Waikato 3214 NZ	168		7.2
T264	Ginkgo/Maidenhair Tree	Ginkgo biloba	268 River Road Claudelands Waikato 3214 NZ	132		7.5
T265	American Sweetgum	Liquidambar styraciflua	314 River Road Claudelands Waikato 3214 NZ	150		8.4
T266	Pin Oak	Quercus palustris	324 River Road Claudelands Waikato 3214 NZ	150		7.3
T267	Red Oak	Quercus rubra	333 River Road Claudelands Waikato 3214 NZ	150		13.0
T268	English Oak	Quercus robur	392B River Road Claudelands Waikato 3214 NZ	138		7.8
T269	Swamp Cypress	Taxodium distichum	523 River Road Fairfield Waikato 3214 NZ	162		13.7
T270	**Street Trees**		**River Road, Fairfield**			
270.1	Himalayan Cedar	Cedrus deodara	527 River Road Fairfield Waikato 3214 NZ	162		8.0

270.2	Coastal Redwood	Sequoia sempervirens	527 River Road Fairfield Waikato 3214 NZ	162		8.4
T271	**Street Trees**		**River Road, Fairfield**			
271.1	Oak	Quercus sp.	528 River Road Fairfield Waikato 3214 NZ	138		4.7
271.2	Oak	Quercus sp.	530 River Road Fairfield Waikato 3214 NZ	156		7.9
T272	**Street Trees**		**River Road, Fairfield**			
272.1	English Oak	Quercus robur	546 River Road Fairfield Waikato 3214 NZ	144		9.2
272.2	English Oak	Quercus robur	546 River Road Fairfield Waikato 3214 NZ	144		9.5
T273	English Oak	Quercus robur	634 River Road Fairfield Waikato 3214 NZ	144		11.1
T274	English Oak	Quercus robur	685 River Road Fairfield Waikato 3214 NZ	156		16.7
T275	London Plane	Platanus x hispanica ‘Acerifolia’	724 River Road Fairfield Waikato 3214 NZ	168		15.0
T276	London Plane	Platanus x hispanica ‘Acerifolia’	987 River Road Fairfield Waikato 3214 NZ	144		7.9
T277	Honey Locust	Gleditsia triacanthos	12 Riverview Terrace Fairfield Waikato 3214 NZ	168		10.7

T278	Flowering Cherry	Prunus serrulata	18 Rostrevor Street Hamilton Waikato 3204 NZ	132		6.9
T279	English Oak	Quercus robur	7 Rotokauri Road Nawton Waikato 3200 NZ	168		14.7
T280	**Street Trees**		**Ruakiwi Road, Hamilton Lake**			
280.1	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		6.8
280.2	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		6.9
280.3	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		7.2
280.4	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		7.7
280.5	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		7.8
280.6	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		8.2
280.7	Golden Elm	Ulmus procera ‘Louis van Houtte’™	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		8.6
280.8	Pine	Pinus sp.	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		8.9
280.9	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton	189		9.1

			Lake Waikato 3204 NZ			
280.10	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.5
280.11	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.5
280.12	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		9.9
280.13	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.3
280.14	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.3
280.15	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.7
280.16	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.8
280.17	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		10.8
280.18	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.1
280.19	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.6
280.20	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.6

280.21	Coastal Redwood	Sequoia sempervirens	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		11.7
280.22	Mixed Species	-	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		13.3
280.23	Douglas Fir	Pseudotsuga menziesii	23 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	189		8.8
280.24	Japanese Red Cedar	Cryptomeria japonica	24 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	180		12.9
280.25	Japanese Red Cedar	Cryptomeria japonica	24 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	180		15.6
280.26	Cedar of Goa	Cupressus lusitanica	24 Ruakiwi Road Hamilton Lake Waikato 3204 NZ	180		16.8
T281	**Street Trees**		**Ruakura Road, Ruakura**			
281.1	Pine	Pinus sp.	Ruakura Road Ruakura Waikato 3214 NZ	180		9.3
281.2	Douglas Fir	Pseudotsuga menziesii	Ruakura Road Ruakura Waikato 3214 NZ	180		10.3
281.3	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		11.5
281.4	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		12.0
281.5	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		13.0

281.6	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		14.9
281.7	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		16.4
281.8	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		17.3
281.9	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		17.5
281.10	Holm Oak	Quercus ilex	Ruakura Road Ruakura Waikato 3214 NZ	180		18.5
281.11	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		19.4
281.12	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		20.1
281.13	Coastal Redwood	Sequoia sempervirens	Ruakura Road Ruakura Waikato 3214 NZ	180		20.1
T282	**Street Trees**		**Rutherford Street, Chedworth**			
282.1	Japanese Maple	Acer palmatum	1 Rutherford Street Chedworth Waikato 3210 NZ	144		7.5
282.2	Japanese Maple	Acer palmatum	3 Rutherford Street Chedworth Waikato 3210 NZ	144		6.4
282.3	Japanese Maple	Acer palmatum	7 Rutherford Street	132		6.9

			Chedworth Waikato 3210 NZ			
282.4	Japanese Maple	Acer palmatum	5 Rutherford Street Chedworth Waikato 3210 NZ	138		6.7
282.5	Japanese Maple	Acer palmatum	9 Rutherford Street Chedworth Waikato 3210 NZ	126		7.4
282.6	Japanese Maple	Acer palmatum	11 Rutherford Street Chedworth Waikato 3210 NZ	138		7.3
282.7	Japanese Maple	Acer palmatum	14 Rutherford Street Chedworth Waikato 3210 NZ	138		6.4
282.8	Japanese Maple	Acer palmatum	15 Rutherford Street Chedworth Waikato 3210 NZ	126		7.1
282.9	Japanese Maple	Acer palmatum	16 Rutherford Street Chedworth Waikato 3210 NZ	144		7.1
282.10	Japanese Maple	Acer palmatum	17 Rutherford Street Chedworth Waikato 3210 NZ	138		7.1
282.11	Japanese Maple	Acer palmatum	19 Rutherford Street Chedworth Waikato 3210 NZ	138		6.9
282.12	Japanese Maple	Acer palmatum	23 Rutherford Street Chedworth Waikato 3210 NZ	144		7.5

282.13	Japanese Maple	Acer palmatum	25 Rutherford Street Chedworth Waikato 3210 NZ	138		7.7
T283	**Street Trees**		**Seddon Road, Hamilton**			
283.1	Copper Beech	Fagus sylvatica var. purpurea	50 Seddon Road Hamilton Waikato 3204 NZ	189		8.6
283.2	English Oak	Quercus robur	50 Seddon Road Hamilton Waikato 3204 NZ	189		9.7
283.3	Pine	Pinus sp.	50 Seddon Road Hamilton Waikato 3204 NZ	189		11.3
283.4	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	50 Seddon Road Hamilton Waikato 3204 NZ	189		12.8
283.5	Himalayan Cedar	Cedrus deodara	50 Seddon Road Hamilton Waikato 3204 NZ	189		15.2
283.6	Wych Elm	Ulmus glabra	50 Seddon Road Hamilton Waikato 3204 NZ	189		16.2
283.7	Himalayan Cedar	Cedrus deodara	50 Seddon Road Hamilton Waikato 3204 NZ	189		17.5
283.8	London Plane	Platanus x hispanica ‘Acerifolia’	50 Seddon Road Hamilton Waikato 3204 NZ	189		17.7
283.9	London Plane	Platanus x hispanica ‘Acerifolia’	50 Seddon Road Hamilton Waikato 3204 NZ	174		19.0
T284	**Street Trees**		**Seddon Road, Hamilton**			

284.1	Wych Elm	Ulmus glabra	57 - 75 Seddon Road Hamilton Waikato 3204 NZ	183		15.0
284.2	Wych Elm	Ulmus glabra	57 - 75 Seddon Road Hamilton Waikato 3204 NZ	183		15.0
T285	**Street Trees**		**Seddon Road, Hamilton**			
285.1	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	162		10.8
285.2	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		9.8
285.3	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		11.7
285.4	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		12.0
285.5	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		13.9
285.6	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.0
285.7	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.1
285.8	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.3
285.9	English Oak	Quercus robur	100 Seddon Road Hamilton	174		14.5

			Waikato 3204 NZ			
285.10	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.5
285.11	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.6
285.12	English Oak	Quercus robur	100 Seddon Road Hamilton Waikato 3204 NZ	174		14.9
T286	Monterey Cypress	Cupressus macrocarpa	144 Seddon Road Whitiora Waikato 3204 NZ	201		33.7
T287	**Street Trees**		**Sir Tristram Avenue, Te Rapa**			
287.1	Leyland Cypress	cupressocyparis leylandii	2 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	186		6.3
287.2	Leyland Cypress	cupressocyparis leylandii	2 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	186		14.9
287.3	Phoenix Palm	Phoenix canariensis	4 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		8.9
287.4	Phoenix Palm	Phoenix canariensis	4 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		9.4
287.5	Phoenix Palm	Phoenix canariensis	6 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		10.8
287.6	Western Red Cedar	Thuja plicata	6 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	162		12.5

287.7	Phoenix Palm	Phoenix canariensis	8 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	168		9.7
287.8	Phoenix Palm	Phoenix canariensis	8 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	168		11.7
287.9	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		9.9
287.10	Japanese Maple	Acer palmatum	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.0
287.11	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.0
287.12	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.0
287.13	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.1
287.14	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.6
287.15	Phoenix Palm	Phoenix canariensis	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		10.8
287.16	She Oak	Casuarina cunninghamiana	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		13.0
287.17	Japanese Red Cedar	Cryptomeria japonica	37 Sir Tristram Avenue Te Rapa Waikato 3200 NZ	174		16.0
T288	**Street Trees**		**Sloper Avenue, Frankton**			

288.1	Lime	Tilia x europaea	1 Sloper Avenue Frankton Waikato 3204 NZ	156		15.1
288.2	Lime	Tilia x europaea	5 Sloper Avenue Frankton Waikato 3204 NZ	150		10.8
288.3	Lime	Tilia x europaea	12 Sloper Avenue Frankton Waikato 3204 NZ	150		10.4
T289	**Street Trees**		**Stanley Street, Claudelands**			
289.1	American Sweetgum	Liquidambar styraciflua	1 - 15 Stanley Street Claudelands Waikato 3214 NZ	144		8.5
289.2	American Sweetgum	Liquidambar styraciflua	1 Stanley Street Claudelands Waikato 3214 NZ	150		3.9
289.3	American Sweetgum	Liquidambar styraciflua	1 Stanley Street Claudelands Waikato 3214 NZ	150		11.2
289.4	American Sweetgum	Liquidambar styraciflua	2A Stanley Street Claudelands Waikato 3214 NZ	150		8.9
289.5	American Sweetgum	Liquidambar styraciflua	2 Stanley Street Claudelands Waikato 3214 NZ	150		9.8
289.6	Scarlet Oak	Quercus coccinea	3 Stanley Street Claudelands Waikato 3214 NZ	156		9.0

289.7	American Sweetgum	Liquidambar styraciflua	4 Stanley Street Claudelands Waikato 3214 NZ	132		7.1
289.8	Scarlet Oak	Quercus coccinea	5A Stanley Street Claudelands Waikato 3214 NZ	150		6.6
289.9	American Sweetgum	Liquidambar styraciflua	5A Stanley Street Claudelands Waikato 3214 NZ	150		8.8
289.10	American Sweetgum	Liquidambar styraciflua	6 Stanley Street Claudelands Waikato 3214 NZ	144		10.9
289.11	American Sweetgum	Liquidambar styraciflua	7 Stanley Street Claudelands Waikato 3214 NZ	144		4.8
289.12	American Sweetgum	Liquidambar styraciflua	7 Stanley Street Claudelands Waikato 3214 NZ	144		8.1
289.13	American Sweetgum	Liquidambar styraciflua	8 Stanley Street Claudelands Waikato 3214 NZ	150		10.7
289.14	American Sweetgum	Liquidambar styraciflua	10 Stanley Street Claudelands Waikato 3214 NZ	144		9.2
289.15	American Sweetgum	Liquidambar styraciflua	10 Stanley Street Claudelands Waikato 3214 NZ	144		9.2
289.16	American Sweetgum	Liquidambar styraciflua	11A Stanley Street Claudelands	156		14.4

			Waikato 3214 NZ			
289.17	American Sweetgum	Liquidambar styraciflua	13A - 13F Stanley Street Claudelands Waikato 3214 NZ	132		5.8
289.18	American Sweetgum	Liquidambar styraciflua	14 Stanley Street Claudelands Waikato 3214 NZ	144		8.6
289.19	American Sweetgum	Liquidambar styraciflua	16 Stanley Street Claudelands Waikato 3214 NZ	150		8.4
289.20	American Sweetgum	Liquidambar styraciflua	17 Stanley Street Claudelands Waikato 3214 NZ	144		10.0
289.21	American Sweetgum	Liquidambar styraciflua	18 Stanley Street Claudelands Waikato 3214 NZ	150		10.4
289.22	American Sweetgum	Liquidambar styraciflua	21 Stanley Street Claudelands Waikato 3214 NZ	150		10.2
289.23	American Sweetgum	Liquidambar styraciflua	22 Stanley Street Claudelands Waikato 3214 NZ	150		12.8
289.24	American Sweetgum	Liquidambar styraciflua	23 Stanley Street Claudelands Waikato 3214 NZ	144		8.7
289.25	American Sweetgum	Liquidambar styraciflua	24 Stanley Street Claudelands Waikato 3214 NZ	144		8.3

289.26	American Sweetgum	Liquidambar styraciflua	25 Stanley Street Claudelands Waikato 3214 NZ	144		7.2
289.27	American Sweetgum	Liquidambar styraciflua	25 Stanley Street Claudelands Waikato 3214 NZ	144		9.0
289.28	American Sweetgum	Liquidambar styraciflua	26 Stanley Street Claudelands Waikato 3214 NZ	144		8.7
289.29	Scarlet Oak	Quercus coccinea	27 Stanley Street Claudelands Waikato 3214 NZ	156		12.9
289.30	American Sweetgum	Liquidambar styraciflua	28 Stanley Street Claudelands Waikato 3214 NZ	138		7.5
T290	**Street Trees**		**Tamihana Avenue, Fairfield**			
290.1	Copper Beech	Fagus sylvatica var. purpurea	3 Tamihana Avenue Fairfield Waikato 3214 NZ	162		10.0
290.2	Copper Beech	Fagus sylvatica var. purpurea	3 Tamihana Avenue Fairfield Waikato 3214 NZ	162		13.0
T291	**Street Trees**		**Te Aroha Street, Hamilton**			
291.1	English Oak	Quercus robur	3 Te Aroha Street Hamilton East Waikato 3216 NZ	138		8.0
291.2	English Oak	Quercus robur	4 Te Aroha Street	138		7.6

			Hamilton East Waikato 3216 NZ			
291.3	English Oak	Quercus robur	4 Te Aroha Street Hamilton East Waikato 3216 NZ	138		12.6
291.4	English Oak	Quercus robur	5 Te Aroha Street Hamilton East Waikato 3216 NZ	150		9.7
T292	**Street Trees**		**Te Aroha Street, Hamilton East**			
292.1	European Hornbeam	Carpinus betulus	14C Te Aroha Street Hamilton East Waikato 3216 NZ	138		8.7
292.2	European Hornbeam	Carpinus betulus	15 Te Aroha Street Hamilton East Waikato 3216 NZ	126		4.7
292.3	English Oak	Quercus robur	15B Te Aroha Street Hamilton East Waikato 3216 NZ	132		11.3
292.4	European Hornbeam	Carpinus betulus	18 Te Aroha Street Hamilton East Waikato 3216 NZ	138		9.8
292.5	English Oak	Quercus robur	22B Te Aroha Street Hamilton East Waikato 3216 NZ	132		11.5
T293	Himalayan Cedar	Cedrus deodara	27 Te Aroha Street Hamilton East Waikato 3216 NZ	150		12.9
T294	English Oak	Quercus robur	46 Te Aroha Street	144		8.4

			Hamilton East Waikato 3216 NZ			
T295	Pin Oak	Quercus palustris	73D Tennyson Road Enderley Waikato 3214 NZ	132		5.6
T296	**Street Trees**		**Te Rapa Road, Te Rapa**			
296.1	Yellow Gum	Eucalyptus leucoxylon	Te Rapa Road Te Rapa Waikato 3200 NZ	186		10.5
296.2	Dawn Redwood	Metasequoia glyptostroboides	443 - 455 Te Rapa Road Te Rapa Waikato 3200 NZ	156		4.1
296.3	Dawn Redwood	Metasequoia glyptostroboides	445 Te Rapa Road Te Rapa Waikato 3200 NZ	162		4.7
296.4	Leyland Cypress	cupressocyparis leylandii	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		8.9
296.5	Leyland Cypress	cupressocyparis leylandii	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		9.4
296.6	Phoenix Palm	Phoenix canariensis	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		9.8
296.7	Leyland Cypress	cupressocyparis leylandii	455 Te Rapa Road Te Rapa Waikato 3200 NZ	174		10.5
T297	**Street Trees**		**Thames Street, Claudelands**			
297.1	American Sweetgum	Liquidambar styraciflua	1 - 5/9 Thames Street Claudelands Waikato 3214 NZ	150		9.1

297.2	Pin Oak	Quercus palustris	2A Thames Street Claudelands Waikato 3214 NZ	144		8.6
297.3	Pin Oak	Quercus palustris	3 Thames Street Claudelands Waikato 3214 NZ	150		8.6
297.4	Scarlet Oak	Quercus coccinea	4 Thames Street Claudelands Waikato 3214 NZ	138		8.1
297.5	American Sweetgum	Liquidambar styraciflua	6 Thames Street Claudelands Waikato 3214 NZ	150		10.7
297.6	American Sweetgum	Liquidambar styraciflua	7A Thames Street Claudelands Waikato 3214 NZ	156		9.0
297.7	Pin Oak	Quercus palustris	7A Thames Street Claudelands Waikato 3214 NZ	156		11.8
297.8	Pin Oak	Quercus palustris	8 Thames Street Claudelands Waikato 3214 NZ	132		6.4
297.9	Pin Oak	Quercus palustris	9 Thames Street Claudelands Waikato 3214 NZ	120		3.9
297.10	Scarlet Oak	Quercus coccinea	10 Thames Street Claudelands Waikato 3214 NZ	144		8.4
297.11	American Sweetgum	Liquidambar styraciflua	12 Thames Street Claudelands	150		9.7

			Waikato 3214 NZ			
297.12	American Sweetgum	Liquidambar styraciflua	13 Thames Street Claudelands Waikato 3214 NZ	150		9.9
297.13	Pin Oak	Quercus palustris	14 Thames Street Claudelands Waikato 3214 NZ	156		8.4
297.14	Pin Oak	Quercus palustris	14 Thames Street Claudelands Waikato 3214 NZ	156		12.4
297.15	American Sweetgum	Liquidambar styraciflua	14 Thames Street Claudelands Waikato 3214 NZ	156		12.4
297.16	Pin Oak	Quercus palustris	15A Thames Street Claudelands Waikato 3214 NZ	144		6.4
297.17	American Sweetgum	Liquidambar styraciflua	16 Thames Street Claudelands Waikato 3214 NZ	150		9.9
297.18	American Sweetgum	Liquidambar styraciflua	18 Thames Street Claudelands Waikato 3214 NZ	150		9.7
297.19	Lime	Tilia x europaea	19B Thames Street Claudelands Waikato 3214 NZ	150		10.4
297.20	Lime	Tilia x europaea	19B Thames Street Claudelands Waikato 3214 NZ	150		11.1

297.21	Pin Oak	Quercus palustris	20 Thames Street Claudelands Waikato 3214 NZ	150		9.4
297.22	Pin Oak	Quercus palustris	21A Thames Street Claudelands Waikato 3214 NZ	150		9.3
297.23	American Sweetgum	Liquidambar styraciflua	21A Thames Street Claudelands Waikato 3214 NZ	150		9.4
297.24	American Sweetgum	Liquidambar styraciflua	22B Thames Street Claudelands Waikato 3214 NZ	144		8.3
297.25	Pin Oak	Quercus palustris	22B Thames Street Claudelands Waikato 3214 NZ	144		8.7
297.26	American Sweetgum	Liquidambar styraciflua	22 Thames Street Claudelands Waikato 3214 NZ	144		10.0
297.27	Pin Oak	Quercus palustris	24 Thames Street Claudelands Waikato 3214 NZ	156		11.6
T298	**Street Trees**		**Tisdall Terrace, Hamilton**			
298.1	Illawarra Flame Tree	Brachychiton acerifolius	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		7.5
298.2	Japanese Red Cedar	Cryptomeria japonica	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		10.5

298.3	Hoop Pine	Araucaria cunninghamii	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		10.8
298.4	Japanese Red Cedar	Cryptomeria japonica	1 - 21 Tisdall Terrace Hamilton Waikato 3204 NZ	150		13.8
298.5	Japanese Red Cedar	Cryptomeria japonica	6/6 - 12 Tisdall Street Hamilton Waikato 3204 NZ	162		10.5
298.6	Himalayan Cedar	Cedrus deodara	39 - 51 Tisdall Terrace Hamilton Waikato 3204 NZ	180		23.5
T299	**Street Trees**		**Tristram Street, Hamilton**			
299.1	Lime	Tilia x europaea	Tristram Street Hamilton Waikato 3204 NZ	168		11.0
299.2	Scarlet Oak	Quercus coccinea	103 Tristram Street Hamilton Waikato 3204 NZ	174		13.9
299.3	Scarlet Oak	Quercus coccinea	106 Tristram Street Hamilton Waikato 3204 NZ	162		8.3
299.4	English Oak	Quercus robur	106 Tristram Street Hamilton Waikato 3204 NZ	162		8.7
299.5	English Oak	Quercus robur	106 Tristram Street Hamilton Waikato 3204 NZ	162		10.5

299.6	Scarlet Oak	Quercus coccinea	121B Tristram Street Hamilton Waikato 3204 NZ	162		12.6
299.7	Scarlet Oak	Quercus coccinea	125 Tristram Street Hamilton Waikato 3204 NZ	162		10.3
299.8	Copper Beech	Fagus sylvatica var. purpurea	221 Tristram Street Hamilton Waikato 3204 NZ	192		13.1
299.9	Himalaya Spruce	Picea smithiana	221 Tristram Street Hamilton Waikato 3204 NZ	192		13.5
299.10	Tulip Tree	Liriodendron tulipifera	221 Tristram Street Hamilton Waikato 3204 NZ	192		13.7
299.11	Tulip Tree	Liriodendron tulipifera	221 Tristram Street Hamilton Waikato 3204 NZ	192		14.2
299.12	London Plane	Platanus x hispanica ‘Acerifolia’	221 Tristram Street Hamilton Waikato 3204 NZ	192		14.2
299.13	English Oak	Quercus robur	221 Tristram Street Hamilton Waikato 3204 NZ	192		14.8
299.14	English Oak	Quercus robur	221 Tristram Street Hamilton Waikato 3204 NZ	192		16.7
299.15	London Plane	Platanus x hispanica ‘Acerifolia’	221 Tristram Street Hamilton	192		18.5

			Waikato 3204 NZ			
299.16	Spanish/Sweet Chestnut	Castanea sativa	221 Tristram Street Hamilton Waikato 3204 NZ	192		19.5
T300	**Street Trees**		**Ulster Street, Whitiora**			
300.1	Coastal Redwood	Sequoia sempervirens	Ulster Street Whitiora Waikato 3200 NZ	162		8.9
300.2	Coastal Redwood	Sequoia sempervirens	Ulster Street Whitiora Waikato 3200 NZ	162		8.9
T301	**Street Trees**		**Union Street, Claudelands**			
301.1	Ginkgo/Maidenhair Tree	Ginkgo biloba	3 Union Street Claudelands Waikato 3214 NZ	126		4.9
301.2	Ginkgo/Maidenhair Tree	Ginkgo biloba	3 Union Street Claudelands Waikato 3214 NZ	126		5.5
301.3	Japanese Red Cedar	Cryptomeria japonica	3 Union Street Claudelands Waikato 3214 NZ	126		5.6
T302	**Street Trees**		**Union Street, Claudelands**			
302.1	Rimu	Dacrydium cupressinum	5A Union Street Claudelands Waikato 3214 NZ	198		11.7
302.2	Himalayan Cedar	Cedrus deodara	5A Union Street Claudelands Waikato 3214 NZ	198		18.4
T303	Ginkgo/Maidenhair Tree	Ginkgo biloba	15 Union Street Claudelands	126		4.8

			Waikato 3214 NZ			
T304	**Street Trees**		**Union Street, Claudelands**			
304.1	American Sweetgum	Liquidambar styraciflua	18A Union Street Claudelands Waikato 3214 NZ	150		11.1
304.2	She Oak	Casuarina cunninghamiana	18A Union Street Claudelands Waikato 3214 NZ	150		11.6
304.3	Totara	Podocarpus totara	18 Union Street Claudelands Waikato 3214 NZ	138		11.0
T305	**Street Trees**		**Victoria Street, Hamilton**			
305.1	American Sweetgum	Liquidambar styraciflua	Victoria Street Hamilton Waikato 3216 NZ	162		12.8
305.2	Phoenix Palm	Phoenix canariensis	Victoria Street Hamilton Waikato 3216 NZ	162		7.6
305.3	Karaka	Corynocarpus laevigatus	Victoria Street Hamilton Waikato 3216 NZ	162		6.8
T306	London Plane	Platanus x hispanica ‘Acerifolia’	46 Victoria Street Hamilton Waikato 3216 NZ	180		21.7
T307	**Street Trees**		**Victoria Street, Hamilton**			
307.1	Kauri	Agathis australis	60 Victoria Street Hamilton Waikato 3204 NZ	162		6.8

307.2	Japanese Red Cedar	Cryptomeria japonica	60 Victoria Street Hamilton Waikato 3204 NZ	162		11.9
T308	Totara	Podocarpus totara	210 Victoria Street Hamilton Waikato 3204 NZ	162		14.9
T309	**Street Trees**		**Victoria Street, Hamilton**			
309.1	American Sweetgum	Liquidambar styraciflua	950 Victoria Street Hamilton Waikato 3204 NZ	150		12.3
309.2	American Sweetgum	Liquidambar styraciflua	950 Victoria Street Hamilton Waikato 3204 NZ	150		13.1
T310	**Street Trees**		**Victoria Street, Whitiora**			
310.1	English Oak	Quercus robur	1110 Victoria Street Whitiora Waikato 3200 NZ	132		6.2
310.2	English Oak	Quercus robur	1110 Victoria Street Whitiora Waikato 3200 NZ	132		6.9
310.3	English Oak	Quercus robur	1110 Victoria Street Whitiora Waikato 3200 NZ	132		7.2
T311	**Street Trees**		**Victoria Street, Whitiora**			
311.1	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		5.8
311.2	Red Oak	Quercus rubra	1139 Victoria Street Whitiora	150		6.0

			Waikato 3200 NZ			
311.3	Red Oak	Quercus rubra	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.1
311.4	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.3
311.5	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.4
311.6	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.8
311.7	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		6.9
311.8	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		7.2
311.9	Red Oak	Quercus rubra	1139 Victoria Street Whitiora Waikato 3200 NZ	150		8.7
311.10	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		8.9
311.11	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		9.7
311.12	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		10.3
311.13	Pin Oak	Quercus palustris	1139 Victoria Street Whitiora Waikato 3200 NZ	150		11.5

T312	**Street Trees**		**Victoria Street, Hamilton**			
312.1	Black Poplar	Populus nigra	208 Victoria Street Hamilton Waikato 3204 NZ	156		11.9
312.2	Black Poplar	Populus nigra	208 Victoria Street Hamilton Waikato 3204 NZ	156		12.6
T313	Pin Oak	Quercus palustris	1185 - 1187B Victoria Street Whitiora Waikato 3200 NZ	168		7.7
T314	**Street Trees**		**Victoria Street Whitiora**			
314.1	Pin Oak	Quercus palustris	1202 -1204 Victoria Street Whitiora Waikato 3200 NZ	168		7.9
314.2	Pin Oak	Quercus palustris	1202 -1204 Victoria Street Whitiora Waikato 3200 NZ	168		9.6
T315	**Street Trees**		**Von Tempsky Street, Hamilton East**			
315.1	Pin Oak	Quercus palustris	3A Von Tempsky Street Hamilton East Waikato 3216 NZ	138		11.2
315.2	Pin Oak	Quercus palustris	3C Von Tempsky Street Hamilton East Waikato 3216 NZ	144		10.5
315.3	Pin Oak	Quercus palustris	4 Von Tempsky	150		13.7

			Street Hamilton East Waikato 3216 NZ			
T316	**Street Trees**		**Von Tempsky Street, Hamilton East**			
316.1	Pin Oak	Quercus palustris	10 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		4.8
316.2	Pin Oak	Quercus palustris	10 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		5.7
316.3	Pin Oak	Quercus palustris	14 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		7.0
316.4	Pin Oak	Quercus palustris	18 Von Tempsky Street Hamilton East Waikato 3216 NZ	126		5.8
T317	**Street Trees**		**Von Tempsky Street Hamilton East**			
317.1	Pin Oak	Quercus palustris	31 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		3.6
317.2	Pin Oak	Quercus palustris	31 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		5.3
317.3	Pin Oak	Quercus palustris	37 Von Tempsky	120		4.8

			Street Hamilton East Waikato 3216 NZ			
317.4	Pin Oak	Quercus palustris	39 Von Tempsky Street Hamilton East Waikato 3216 NZ	120		6.6
T318	**Street Trees**		**Waikato Hospital**			
318.1	English Oak	Quercus robur	Waikato Hospital Waikato 3204 NZ	144		15.1
318.2	English Oak	Quercus robur	Waikato Hospital Waikato 3204 NZ	144		15.9
T319	Scarlet Oak	Quercus coccinea	179 Ward Street Hamilton Waikato 3204 NZ	168		10.9
T320	**Street Trees**		**Wellington Street, Hamilton East**			
320.1	Pin Oak	Quercus palustris	1A Wellington Street Hamilton East Waikato 3216 NZ	120		4.4
320.2	Pin Oak	Quercus palustris	1 Wellington Street Hamilton East Waikato 3216 NZ	150		8.2
320.3	Pin Oak	Quercus palustris	2 Wellington Street Hamilton East Waikato 3216 NZ	126		6.5
320.4	Pin Oak	Quercus palustris	3 Wellington Street Hamilton East Waikato 3216 NZ	132		6.2

320.5	Pin Oak	Quercus palustris	4 Wellington Street Hamilton East Waikato 3216 NZ	132		5.5
320.6	Pin Oak	Quercus palustris	5 Wellington Street Hamilton East Waikato 3216 NZ	126		5.1
320.7	Pin Oak	Quercus palustris	6 Wellington Street Hamilton East Waikato 3216 NZ	126		5.8
320.8	Pin Oak	Quercus palustris	7 Wellington Street Hamilton East Waikato 3216 NZ	120		5.1
320.9	Pin Oak	Quercus palustris	8 Wellington Street Hamilton East Waikato 3216 NZ	120		4.5
320.10	Pin Oak	Quercus palustris	10 Wellington Street Hamilton East Waikato 3216 NZ	126		6.8
320.11	Pin Oak	Quercus palustris	12 Wellington Street Hamilton East Waikato 3216 NZ	150		4.2
320.12	Pin Oak	Quercus palustris	12 Wellington Street Hamilton East Waikato 3216 NZ	150		5.8
320.13	Pin Oak	Quercus palustris	13A Wellington Street Hamilton East Waikato 3216 NZ	120		4.7
320.14	Pin Oak	Quercus palustris	14 Wellington Street Hamilton East	126		4.9

			Waikato 3216 NZ			
320.15	Pin Oak	Quercus palustris	14 Wellington Street Hamilton East Waikato 3216 NZ	126		5.0
320.16	Pin Oak	Quercus palustris	16 Wellington Street Hamilton East Waikato 3216 NZ	132		6.2
320.17	Pin Oak	Quercus palustris	17 Wellington Street Hamilton East Waikato 3216 NZ	126		5.6
320.18	Pin Oak	Quercus palustris	18 Wellington Street Hamilton East Waikato 3216 NZ	126		5.5
320.19	Pin Oak	Quercus palustris	18 Wellington Street Hamilton East Waikato 3216 NZ	126		5.9
320.20	Pin Oak	Quercus palustris	19 Wellington Street Hamilton East Waikato 3216 NZ	126		6.0
320.21	Pin Oak	Quercus palustris	21 Wellington Street Hamilton East Waikato 3216 NZ	120		4.1
T321	**Street Trees**		**Wellington Street, Hamilton East**			
321.1	Pin Oak	Quercus palustris	22 Wellington Street Hamilton East Waikato 3216 NZ	132		6.2
321.2	Pin Oak	Quercus palustris	22 Wellington Street Hamilton East	132		8.2

			Waikato 3216 NZ			
321.3	Pin Oak	Quercus palustris	26A Wellington Street Hamilton East Waikato 3216 NZ	126		5.6
321.4	Pin Oak	Quercus palustris	32C Wellington Street Hamilton East Waikato 3216 NZ	132		7.8
321.5	Pin Oak	Quercus palustris	36 Wellington Street Hamilton East Waikato 3216 NZ	126		4.7
321.6	Pin Oak	Quercus palustris	36 Wellington Street Hamilton East Waikato 3216 NZ	126		4.8
321.7	Pin Oak	Quercus palustris	38B Wellington Street Hamilton East Waikato 3216 NZ	132		6.0
321.8	Pin Oak	Quercus palustris	38B Wellington Street Hamilton East Waikato 3216 NZ	132		6.8
321.9	Pin Oak	Quercus palustris	42A - 42H Wellington Street Hamilton East Waikato 3216 NZ	132		6.8
321.10	Pin Oak	Quercus palustris	44 Wellington Street Hamilton East Waikato 3216 NZ	126		6.1
T322	Pin Oak	Quercus palustris	53A Wellington Street Hamilton East	132		5.1

			Waikato 3216 NZ			
T323	**Street Trees**		**Wellington Street, Hamilton East**			
323.1	Pin Oak	Quercus palustris	57A Wellington Street Hamilton East Waikato 3216 NZ	132		6.7
323.2	Pin Oak	Quercus palustris	61 Wellington Street Hamilton East Waikato 3216 NZ	120		5.7
323.3	Pin Oak	Quercus palustris	63 Wellington Street Hamilton East Waikato 3216 NZ	126		5.0
323.4	Pin Oak	Quercus palustris	63A Wellington Street Hamilton East Waikato 3216 NZ	132		6.5
323.5	Pin Oak	Quercus palustris	65B Wellington Street Hamilton East Waikato 3216 NZ	132		7.2
323.6	Pin Oak	Quercus palustris	67 Wellington Street Hamilton East Waikato 3216 NZ	132		6.4
323.7	Pin Oak	Quercus palustris	69A Wellington Street Hamilton East Waikato 3216 NZ	126		6.0
323.8	Pin Oak	Quercus palustris	69 Wellington Street Hamilton East Waikato 3216 NZ	132		6.0
323.9	Pin Oak	Quercus palustris	71A Wellington Street Hamilton East	138		5.9

			Waikato 3216 NZ			
323.10	Pin Oak	Quercus palustris	75A Wellington Street Hamilton East Waikato 3216 NZ	132		6.4
323.11	Pin Oak	Quercus palustris	75 Wellington Street Hamilton East Waikato 3216 NZ	132		6.7
323.12	Pin Oak	Quercus palustris	77 Wellington Street Hamilton East Waikato 3216 NZ	132		6.1
323.13	Pin Oak	Quercus palustris	79 Wellington Street Hamilton East Waikato 3216 NZ	132		5.9
323.14	Green Ash/Red Ash	Fraxinus pennsylvanica	100 Wellington Street Hamilton East Waikato 3216 NZ	126		6.1
T324	Pin Oak	Quercus palustris	Whatukooruru Drive Tamahere Waikato 3282 NZ	168		11.0
T325	Caucasian Fir	Abies nordmanniana	Whitiora Waikato 3200 NZ	168		8.0
T326	**Street Trees**		**Willoughby, Street Whitiora**			
326.1	Lime	Tilia x europaea	42 - 52 Willoughby Street Whitiora Waikato 3200 NZ	186		11.6
326.2	London Plane	Platanus x hispanica ‘Acerifolia’	42 - 52 Willoughby Street Whitiora Waikato 3200 NZ	186		15.1

326.3	London Plane	Platanus x hispanica 'Acerifolia'	42 - 52 Willoughby Street Whitiora Waikato 3200 NZ	186		17.9
326.4	London Plane	Platanus x hispanica 'Acerifolia'	54 - 58D Willoughby Street Whitiora Waikato 3200 NZ	186		21.2
T327	American Sweetgum	Liquidambar styraciflua	1 Wilson Street Hamilton East Waikato 3216 NZ	150		9.4
T328	American Sweetgum	Liquidambar styraciflua	3 Wilson Street Hamilton East Waikato 3216 NZ	144		9.8
T329	American Sweetgum	Liquidambar styraciflua	12 Wilson Street Hamilton East Waikato 3216 NZ	144		9.9
T330	**Street Trees**		**Wilson Street, Hamilton East**			
330.1	American Sweetgum	Liquidambar styraciflua	26 Wilson Street Hamilton East Waikato 3216 NZ	162		12.9
330.2	American Sweetgum	Liquidambar styraciflua	27 Wilson Street Hamilton East Waikato 3216 NZ	156		13.6
T331	**Street Trees**		**Wilson Street, Hamilton East**			
331.1	American Sweetgum	Liquidambar styraciflua	30 Wilson Street Hamilton East Waikato 3216 NZ	150		16.4
331.2	American Sweetgum	Liquidambar styraciflua	31 Wilson Street Hamilton East	156		10.7

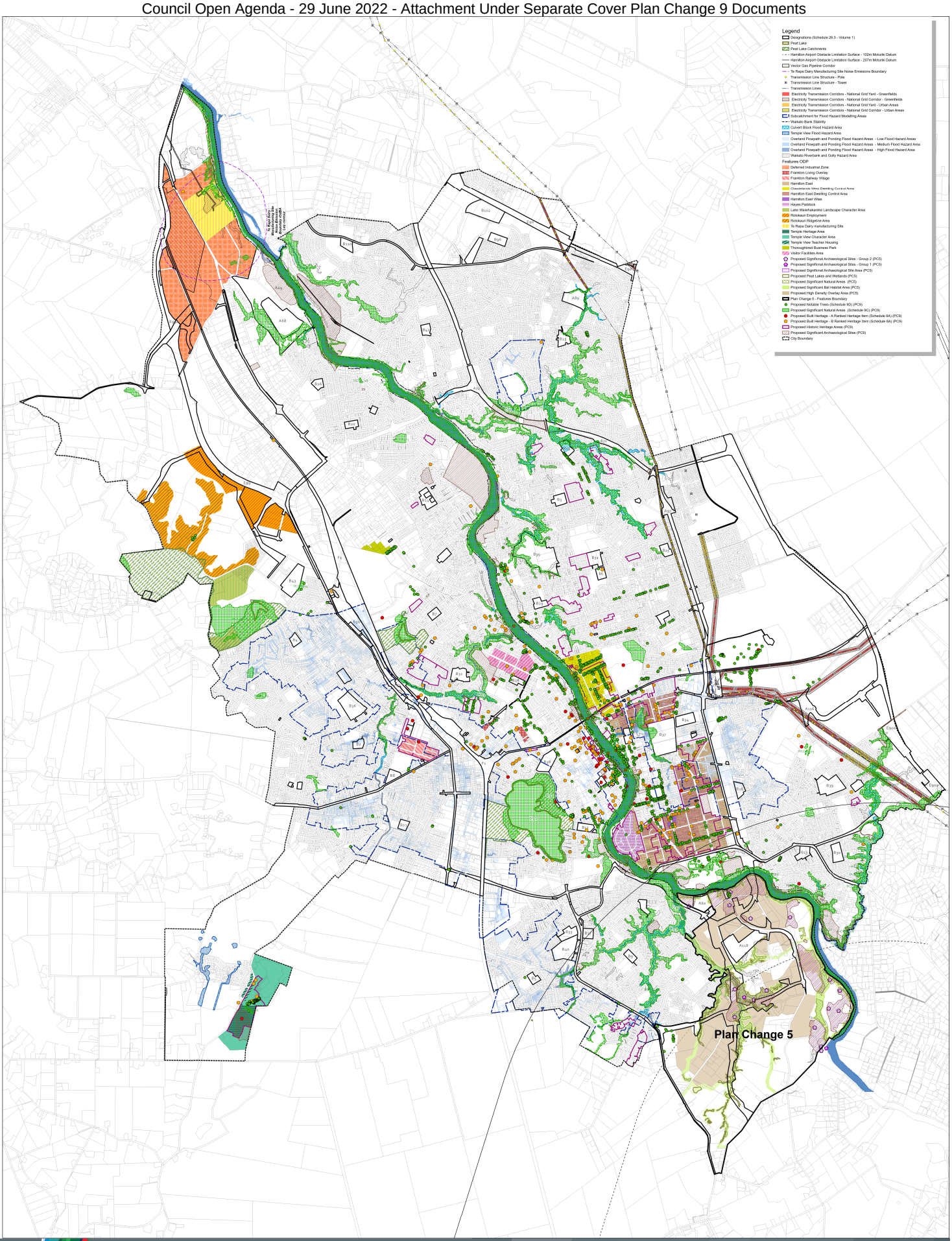
			Waikato 3216 NZ			
T332	American Sweetgum	Liquidambar styraciflua	37 Wilson Street Hamilton East Waikato 3216 NZ	150		11.7
T333	American Sweetgum	Liquidambar styraciflua	41 Wilson Street Hamilton East Waikato 3216 NZ	156		13.8
T334	**Street Trees**		**Young Street, Claudelands**			
334.1	Gum	Eucalyptus sp.	17 Young Street Claudelands Waikato 3214 NZ	150		12.4
334.2	American Sweetgum	Liquidambar styraciflua	19 Young Street Claudelands Waikato 3214 NZ	132		8.4
334.3	River Birch	Betula nigra	20 Young Street Claudelands Waikato 3214 NZ	132		7.7
T335	Indian Bead Tree/Persian Lilac	Melia azedarach	36 Graham Street Hamilton East Waikato 3216 NZ	138		7.4

Appendix 13: Network Utilities and the Electricity National Grid Corridor

13-1 Areas with Historic Heritage Values or Visual Amenity Values

Note
In terms of the National Environmental Standards for Telecommunications Facilities (2008), this schedule identifies areas with historic heritage values or visual amenity values. Rules in this appendix make the installation of telecommunications facilities (mainly telecommunications masts, antennae, and cabinets) located within the Transport Corridor Zone within these areas a restricted discretionary activity.

Lake Domain Drive - lake side	
Wellington Street/Jelicoe Drive - adjacent to river bank and Wellington Street beach Special Heritage Area Zone	
~~Special~~Historic Heritage ~~Area Zone:~~ ~~Frankton Railway Village~~ ~~Hayes Paddock~~ ~~Hamilton East Villas~~ Areas in Schedule 8D	
Special Natural Area Zone: Lake Waiwhakareke Landscape Character Area Rotokauri Ridgeline Area	
Temple View Zone: Temple View Heritage Area	
All Significant Natural Areas in Schedule 9C	



22 June 2022

DISTRICT PLAN

Proposed Features Map
Plan Change 9

Project Number: 3-39282.01

Archaeological Investigations for Hamilton City District Plan Change

Prepared for Hamilton City Council

24 September 2020

CONFIDENTIAL

wsp

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2	Updated to include additional archaeological sites since Feb 2020 and address feedback following iwi consultation.

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Disclaimers and Limitations

This report ('**Report**') has been prepared by WSP exclusively for Hamilton City Council ('**Client**') in relation to further investigating the extent of recorded archaeology within Hamilton City Council jurisdiction ('**Purpose**') and in accordance with the Instruction for Service accepted 29/08/2019, under the Framework Agreement between the Client and WSP (formerly Opus International Consultants) dated 1/08/2014. The findings in this Report are based on and are subject to the assumptions specified in the Report and the Instruction for Service. WSP accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

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1 Introduction

1.1 Purpose of This Report

Hamilton City Council has commissioned WSP to prepare an inventory of all recorded archaeological sites within Hamilton City Council jurisdiction as part of the District Plan review process.

The scope of this study is to:

- Provide a detailed inventory of recorded archaeological sites in accordance with statutory guidelines.
- Provide an updated GIS shape file for archaeological site locations and mapped garden soils.
- Provide a summary report including the methodologies used throughout this process and recommendations for further work.

The following report outlines the methodology used to identify recorded archaeological sites within the study area and prepare significance statements on each site to assist district planning decision making. It concludes by providing recommendations for changes to the District Plan in relation to Schedule 8B and 8C (archaeological and cultural sites) and recommendations for future phases of work.

1.2 Project Area

The project area encompasses all the land within the Hamilton City territorial authority boundaries, including land covered by the Te Rapa Structure Plan, Proposed Te Awa Lakes (Private Plan Change), Peacockes Structure Plan, Rotokauri Structure Plan and Ruakura Structure Plan (Figure 1).

1.3 Project Background

This study follows on from an earlier GIS Shapefile and Summary Report to Hamilton City Council which identified recorded archaeological sites and heritage sites within the Hamilton City Council boundaries and a shared land parcel with Waikato District Council (R2) (Lawrence 2018).

The GIS Shapefile was derived from archaeological site data acquired from the New Zealand Archaeological Association's (NZAA) Digital Archaeological Site File (ARCHSITE) and georeferenced data on the heritage sites from the New Zealand Heritage List Rārere Kōrero.

The Summary Report identified the single point coordinate references from ARCHSITE as a limitation of the dataset and it was recommended that further work was required to provide a more accurate record of known archaeological sites for Hamilton City Council.

This pilot study addresses the recommendation from the Summary Report in providing more accurate site information for known archaeological sites within the district. The extent of archaeological sites recorded in ARCHSITE, where such information exists, has been added to the existing GIS Shapefile and individual site assessments have been collated into an inventory of all known information on each site.

Hamilton City Council have also recognised the importance of Pre-European Māori garden soils in the District. To this end, council have requested georeferenced data on mapped garden soils to be added to the existing GIS shapefile.

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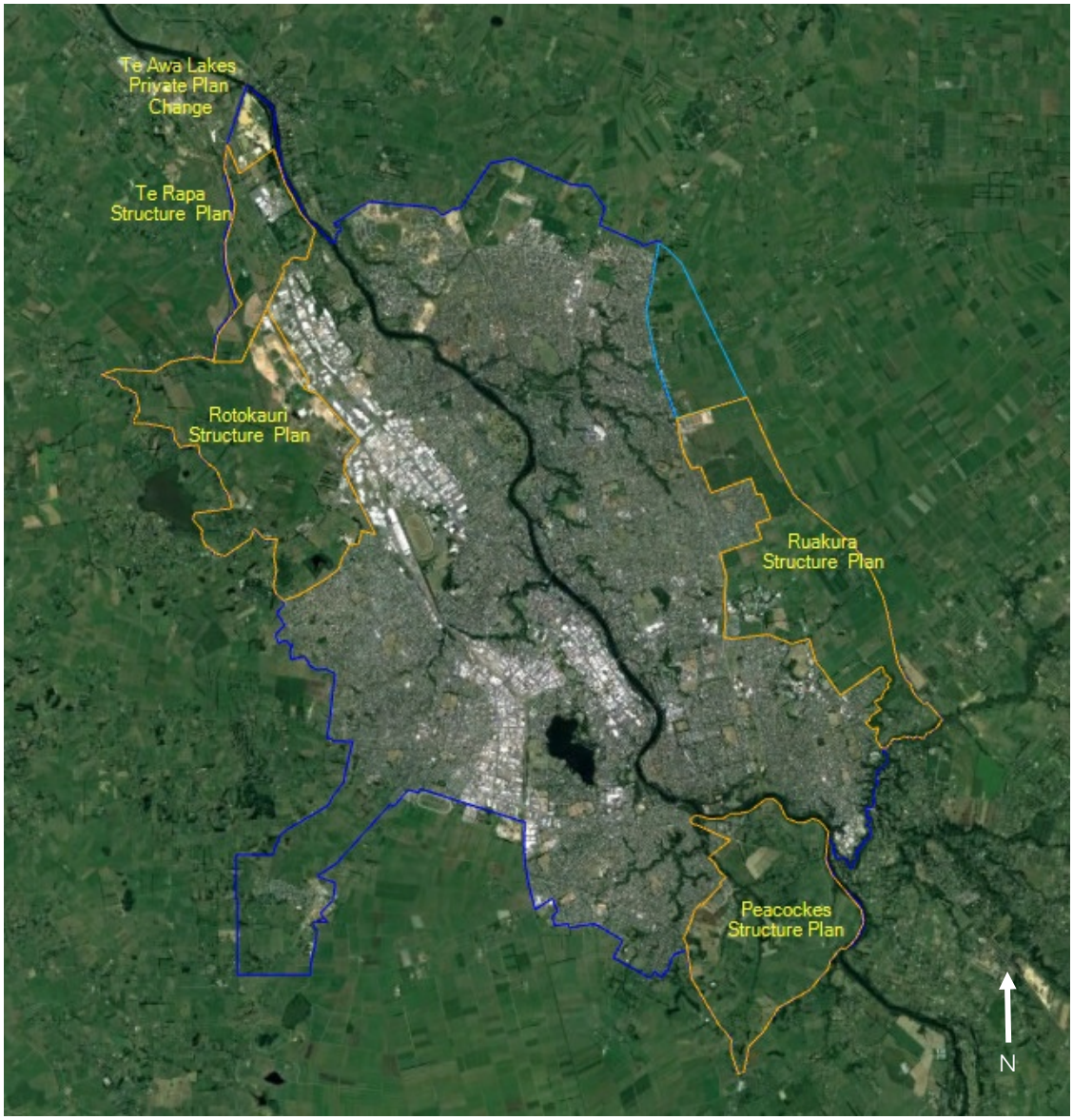

Figure 1. Hamilton City Territorial Boundary (outlined in blue) with Structure Plan expansion cells, overlaid on aerial photograph.

1.4 Limitations

There was no requirement to provide any analysis of planning policies with regard to heritage and archaeological sites. However, a brief legislative framework is included in this report as standard best practice for heritage assessments. This framework also covers assessment criteria provided in the planning documents which have been used to generate the assessment methodology used for each site assessment in the inventory.

It is important to note that this report is not an assessment of archaeological values for the purpose of obtaining authorities to modify or damage archaeological sites, nor is it an assessment of cultural values as such an assessment can only be undertaken by the relevant tangata whenua. The information provided in this report is specifically intended to support council staff in decision making as part of the district plan review process.

No public consultation or consultation with local iwi was undertaken as part of the project. The intent of this study is to capture current information on archaeological sites from publicly available information sources, primarily ARCHSITE, as the first stage of a larger engagement

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process. Council will be engaging with relevant stakeholders, including Heritage New Zealand Pouhere Taonga (HNZPT) and Ngāti Wairere, during the next stages of the project.

Limited fieldwork has been carried out during this study in order to check on the current condition or status of recorded archaeological sites included in the inventory. Field checks were carried out on selected sites where there was no current condition statement in ARCHSITE, or the sites had not been visited in the last 10 years where those sites were not identified as destroyed or subsurface evidence only (e.g. gardens soil sites).

The management of the heritage resource is an ongoing and dynamic exercise. Any assessment or inventory needs to be regularly reviewed to ensure that it continues to reflect the cultural and spiritual views of the community. This should be a community effort with emphasis placed on finding the balance between legitimate use of land by landowners and the protection and enhancement of the community heritage resource. The benefits can be considerable and long term particularly in respect of education, cultural and spiritual stability, social wellbeing, community identity and the efficient use of resources.

2 Legislative Framework

2.1 Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA) provides blanket protection to all archaeological sites whether they are recorded or not. Protection and management of archaeological sites is managed by the archaeological authority process administered by HNZPT. It is illegal to modify or destroy archaeological sites without an authority to do so from HNZPT.

An archaeological site is defined in the HNZPTA as 'any place in New Zealand, including building or structure (or part of a building or structure) that (a) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where that wreck occurred before 1900; and (b) provides, or is able to provide through investigation by archaeological methods, evidence relating to the history of New Zealand; and (c) includes a site for which a declaration is made under Section 43(1) of the Act.

Any person who intends to carry out work that may modify or destroy an archaeological site, or to investigate a site using invasive archaeological techniques, must first obtain an authority from HNZPT. The process applies to sites on land of all tenure including public, private and designated land. The HNZPTA contains penalties for unauthorised site damage or destruction. For places in which Maori have a particular historical interest, applications for an authority require records of appropriate tangata whenua consultation.

The archaeological authority process applies to all sites that fit the HNZPTA definition of a site, regardless of whether the site is recorded in the NZAA site recording scheme or entered onto the New Zealand Heritage List Rārere Kōrero; or if the site only becomes known as a result of ground disturbance; and/or the activity is permitted under a district or regional plan; or a resource consent or building consent has been granted.

HNZPTA Assessment Criteria

In considering authority applications to modify or damage archaeological sites, the HNZPT regard the following values as important in determining whether an authority can be granted or what mitigation conditions should be attached to an authority decision:

I. *The Condition of the site(s)*

II. *Rarity: Is the site(s) unusual, rare or unique, or notable in any other way in comparison with other sites of its kind?*

III. *Does the site possess contextual value?*

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IV. *Information Potential: What current research questions or areas of interest could be addressed with information from the site(s)?*

V. *Amenity Value: Does the site(s) have potential for public interpretation and education?*

VI. *Does the site(s) have any special cultural associations for any particular communities or groups?*

2.2 Resource Management Act 1991

The Resource Management Act 1991 (RMA) requires City, District and Regional Councils to manage the use, development, and protection of natural and physical resources in a way that provides for the wellbeing of today's communities while safeguarding the options of future generations. The protection of historic heritage from inappropriate subdivision, use, and development is identified as a matter of national importance (Section 6f).

Historic heritage is defined as those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures. The RMA provides qualities to be used to define historic heritage in order to provide a robust analysis to withstand, for example, Environment Court scrutiny.

These qualities are:

- *archaeological*
- *architectural*
- *cultural*
- *historic*
- *scientific*
- *technological*

The qualities can be applied to historic sites, structures, places and areas; archaeological sites; and sites of significance to Māori, including wāhi tapu; and the surroundings associated with these sites.

2.3 Statutory Planning Instruments

The following planning documents are relevant to identifying and assessing effects on archaeological sites for district planning purposes:

- Waikato Regional Policy Statement: Te Tauākī Kaupapahere o Te Rohe o Waikato (May 2016) (WRPS)
- Hamilton City Operative District Plan (Oct 2017) (HCODP)

Hamilton City Operative District Plan:

The HCODP recognises sites of archaeological, historic and cultural significance form an important part of the cultural history of the city and should be protected for the benefit of current and future generations. As such, there are two schedules of protected heritage sites in the district plan:

- Schedule 8A contains built heritage sites, including buildings, structures and associated sites.
- Schedule 8B contains significant archaeological and cultural sites identified as Group 1.

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- A third schedule (8C) is provided for information purposes as it identifies areas where cultural artefacts or archaeological sites may be found. This schedule contains archaeological and cultural sites identified as Group 2.

Appendix 8-1 of the HCODP establishes rankings for built heritage items in Schedule 8A on the basis of whether an item is of outstanding or high value in relation to one or more of the heritage assessment criteria defined in 8.1-2 and are considered to be of high heritage value locally, regionally or nationally (Plan Ranking A); or if an item is of high or moderate value in one or more of the heritage criteria and are considered to be of value locally or regionally..

Historic Qualities

a) Associative Value – The place has a direct association with, or relationship to, a group, institution, event or activity of historical significance.

b) Historical Pattern – The place is associated with important patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.

Physical/Aesthetic/Architectural Qualities

a) Style/Design/Type – The style of the historic place is representative of a significant development period in the region or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftmanship, or other design element.

b) Designer or Builder – The architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

c) Rarity – The place or elements of it are unique, uncommon or rare at a local, regional or national level, or in relation to particular historic themes.

Context or Group Qualities

a) Setting – The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.

b) Landmark – The historic place is an important visual landmark or feature.

c) Continuity – The historic place makes a notable contribution to the continuity or character of the street, neighbourhood, area or landscape.

d) Group Value - The historic place is a part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole, amplify the heritage values of the place, group and landscape or extends its significance.

Technical Qualities

a) Technical Achievement – The historic place demonstrates innovative or importance methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

Archaeological Qualities

a) Information – The potential for the place to define or expand knowledge of earlier human occupation, activities, or events through investigation using archaeological methods.

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b) Recognition or Protection – The place is registered with the HNZPT or scheduled in the District Plan for its archaeological value, or recorded by the NZAA Site Recording Scheme, or is an 'archaeological site' as defined by the HNZPTA.

Cultural Qualities

a) Sentiment – The place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place, or provides evidence of cultural or historical continuity. The place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place and its potential to increase understanding of past lifeways or events.

Scientific Qualities

a) Potential for Scientific Research – The degree to which the place may contribute information about a historic figure, event, phase or activity. The degree to which the historic place may contribute further information and the importance of the data involved, its rarity, quality or representativeness.

No such assessment criteria exist for items in Schedules 8B and 8C, although it is implied that a similar ranking system exists in the form of the Group 1 and 2 classifications. Previous Operative District Plans associated grouping significance with the condition of a site - Group 1 (outstanding sites) had some surface features preserved, Group 2 (significant sites) had no surviving surface evidence but may have subsurface remains, and Group 3 (noteworthy sites) were sites of minor important such as findspots or were now almost entirely destroyed.

Waikato Regional Policy Statement

Section 10A of the WRPS provides a list of qualities which incorporates heritage assessment criteria within a framework of RMA qualities. These qualities are essentially the same as those provided in the Hamilton City Operative District Plan.

3 Gardening Soils Overlay

3.1 Introduction

Horticultural practices varied according to local practices, local soil conditions and temperature. In the Waikato, soil modification was a common practice. Modified soils, also referred to as 'made soils', 'plaggen soils' and 'anthropic soils', have been well documented by both soil scientists (e.g. Grange *et al* 1939, Bruce 1979, McLeod 1984) and archaeologists (e.g. Challis 1976, Clarke 1977, McFadgen 1980, Walton 1983, Pick 1968, Gumbley & Higham 1999, 2000; Gumbley, Higham & Low 2004, Furey 2006, Gumbley 2009, Hoffman 2011).

These soils are characterised by the addition of charcoal, sands and gravels to the original ground surface as a mulch or to the upper part of the soil profile (i.e. topsoil and upper subsoil parts) as a mixed soil (Gumbley *et al* 2004:6). These soils are found all over New Zealand, more commonly on coastal areas, river flats or terraces (Rigg & Bruce 1923; Law 1968; Peters 1975; McFadgen 1980; Walton 1982, 1983; Walton & Cassels 1992; Trotter & McCulloch 2001 cited in Gumbley *et al* 2004).

In the Waikato Basin, sands and gravels were added to a range of pre-existing soils, especially Horotiu soils and Waikato soils on terraces near the Waikato River (Gumbley *et al* 2004:7). These modified soils, identified as the Tamahere series (Th, THw, Mh and Mw), are typically found in association with borrow pits from which the sands and gravels material was quarried (Law 1968). Borrow pits survive in large numbers across the Waikato Basin and are most easily recognised from aerial photography.

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Some garden soils have been recognised on Bruntwood yellow brown loam soils (B), similar to Horotiu soils but usually located at slightly lower elevations (Gumbley *et al* 2004:23). Garden soils have also been occasionally found on Te Kowhai silt loams (T and Ts).

Other features have also been found in association with garden soils, including drains where gardens have encroached onto poorly drained soils, postholes for structures, cooking ovens (umu) and hearths (Gumbley 2013:7).

In 1958, Taylor (1958) estimated that there were approximately 5000 acres of these types of garden soils in the middle Waikato Basin (Gumbley & Hutchinson 2013:6).

Further discussion on the definition of prehistoric garden soils, ethnohistorical accounts of prehistoric gardening practices and previous archaeological investigations of garden soils in the Waikato basin can be found in Gumbley & Higham (2000), Gumbley *et al* (2004) and Gumbley & Hutchinson (2013).

3.2 Waikato Region Soil Maps

The regional soil maps for Waikato (i.e. Grange *et al* 1939; Bruce 1979, McLeod 1984) were consulted for references to prehistoric gardening soils. The majority of recognised garden soils are mapped as “M”, “Th” and “THw” on the 1939 and 1979 soil maps, “Mh” and “Mw” on the 1984 map. These garden soils were georeferenced and mapped into a GIS shapefile included with this report. Bruntwood soils and Te Kowhai soils were not similarly mapped, as these soils have only a low potential for containing garden soils.

It is acknowledged that there are short-comings to the soil maps. At best the data serves as a guide to the location of gardening areas but not necessarily individual garden plots (Gumbley & Hutchinson 2013:15).

The resulting garden soil overlay is intended to provide a general understanding of the extent of Maori gardening across the landscape.

4 Methodology

1.1 Desktop Research

Information on recorded archaeological sites was collated from the existing site record forms from the NZAA *ARCHSITE* Digital Archaeological Site File and from consultant’s reports held in the HNZPT Archaeological Reports Digital Library.

Specifically, information was collected on the following points:

- location description of each site, including NZTM grid reference points;
- physical description and key visible features;
- summary of the history of the site and a history of archaeological work undertaken
- the date period when the site is believed to have been in use.
- last known condition of the site and extent of previous disturbance or modifications.
- relevant associated photographs, site plans and other images.

A total of 103 recorded archaeological sites were included in the Inventory (see sample worksheet in Appendix A).

The New Zealand Heritage List Rārere Kōrero was consulted for supplementary information on archaeological sites included within the inventory. The List was also reviewed for any heritage places with a pre-1900 component which had not yet been recognised in ARCHSITE. All of the heritage places were recognised in Schedule 8A of the Hamilton City Council Operative District Plan (see below).

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Appendix 8 of the Hamilton City Council Operative District Plan was also consulted for information on historic buildings and structures (Schedule 8A) and archaeological and cultural sites (Schedules 8B and 8C). Historic buildings or structures or cultural sites with a pre-1900 component were considered for potential inclusion in the inventory.

- Three sites were identified in Schedule 8A as having a corresponding NZAA archaeological site record. These sites were flagged as having archaeological values in the corresponding built heritage criteria (see Table 1). It was decided not to include these in the archaeological site inventory as this would involve duplication of information from the corresponding built heritage inventory worksheet.
- Five sites were identified in Schedule 8A as having a corresponding NZAA archaeological site record which referred to an earlier structure or dwelling on the property not directly associated with the corresponding built heritage inventory worksheet. The archaeological sites were included in the archaeological site inventory (see Table 2).
- Eleven sites were identified in Schedule 8A as having archaeological values (i.e. pre-1900 construction date) but were not currently recognised as an NZAA recorded archaeological site (see Table 3). These sites were not included the archaeological site inventory but should be considered for future assessment to determine whether these sites should be recorded as NZAA archaeological sites and included in the archaeological site inventory. None of these sites were flagged in the Schedule 8A Key Heritage Criteria as having archaeological values (criteria "e") despite fulfilling the definition of an archaeological site under the HNZPTA.
- Seven sites were identified in Schedule 8C as cultural sites with no corresponding NZAA archaeological site record (see Table 4). These sites were not included the archaeological site inventory but should be considered for future assessment to determine whether these sites should be recorded as NZAA archaeological sites and included in the archaeological site inventory.

Information on areas of potential pre-European Māori garden soils was collated from old Department of Scientific and Industrial Research (DSIR) and Landcare Research Soil Maps (Bruce 1979, Grange et al 1939, McLeod 1984). This information was recorded in a GIS shape file with the intention of providing an "alert layer" of potential archaeological risk to assist in planning decision making.

Additional online research sources, including aerial photographs, survey plans and historic periodicals, were also consulted to provide supporting information on existing recorded archaeological sites.

1.2 Significance Criteria

Site assessments included in the inventory were largely based on the criteria listed in WRPS, Hamilton City Operative District Plan, HNZPTA and RMA to ensure that each assessment would be robust enough to withstand Environment Court scrutiny (see Table 5).

A similar ranking system used for Built Heritage sites in the HCODP was applied to the archaeological sites, with added weight given to the condition and integrity of each site. Group rankings were based on whether an item was considered of outstanding or high value in one or more of the assessment criteria and whether the item was considered to generally be of high heritage value locally, regional or nationally and whether there were visible surface remains or a high potential for subsurface remains. Further consideration was also given to sites recognised as having high cultural significance (i.e. pa sites) following iwi consultation.

Group 1 sites are considered to be significant or outstanding sites with surviving remains or a high likelihood of subsurface remains.

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Group 2 sites are considered to be noteworthy but of minor value and include findspots and destroyed sites

5 Results of Inventory Assessments:

Table 6 summarises assessment information from the Archaeological Site Inventory. Both the Inventory and updated GIS Shapefile will be provided to council as separate documents to supplement this summary report.

This information is presented as recommendations for alterations and additions to the current District Plan schedules 8B (Group 1) and 8C (Group 2). Where applicable, legal descriptions have been updated to reflect the more accurate site extents for recorded archaeological sites.

6 Recommendations:

The following recommendations are made in this report.

- That the information presented in table 6 is provided as part of the District Plan Review for the Appendix 8 schedules.
- That further assessment is undertaken to determine whether the sites in Tables 3 and 4 should also be added to the Archaeological Site Inventory and ARCHSITE.
- That the Archaeological Site Inventory should be reviewed on a regular basis, nominally as part the District Plan review process, to ensure that it remains in sync with ARCHSITE and that any newly recorded archaeological sites are added as required.

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Table 1. Selection of Hamilton City Operative District Plan Schedule 8A (Built Heritage) Sites identified as also being NZAA recorded archaeological sites but not included in the Archaeological Site Inventory.

ID#	Heritage Item	Address	Legal Description	Plan Ranking	Key Heritage Criteria	HNZPT List classification	Planning Map No.	Archaeological Site
H22	PS Rangiriri	Memorial Park	Riverbank adjacent to Allotment 417 Town of Hamilton East	A	a b c d e f g	-	45B	S14/167
H1	Beale Cottage	11 Beale St	Lot 4 DPS 12448	A	a b c d e f g	I (769)	46B	S14/159
H21	Lake House	102 Lake Cres	Lot 3 DPS 6302	A	a b c d e f	II (2701)	54B	S14/223

Table 2. Selection of Hamilton City Operative District Plan Schedule 8A (Built Heritage) Sites identified as also being the former location of sites recorded as NZAA archaeological sites. These sites were included in the Archaeological Site Inventory.

ID#	Heritage Item	Address	Legal Description	Plan Ranking	Key Heritage Criteria	HNZPT List classification	Planning Map No.	Archaeological Site
H10	St Mary's Convent Chapel	47 Clyde St	Lot 1 DP 313799; Lot 2 DP 316850 and part of Lot 1 DP 316850	A	a b c f	II (5460)	46B	S14/377 (former site)
H17	Frankton Hotel	40 High Street	Part of Allot 1 Te Rapa Parish	A	a b c f	II (4211)	44B	S14/491 (former site)
H101	House	2 Kotahi Ave	Lot 2 DP 14611	B	a b c e	-	36B	S14/63 (former site)
H108	The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter day Saints	509 Tuhikaramea Rd, Temple View	Part of Allot 62 Tuhikaramea Parish and Part of Allot 371 Tuikaramea Parish	A	a b c d e f	-	60B	S14/282 (former site)

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H129	House	9 Armagh Street	Lot 1 DP 473450	B	a b c e	-	46B	S14/289 (former site)

Table 3. Selection of Hamilton City Operative District Plan Schedule 8A (Built Heritage) Sites identified as also being unrecorded archaeological sites (i..e. pre-1900 construction date). These sites were not in the Archaeological Site Inventory but are recommended for further assessment to determine whether inclusion is warranted.

ID#	Heritage Item	Address	Legal Description	Plan Ranking	Key Heritage Criteria	HNZPT List classification	Planning Map No.	Archaeological Site
H11	Oddfellows Hall	7 Cook St	Lot 4 DP 11858	A	a b c d f	II (4456)	46B	Yes (1879)
H16	Claudelands Grandstand	800 Heaphy Tce	Lot 2 DP 386843	A	a b c d f	II (4198)	37B	Yes (1879)
H18	Petals Flower Shop/Kaiaoi House	17 Hood St	Lot 1 DPS 80988	A	a b c d f	II (2702)	45B	Yes (1890s)
H23	Nickisson House	156 Nixon St	Lot 1 DPS 68819	A	a b c d f	II (2700)	46B	Yes (1860s)
H26	Farrer Homestead (also known as Bankwood House)	660 River Rd	Lot 3 DPS 54638	A	a b c f	II (771)	27B	Yes (1892)
H28	Hockin House	15 Selwyn St	Lot 74 DP17643	A	a b c f	II (4209)	55B	Yes (1893)
H29	Silverdale Homestead	8 Sheridan St	Lot 15 DPS 9205	A	a b c f	II (4194)	48B	Yes (1885)
H30	Riverlea House	10 Silva Cres	Pt Lot 13 DPS 16455	A	a b c d f	II (4195)	57B	Yes (1870)
H33	St Peter's Hall	55 Victoria St	Allotment 449 and 450 Town of Hamilton West	A	a b c f	II (4205)	45B	Yes (1893)
H5	Former Bank of New Zealand	117 Victoria St	Lot 1 DPS 65131	A	a b c d f	I (768) (NZHPT Heritage Order)	45B	Yes (1878)

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H9	Claudelands Bridge (Former Hamilton Railway Bridge)	Claudelands Rd	Road reserve 34332-Bridge No.6 ECMT over Waikato River LO 28971/2	A	a b c d f g	II (4201)	45B	Yes (1883)

Table 4. Selection of Hamilton City Operative District Plan Schedule 8C (Archaeological and Cultural Sites) identified as also being potentially unrecorded archaeological sites. These sites were not in the Archaeological Site Inventory but are recommended for further assessment to determine whether inclusion is warranted.

ID#	NZAA Number	Name	Legal Description	Map Number
A028	n/a	Te Moutere o Koipikau Pa	Graham Island	55B
A114	n/a	Te Wehenga – Urupa	Road Reserve (Grey Street)	45B
A117	n/a	Mangakookoea Pa	Lot 2 DPS 17549, Lot 1 DP 375694, Lot 2 DPS 89533, Lot 2 DP 323260, Lot 1 DPS 83830, Lot 2 DPS 83830, Lot 2 DPS 53641	36B
A120	n/a	Matakanohi Pa	Lot 20 DPS 379, Lot 4 DPS 74739, Lot 2 DPS 76908	27B
A121	n/a	Urupa (unnamed)	Sec 2 SO 60256, Pt Allot 397, 398, 399 TN of Hamilton East	45B
A122	n/a	Te Toka O Arurei Urupa	Lot 2 DP 404902	45B
A123	n/a	Hua O Te Atua Urupa	Riverbank Reserve (adjacent to Marlborough Place)	45B

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Table 5. Assessment criteria used in the inventory worksheets with corresponding assessment value from the planning documents.

INVENTORY ASSESSMENT CRITERIA	HNZPTA	RMA	WRPS	HCODP
Associative Value	Contextual Value	Historic	Associative Value	Associative Value
Contextual Value	Contextual Value	Historic	Historical Pattern	Historical Pattern
Style/Design/Type	Condition	Archaeological, Architectural, Technical	Site or Type, Design, Construction, Designer or Builder, Technical Achievement	Style/Design/Type, Designer or Builder, Technical Achievement
Condition	Condition	Archaeological	Archaeological Information	Setting
Rarity	Rarity	Archaeological	Site or Type	Rarity
Integrity	Condition	Archaeological	Archaeological Information	Style/Design/Type
Setting	Condition, Amenity Value	Historic, Cultural	Associative Value	Setting, Landmark, Continuity
Group Value	Rarity, Cultural Associations	Historic, Cultural	Associative Value	Group Value
Information Potential	Information Potential	Archaeological, Scientific	Archaeological Information, Scientific Information	Archaeological Information
Research Potential	Information Potential	Archaeological, Scientific	Research, Potential for Scientific Research	Archaeological information, Scientific Research
Importance to Community	Cultural Associations	Cultural	Recognition or Protection, Identity	Recognition or Protection, Sentiment
Cultural Associations	Cultural Associations	Cultural	Sentiment	Sentiment
Amenity Value	Amenity Value	Cultural	Amenity or Education	Setting, Sentiment
Aesthetic Appeal	Amenity Value	Architectural	Site or Type	Style/Design/Type

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Table 6. Proposed additions to schedules 8B and8C of the HCODP. Deletions are struckout; Additions are underlined.

Group	Site Number	NZAA Number	Name	Legal Description	Planning Map Number
~~1,~~ 2	A001 / A105	S14/165	Te Awa o Katapaki - Borrow Pits	~~Lot 18 DPS 85254, Pt Lot 13 DPS 85254, Pt Lot 21 DPS 86166, Pt Lot 8 DPS 86166, Lot 17 DPS 85254, Pt Lot 9 DPS 85254~~ Lot 9-13 DPS 71460; Lot 1-3, 6-8 DPS 73470; Lots 1-8 DPS 70775; Pt Lot 1, Pt Lot 2 DPS 78039; Pt Lot 9, Lot 10-12, Pt Lot 13, 16-18 DPS 85254; Lot 7, Pt Lot 8 ,Pt Lot 9, Pt Lot 21 DPS 86166; Lot 1, 11-14, 23-27, 44, 48, 50-51 DP 368150; Lots 1-6 DP 368331; Lots 1-5 DP 369929; Lots 1-3 DP 372432; Lot 17-25, 28, 132 DP 375864; Lots 1-6, 8 DP 378325; Lots 1-2 DP 378677; Lot 1-35, 37 DP 388537; Lots 1-6 DP 383630; Lots 1-2 DP 385729; Lots 1-9, 13-26, 33 DP 392844; Lots 201-203 DP 395616; Lots 3-25 DP 396159; Lot 2 DP 408360; Lots 1-2 DP 430627; Lot 1-17, 20-33 DP 445214; Lot 1, 2 DP 479955; Lots 1-2 DP 487183; Lots 1-4 DP 527063	8B
1	A002	S14/204, S14/336	~~Lime Kiln, Taunga Waka and Te Puru O Hinemoa~~ Cement/Lime Works	Sec 2 SO 61140	37B
1	A003	S14/189	Te Totara Papakainga	Lots 2-3 DPS 62544, Lots 33-34 DP 388537	16B
1	A004	S14/46	Kairokiroki Pā	Lot 1 DP 358987, Lot 2 DP 358987, Lot 2 DP 312185, Lot 1 DP 312185	56B
1	A005	S14/59	Te Kourahi Pā	Pt Lot 514 DPS 9477	55B
1	A006	S14/201	Mangaiti – Borrow Pits	Road Reserve	18B
1	A007	S14/38	Miropiko Pā	Lot 1 DP 31703, Lot 2 DP 31703, Pt Allot 215 Kirikiriroa PSH	37B
1	A008	S14/77	~~Unnamed~~ Pā	Lot 1 DPS 16456, Lot 48 DPS 13635	57B
1	A009	S14/208	Kukutaruhe (Māori horitculture)	Lot 33 DPS 6071	27B
1	A010	S14/111	~~Umu (Oven)~~ Māori horitculture	Pt Allot 4 Pukete PSH, Allot 4A Pukete PSH, Lots 1-4 DPS 8646	7B
1	A011	S14/282	Koromatua – Urupa (burial grounds)	Pt Allot 371 Tuhikaramea PSH	60B

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1	A012	S14/25	Te Owhango Pā	Pt Lot 2, Lot 3 DPS 9044, Lots 24-25 DPS 64834, Lot 33 DPS 65265, Lots 6, 15 DPS 71459	17B
1	A013	S14/27	Kukutaruhe Pā	Lots 4-6, 24 DPS 16087	27B
1	A014	S14/28	Te Inanga Pā	Lot 4 DPS 5738, Lot 3 DPS 5738, Lot 2 DPS 5738, Lot 1 DPS 5738	27B
1	A015	S14/3	Te Tupari Pā	Lot 1 & Pt Lot 1, 8, 10 DPS 9657, Lots 2-3 DPS 28101	27B
1	A016	S14/34, S14/64	Te Rapa Pā (Māori horticulture)	Sec 2 SO 337569, Secs 2, 6 SO 311998, Pt Allot 24, Pt Allot 25 Te Rapa, Sec 1 SO 337569	45B, 55B
1	A017	S14/37	Waitawhiriwhiri Urupa	Allot 286 Pukete PSH	36B
1	A018	S14/39	Kirikiriroa Pā	Lot 1 DPS 65343, Lot 1 DPS 87404, Lot 4 DP 344056, Lot 2 DPS 87404, Lot 3 DP 31762, Lot 6 DPS 87404, Lot 3 DPS 87404, Lot 1 DPS 81452, Lot 2 DP 344056, Pt Lot 11 DP 11019, Lot 5 DPS 5279, Lot 3 DPS 65343, Pt Lot 12 DP 11019, Lot 1 DP 344056, Pt Lot 11 DP 11019, Lot 7 DPS 87404, Lot 1 DP 312723, Pt Lot 12 DP 11019, Lot 3 DP 10335, Lot 2 DPS 81452, Pt Lot 2 DP 10335, Lot 1 DPS 27882, Lot 4 DP 10335	37B, 45B
1	A019	S14/41	Opoia Pā	Lot 3 DP 14636, Lot 2 DP 14636, Lot 1 DP 14636, Allots 471, 465, 466 and 472 Kirikiriroa PSH, Lot 3 DP 18921	37B. 45B
1	A020	S14/44	Te Pā o Ruamutu	Lot 33 DPS 9899, Lot 34 DPS 9899, Lot 1 DPS 34675, Lot 32 DPS 9899, Lot 26 DPS 9899, Lot 23 DPS 9899, Lot 44 DPS 9899, Lot 27 DPS 9899, Lot 24 DPS 9899, Lot 35 DPS 9899, Lot 28 DPS 9899, Lot 25 DPS 9899, Lot 29 DPS 9899, Lot 1 DPS 76159	58B
1	A021	S14/60	Te Parapara Pā	Pt Allot 252A Kirikiriroa PSH	56B
1	A022	S14/63	Waitawhiriwhiri Pā	Lot 1 DPS 63511, Pt Lot 6 DP 14611, Pt Lot 7 DP 14611	36B
1	A023	S14/90	Whatanoa Pā	Allot 457 TN OF Hamilton West, Allotment 201-203, 212, 408 TN OF Hamilton West	36B
1	A024	S14/97	Te Raratuna O Tutumua Pā/urupa	Allot 4A Pukete PSH	7B
1	A025	S14/19, S14/30	Pukete Pā	Sec 2 SO 59857, Lot 1 DPS 55931, Sec 1 SO 58300, Sec 1 SO 59857, Lot 4 DP 411000	16B
1	A026	S14/66	Te Nihinihi Pā	Pt Sec 23 Hamilton East TN BELT, Allot 446 TN OF Hamilton East, Lot 3 DPS 21107, Lot 1 DPS 21107	56B

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1	A027	S14/79	Mangaonua Pā	Lot 2 DPS 68608, Lot 17 DPS 988	58B
1	A029	~~S13/284,~~ S14/284	Middens/Umu	Allotment 106 Parish of Horotiu and Section 2 SO Plan 486608	1B, 2B
2	A100	S14/176	Borrow Pits	Lot 4 DPS 81210, Lots 1- 2 DPS 81210	57B
~~2,~~ 1	A101	S14/209	Matakanohi - Borrow Pits	Pt Allot 32 Pukete PSH, Pt Lot 3 Allot 31 Pukete PSH	17B, 18B, 26B, 27B
~~2,~~ 1	A103	S14/45	Narrows Military Redoubt	Allot 483 Kirikiriroa PSH	56B, 57B
2	A104	S14/102	Ridler's Flour Mill	Lot 2 DPS 7832 and Lot 1 DPS 12535	55B
2	A106	S14/23	Waahi Taonga / Artefact Find	Lot 16 DPS 7313	27B
2	A107	S14/48	Pā	Lot 3 DPS 29232	48B
~~2,~~ 1	A108	S14/57	Hamilton West Redoubt – Pukerangiora	Pt Allot 59A TN OF Hamilton West	45B
~~2,~~ 1	A109	S14/95	~~Narrows Redoubt - Military Redoubt~~ Galloway Redoubt	Allot 412 TN OF Hamilton East	46B
2	A110	S14/116	Rotokaeo - Waahi Taonga ~~(~~/ Artefact Find~~)~~	Lot 2 DPS 6986, Lot 3 DPS 6253	35B
2	A111	S14/161	Kairokiroki - Waahi Taonga -/ Artefact Find~~)~~	Lot 2 DPS 12940	56B, 57B
2	A112	S14/4	Waiwherowhero - Borrow Pits	~~Lot 32 DPS 73457, Lot 29 DPS 73457, Lot 31 DPS 73457, Lot 30 DPS 73457, Lot 16 DPS 58002, Lot 28 DPS 73457, Lot 17 DPS 58002, Lot 1 DPS 73457, Lot 18 DPS 58002, Lot 142 DPS 58002, Lot 37 DPS 11797, Lot 38 DPS 11797, Lot 12 DPS 58002, Lot 67 DPS 79722, Lot 3 DPS 88119, Lot 2 DPS 88119, Lot 1 DPS 88119, Lot 87 DPS 76047, Lot 11 DPS 58002, Lot 85 DPS 76047, Lot 86 DPS 76047, Lot 88 DPS 76047, Lot 89 DPS 76047, Lot 13 DPS 58002, Lot 90 DPS 76047, Lot 94 DPS 76047, Lot 95 DPS 76047, Lot 93 DPS 76047, Lot 91 DPS 76047, Lot 92 DPS 76047, Lot 14 DPS 58002, Lot 96 DPS 76047, Lot 15 DPS 58002, Lot 32 DPS 73457, Lot 29 DPS 73457, Lot 31 DPS 73457, Lot 30 DPS 73457, Lot 16 DPS 58002, Lot 28 DPS 73457, Lot 36 DPS 11797, Lot 6 DPS 58002, Lot 7 DPS 58002~~ Lots 1, 28-32 DPS 73457; Lots 6-7, 11-18, 142 DPS 58002; Lots 36-38 DPS 11797; Lots 85-96 DPS 76047; Lots 1-3 DPS 88119; Lot 67 DPS 79722	26B

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2	A113	S14/40	Putikitiki - Oven	Lot 2 DP 17455	45B
1	A115	S14/289	Waipahihi Pa	Road Reserve (Armagh Street), Lot 6 DP 1258, Lot 1 DPS 22233, Lot 2 DPS 22233, Pt Lot 3 DPS 22233, Lot 4 DPS 22233, Pt Lot 5 DPS 22233, Pt Lot 12 DP79, Lot 1 DP 473450, Lot 2 DP 473450, Lot 3 DP 473450, Lot 54 DP 11312, Lot 55 DP 11312	46B
~~2,~~1	A116	S14/482	Hamilton Punt~~/borrow pits~~	Pt Lot 2 DPS 257, Lot 1 DPS 12771, Allot 498 TN of Hamilton West, Lot 1 DPS 257 Allot 414 – 430 TN of Hamilton West	45B
2	A118	S14/86	Pukete - Waahi Taonga - ~~(~~Artefact Find~~)~~	Lot 3 DPS 22187	16B
~~2,~~ 1	A119	S14/72	Te Tara-ahi Pa (~~later~~ Moules Redoubt)	Lot 1 DP 35065, Lot 1 DP 21732	45B
1	A124	S14/112	Pā	Lots 1-2 DPS 57602, PT Lot 1 DPS 11080	1B, 2B
2	A125	S14/113	Pits	Pt Lot 1 DPS 11080	2B
1	A126	S14/17	Pā	Lot 3 DPS 11080, Pt Lot 3 DPS 5134	2B
1	A127	S14/18	Mangaharakeke Pā	Pt Lot 3 DPS 5134	2B
2	A128	S14/114	Waahi Taonga / Artefact Find	Pt Lot 3 DPS 5134	2B
2	A129	S14/203	Māori horitculture	Pt Lot 3 DPS 5134	1B, 2B
1	A130	S14/243	Māori horitculture	Road Reserve, Lot 1 DPS 12314, Lots 2- 4 DPS 79836, Lot 1 DPS 12767, Lots 1-3 DP 425317	-
2	A131	S14/193	Waahi Taonga / Artefact Find	Waikato River	57B
2	A132	S14/327	Māori horitculture	Lots 1-2 DP 320478, Lot 1 DPS 65267, Lots 1-2 DP 316288, Lots 1-2 DPS 73735	56B, 57B
1	A133	S14/210	Māori horitculture	Lots 1-4 DP 480575, Lots 10 & 17 DPS 10393, Lots 1-3 DP 321304, Lots 1-2 DP 526398, Lot 1 DPS 83083, Lot 2 DPS 46395	57B
2	A134	S14/326	Māori horitculture	Lots 3, 4, 6, 7 DPS 10393	57B
2	A135	S14/328	Māori horitculture	Pt Lot 1 & Pt Lot 2 DPS 35271	56B, 57B
2	A136	S14/475	Māori horitculture	Lot 4 DPS 81210, Pt Lot 6 DP 34164	57B
2	A137	S14/224	Māori horitculture	Pt 6 Lot DP 3464	57B
2	A138	S14/320	Māori horitculture	Lot 2 DPS 11203, Lot 101 DP 505873	64B
1	A139	S14/47	Whatukoruru Pā	Lot 1 DPS 90309	64B
2	A140	S14/321	Māori horitculture	Lot 1 DPS 90309	64B

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2	A141	S14/286	Pit	Lot 2 DP 313598	64B
2	A142	S14/477	Māori horitculture	Lot 5 DP 17475	65B
2	A143	S14/478	Māori horitculture	Lot 5 DP 17475	65B
2	A144	S14/479	Māori horitculture	Lot 5 DP 17475	65B
2	A145	S14/318	Māori horitculture	Lot 5 DP 17475, Allotment 87 Te Rapa Parish	65B
2	A146	S14/319	Māori horitculture	Lot 5 DP 17475	64B, 65B
2	A147	S14/480	Māori horitculture	Allotment 87 Te Rapa Parish	65B
2	A148	S14/64	Māori horitculture	Lot 1 DPS 78023, Allot 88 Te Rapa Parish, Pt Allot 94 Te Rapa Parish	65B
2	A149	S14/476	Māori horitculture	Lot 5 DP 17475, Pt Lot 6 DP 34164	64B, 65B
2	A150	S14/322	Māori horitculture	Lot 2 DP 540770	64B
1	A152	S14/49	Pā	Lot 1 DP 9272, Lot 2 DPS 44260	49B
2	A153	S14/52	Pā	Lots 1-3, 7, 8, 12-13, 15 DPS 91932	48B
2	A154	S14/71	Waahi Taonga / Artefact Find	Lot 2 DP 339280	27B
1	A155	S14/76	Pā	Lots 1-21 DP 24686, Lots 36, 38, 41-42 DPS 5778, Lots 106 DP 528003, Lot 2 DPS 89648	56B
1	A156	S14/78	Pā	Lot 1 DP 433681	58B
2	A157	S14/485	Māori horitculture	Pt Lot 2, 3 DPS 8875	16B
2	A158	S14/89	Waahi Taonga / Artefact Find	Lot 11 DPS 44248	15B
2	A159	S14/91	Pā	Pt Allotment 252 Kirikiriroa PSH, Allotment 483 Kirikiriroa PSH	57B
2	A160	S14/92	Agricultural Ditch	Road Reserve	29B
2	A161	S14/93	Waahi Taonga / Artefact Find	Road Reserve	58B
2	A162	S14/130	Swarbrick's Landing	Pt Lot 1 DP 10371	27B
2	A163	S14/335	Sod fence	Sec 9 & 10 SO 483544	48B
2	A164	S14/334	Historic Drain	Lot 1 DPS 38501, DPS 14931	29B
2	A165	S14/337	St Mary's Monastory and School (former)	Lot 2 DP 316850	46B
1	A166	S14/185	Māori horitculture	Road Reserve, Lots 1-2 DPS 90423, Lot 246 DPS 73062, Lot 129 DPS 61646, Lot 108 DPS 61646	18B
2	A167	S14/191	Knox Street Drill Hall (former)	Section 1 SO 61293	45B

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1	A168	S14/214	Hamilton West Cemetery	Section 512 Town of Hamilton West, Allotment 213-215 Town of Hamilton West	36B
1	A169	S14/220	Union Bridge (former)	River Reserve	45B
2	A170	S14/473	Historic dwelling (former)	Lots 4-8 DP 19882, Lot 1 DPS 9292	37B
2	A171	S14/254	Landing Place	Allotment 4A Pukete PSH	7B
2	A172	S14/258	Māori horitculture	Road Reserve, Lot 1, Pt Lot 2 DPS 257, Lots 1-2 DP 447697, Allotments 420,421, 424, 498 Town of Hamilton West, Lot 1 DPS 12771	45B
2	A173	S14/259	Historic dwelling (former)	Road Reserve, Lot 1, Pt Lot 2 DPS 257, Lots 1-2 DP 447697, Allotments 420,421, 424, 498 Town of Hamilton West, Lot 1 DPS 12771	45B
2	A174	S14/481	Historic dwelling (former)	Section 4 SO 473519	57B
1	A175	S14/470	Māori horitculture	Pt Section 30 Hamilton East Town Belt	57B
1	A176	S14/325	Māori horitculture	Lot 1, 2, Pt Lot 8, 9 DPS 4785, Lots 102 DP 306257,Lot 2, Pt Lot 6, 8 DPS 988, Lot 1 DPS 92007, Pt Lot2 DPS 40890, Lots 2-4 DPS 42403	58B
1	A177	S14/332	Hamilton East Cemetery	Pt Allotment 252 Kirikiriroa PSH, Allotment 483 Kirikiriroa PSH	57B
2	A178	S14/333	Māori horitculture	Pt Allotment 252A Kirikiriroa PSH, Pt Section 23-24 Hamilton East Town Belt	56B
2	A179	S14/491	Railway Hotel (former)	Part of Allot 1 Te Rapa Parish	45B
2	A180	S14/492	Royal Hotel (former)	Allot 74 TN of Hamilton East	46B
2	A181	S14/496	Māori horitculture	Lots 1-2 DPS 86312, Pt Lot 8 DP 1233	45B

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Appendix A
Sample Inventory Worksheet

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Hamilton City Council
Te kaunihera o Kirikiriroa

Archaeological Site Inventory

Pā site (S14/112)

Figure 1. Top of scarp looking south to end, 2016 (source: ArchSite site record form).

Archaeological Site Inventory Number: A124

Heritage Type:
- ☐ Wāhi Tapu
- ☐ Landscape
- ☐ Building
- ☐ Group of Buildings
- ☐ Structure
- ☐ Monument
- ☐ Historic Place
- ■ Archaeological Site

Date Period: Pre-European (<1840s)

RMA Significance:
- ■ Archaeological
- ☐ Architectural
- ☐ Historic
- ☐ Scientific
- ☐ Technological
- ■ Cultural

NZAA ArchSite No: S14/112 **Significance:** Group 1

Location: Horotiu, on a long narrow headland extending upstream along the west bank of the Waikato River, ca. 20 m above river level. To the west is a small gully about 50 m wide. Some 800 m north of the Te Rapa milk powder factory.

NZTM Map Grid Coordinates: E1795374 / N5824080

Heritage Status: NZAA site **District Plan Zoning:** Te Rapa North Industrial Zone

Site Type: Pā **Features:** Bank, ditch – transverse, house floor/site, pit, scarp

Physical Description: A headland pā, c.250m long, along the lower river terrace of Waikato River, about 20 m above river. Divided into four distinct platforms separated by four large transverse ditches with internal banks. The two distal platforms appear to have been additionally fortified by a lateral terrace and scarp along the western side, which blends into one of the transverse ditches. Numerous pits and house floors are visible on the platforms.

Other known names: Mangaharakeke Pā complex

Site History: The site is a headland pā and was one of four pā sites that made up Mangaharakeke pā complex. There is no recorded traditional history for this site.

The site was first recorded in 1985 when it was noted that a considerable area had been bulldozed for the construction of a house. Pits and house places were still visible, but the main transverse ditches had been largely destroyed. A sketch plan was made of the original features of the pā by Peter Morgan based on field observations and 1941 aerial photography, although subsequent review of the plan by archaeologist Owen Wilkes queries the location of some features. Wilkes thought the main function

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Hamilton City Council
Te kaunihera o Kirikiriroa

Archaeological Site Inventory

of the site was most likely a fortified food storage area, given the concentration of pits presumed to be for kumara storage.

Site visited in February 2000. Almost all site features had been destroyed. The entire surface of the spur had been further levelled c. 1 m since 1985, with spoil tipped over the edge, widening the headland spur. Two northernmost transverse ditches appear to have been destroyed by a bulldozed extension of Huthinson Road. Only surviving original earthwork is a short lateral ditch across a spur on the west side of the headland, immediately south of the main transverse ditch.

In 2004, the site was covered in pines and pasture, with little visible surface evidence for any features.

The site was visited again in 2013 by archaeologist Caroline Phillips and was characterised as having been severely damaged by different periods of earthworks (1941-1954, and 1984). However, it was considered likely that some subsurface remains of pits and defensive ditches might still exist.

The site was visited by archaeologist Warren Gumbley in 2016 and found to be largely unchanged from 2013, except a long mound of soil 2 m high and approximately 15 m constructed at the north end of the site. Work on the Te Awa River Ride cycleway cut along an existing track below the defended area of the pā and found no archaeological remains (Gumbley 2016b).

ASSESSMENT CRITERIA

Associative Value: Association with Mangaharakeke Pā complex along a narrow gully system and the Waikato River; nearby gardening soils.

Contextual Value: Prehistoric Māori settlement and horticulture along Waikato River.

Style/Design/Type: Large site comprising of four platforms each separated by a substantial ditch and bank defence. Concentrations of what are assumed to food storage pits suggest this is likely a fortified food storage area rather than occupied site.

Condition: Poor - Extensively damaged by clearance activities and more recent earthworks. Little surface evidence of previously noted features, but likely subsurface remains still exist. Original features clearly visible in historic aerial photographs.

Rarity: Large example of common headland pā along the Waikato River

Integrity: Fair – although earthworks have cleared surface expression of features, the basic form of the headland is still visible and subsurface remains likely remain. Bulldozed farm track has destroyed a lateral terrace and scarp below the main platforms.

Setting: On river terrace directly above Waikato River, adjacent to gully system where a number of other sites are recorded.

Group Value: Thought to be one of a number of headland pā sites making up the Mangaharakeke Pā complex in this area (including S14/113 and S14/7).

Information Potential: Of little value as most features appeared to have been destroyed. Only the basic form of the pā preserved.

Research Potential: Some potential for excavation in order to locate any surviving remnant of the pā features, but otherwise only value in group setting with other sites around Mangaharakeke Gully.

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Importance to Community: Recognised by Waikato iwi as part of wider Mangaharakeke cultural landscape.

Cultural Associations: Associated with Waikato iwi and local hapū.

Amenity Value: Private land, grassed, not publicly accessible but ideal for interpretive signage or pou, consideration as part of riverside track.

Aesthetic Appeal: Open grass area visible from Waikato River, recognisable as a headland pā even if significantly modified.

Summary of Significance: Uncommon form of large headland pā along the Waikato River, comprising four defended units, likely used for foritified food storage. In poor condition, with little surface expression of features although there may be some subsurface remains still present. Associated with Mangaharaeke gully and pā complex.

Reference Sources:

Gumbley, W. 2016a. Archaeological Site Record Form S14/112. New Zealand Archaeological Association ArchSite Site Recording Scheme. Report Prepared for Te Awa River Ride Charitable Trust.

Gumbley, W. 2016b. "Te Awa Cycleay: Monitoring of Earthworks at Hutchinson Rd, Horotiu in relation to Paa S14/112. Authority 2016/771."

Morgan, P. 1985. Archaeological Site Record Form S14/112. New Zealand Archaeological Association ArchSite Site Recording Scheme.

Phillips, C. 2014a. Archaeological Site Record Form S14/112. New Zealand Archaeological Association ArchSite Site Recording Scheme.

Phillips, C. 2014b. "Archaeological Report of Monitoring Te Awa River Ride Cycle-way, Horotiu Bridge-Meadow View Lane, Historic Places Authority 2013/261 and 2014/109." Report Prepared for Te Awa River Ride Charitable Trust.

Wilkes, O. 2000. Archaeological Site Record Form S14/112. New Zealand Archaeological Association ArchSite Site Recording Scheme.

Associated Pictures:

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Figure 2: Site extent overlaid on 2016 aerial photograph.

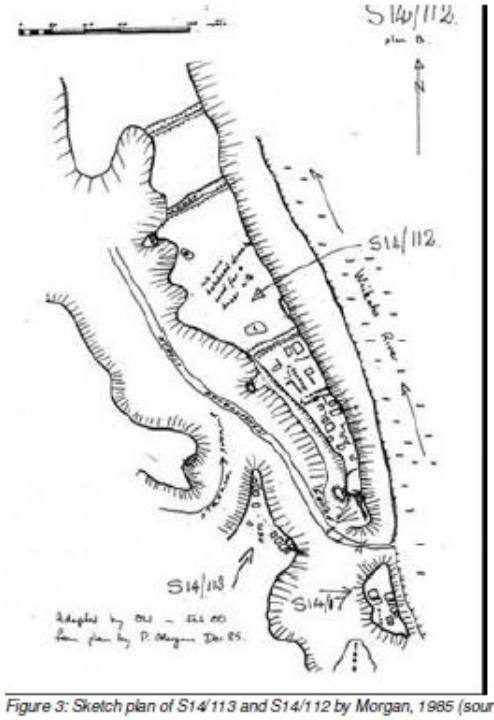

Figure 3: Sketch plan of S14/113 and S14/112 by Morgan, 1985 (source: site record form).

Date of Survey: 8/10/2019

Prepared by: Phoebe Stallman, Nick Cable

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Project Number: 2-WLASS.DG

Hamilton City Council Heritage Inventory Review

2 June 2022

FINAL

Aerial photograph of Hamilton and the Waikato River, Leo White, 1938.
Source: Alexander Turnbull Library WA-55970-F

wsp

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1 Introduction

1.1 Purpose of this Document

WSP has been commissioned by Hamilton City Council (HCC) to undertake a technical review and assessment of heritage places, sites, and areas in Hamilton.

The purpose of this document is to provide a summary of the methodology used to undertake the review and assessment.

1.2 Reason for the Heritage Inventory Review

This review was prompted by the introduction of the National Policy Statement on Urban Development and the subsequent introduction of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act in 2021.

1.3 Extent of Study

This review was limited to the following areas:

1. Central City
2. Citywide
3. Five Cross Roads
4. Hamilton East
5. North of Central City
6. Western Walkable Catchments

1.4 Legislative Context

1.4.1 Resource Management Act (RMA) 1991

The RMA sets out how New Zealand's environment should be managed. It is based on the principle of sustainable management which involves considering the effects of activities on the environment now, and in the future, when making resource management decisions.[48]

Under Part 2 section 6 all persons exercising functions under the RMA are required to recognise and provide for eight Matters of National Importance - matters (a) to (h) – which include the protection of historic heritage from inappropriate subdivision, use, and development (section 6(f)).

Historic heritage is defined under section 2 of the RMA as:

a) those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:

i. archaeological:
ii. architectural:
iii. cultural:
iv. historic:
v. scientific:
vi. technological; and

b) includes:

i. historic sites, structures, places, and areas; and
ii. archaeological sites; and
iii. sites of significance to Māori, including wāhi tapu; and

iv. surroundings associated with the natural and physical resources

The following documents give effect to the RMA:

- national policy statements;
- regional policy statements;
- regional plans;
- district plans.

1.4.2 Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021

This amendment to the RMA does two things. Firstly, it requires Tier 1 territorial authorities, of which HCC is one, to change their planning rules so most of their residential areas are zoned for medium density housing. Secondly, it creates a new streamlined process so these councils can implement the National Policy Statement on Urban Development (NPS-UD, refer 1.4.3 below) intensification policies faster.

The Amendment Act introduces Medium Density Residential Standards (MDRS) that enable three dwellings of up to three storeys to be built on every residential site as of right, removing the need for resource consent. The implementation of the MDRS will be mandatory for every Tier 1 territorial authority and will apply to most residential areas unless any qualifying matters apply.

Matters of National Importance (refer 1.4.1 above), including the protection of historic heritage from inappropriate subdivision, use and development (s6(f)), are identified as qualifying matters.

Tier 1 councils need to publicly notify the new rules and policies enabling the MDRS in their district plans by 20 August 2022. Therefore, it is critical that HCC identify and understand where historic heritage is present within their district, particularly within their residential zones, in order to ensure that it is protected from inappropriate subdivision, use and development that may occur as a result of introducing the MDRS.

1.4.3 National Policy Statement on Urban Development (NPS-UD) 2020

The NPS-UD directs territorial authorities to remove overly restrictive planning rules that make it more difficult to build homes. It requires councils to respond to changes in demand by enabling denser housing in residential areas around city centres and rapid transit stops.

Council plans will need to enable (but not require) greater height and density, particularly in areas of high demand and access. Timeframes for implementation of the NPS-UD vary according to which tier they belong to. As discussed above, HCC is a Tier 1 council and therefore are required to implement the policies of the NPS-UD by 20 August 2022.

1.4.4 Waikato Regional Policy Statement (WRPS) 2016

The RMA requires every regional council to prepare a regional policy statement to promote sustainable management of natural and physical resources, which territorial authorities are required to comply with. The WRPS sets down the policies and methods required to achieve the integrated management of the Waikato region's natural and physical resources including land, water, air, soil, minerals and energy, all forms of plants and animals and all structures.

Policy 3.18 of the WRPS states:

> *Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.*

Policy 10.3 states:

> *Effects of development on historic and cultural heritage*

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Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.

Implementation methods

10.3.1 Protect historic and cultural heritage from inappropriate subdivision use and development

Regional and district plans shall provide for the protection of historic and cultural heritage from inappropriate subdivision, use and development. Mechanisms may include:

a) heritage alert layers;
b) accidental discovery protocols;
c) cultural value assessments and/or cultural impact assessments;
d) conservation and open space covenants;
e) heritage orders;
f) financial and other incentives; and
g) bonds and conditions of consent.

10.3.2 Inappropriate subdivision, use and development

In determining whether an activity is inappropriate, regional and district plans shall require that regard is given to:

a) the character and degree of modification, damage, loss or destruction of heritage qualities;

b) the duration and frequency of effect;

c) the magnitude or scale of any effect on heritage qualities;

d) the opportunities available to remedy or mitigate pre-existing or potential adverse effects on heritage qualities;

e) the probability of damage to immediate or adjacent heritage qualities;

f) the degree to which unique or special materials and/or craftsmanship are retained;

g) whether the activity will lead to cumulative adverse effects on historic and cultural heritage;

h) whether the relationships between distinct elements of a historic place, site or area will be maintained;

i) whether the relationships between sites or areas of historic and cultural heritage to other sites or areas of historic and cultural heritage will be maintained;

j) the irreversibility of adverse effects on heritage values including:

  i. the loss of unique or rare features;
  ii. opportunities for remediation;
  iii. the costs and technical feasibility of remediation or mitigation;
  iv. the relocation of heritage away from its original site or context;
  v. the loss of value or integrity of historic places, sites or areas through lack of appropriate maintenance and management; and
  vi. a significant reduction in the value of the historical, cultural and spiritual associations with historic and cultural heritage resources which are held by tāngata whenua and the wider community;

k) the resilience of heritage qualities or places to change including:

  i. the ability of the feature to assimilate change; and

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ii. the vulnerability of the feature to external effects;

l) effects on the surroundings associated with significant heritage places and areas;

m) the requirement to retain the operational function of nationally and regionally significant transport infrastructure.

It is noted that the WRPS has not been updated since the NPS-UD and the Housing Enablement Amendment Act have come into force, so these policies may be revised. However, Hamilton City Council is still required to conform to the operative policies.

1.5 Constraints and Limitations

The following constraints should be noted:

- This review does not comprise a fabric condition, structural condition or safety assessment for any of the items assessed, or contain any kind of advice relating to building condition or engineering requirements.
- No consultation has been carried out as part of this review, other than consultation with Hamilton City Council and consultants directly engaged by Hamilton City Council.
- This review does not present the views or history of tangata whenua regarding the cultural significance of the place. These are statements that only tangata whenua can make.
- Exact extents of place for each individual item and area have not been identified as part of the review. Generally, the property boundaries will be adopted as the extent of place for each site, however where larger sites are present (school and university campuses, industrial sites, natural reserves, rural locations) extents of place have been suggested in the assessment form.
- The properties reviewed were identified in an initial list provided to us by HCC. WSP has only reviewed the list provided and has not conducted an independent city-wide review of Hamilton to identify places that may reach the threshold for scheduling as heritage items. Therefore, this review is not exhaustive, and it is possible that there are items that have not been identified in this review that would meet the threshold.
- This review does not include a review of any places that are already scheduled in the Hamilton City District Plan.
- This review has been prepared by WSP exclusively for HCC in relation to the Hamilton City Heritage Inventory Review and in accordance with our panel agreement with HCC. The findings in this review are based on and are subject to the assumptions, constraints and limitations noted in this document. WSP accepts no liability whatsoever for any reliance on or use of this document, in whole or in part, for any use or purpose other than the purpose or any use or reliance on the document by any third party.

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2 Assessment Criteria and Ratings

Prior to commencing the inventory review, we developed an assessment and recording framework that set out the significance criteria and rating system that would be used.

2.1 Significance Criteria

Significance is ranked against the following qualities which are derived from those given in Appendix 8A of the operative Hamilton City District Plan as follows:

a. Historic Qualities

i. Associative Value: The historic place has a direct association with or relationship to, a person, group, institution, event, or activity that is of historical significance to Hamilton, the Waikato, or New Zealand.

ii. Historical Pattern: The historic place is associated with important patterns of local, regional, or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.

b. Physical/ Aesthetic / Architectural Qualities

i. Style/Design/Type: The style of the historic place is representative of a significant development period in the city, region, or the nation. The historic place has distinctive or special attributes of an aesthetic or functional nature which may include its design, form, scale, materials, style, ornamentation, period, craftsmanship, or other design element.

ii. Designer or Builder: The architect, designer, engineer, or builder for the historic place was a notable practitioner or made a significant contribution to the city, region or nation, and the place enlarges understanding of their work.

iii. Rarity: The place or elements of it are unique, uncommon, or rare at a local, regional, or national level, or in relation to particular historic themes.

iv. Integrity: The place has integrity, retaining significant features from its time of construction, or later periods when important modifications or additions were carried out.

c. Context or Group Qualities

i. Setting: The physical and visual character of the site or setting is of importance to the value of the place and extends its significance.

ii. Landmark: The historic place is an important visual landmark or feature.

iii. Continuity: The historic place makes an important contribution to the continuity or character of the street, neighbourhood, area, or landscape.

iv. Group: The historic place is part of a group or collection of places which together have a coherence because of such factors as history, age, appearance, style, scale, materials, proximity or use, landscape or setting which, when considered as a whole,

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amplify the heritage values of the place, group and landscape or extend its significance.

d. Technological Qualities

The historic place demonstrates innovative or important methods of construction, or technical achievement, contains unusual construction materials, is an early example of the use of a particular construction technique or has potential to contribute information about technological or engineering history.

e. Archaeological Qualities

i. Human, Occupation, Activities or Events:	The potential of the historic place to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.
ii. HNZPT:	The place is registered by Heritage New Zealand Pouhere Taonga or scheduled in the District Plan for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.

f. Cultural Qualities

The historic place is important as a focus of cultural sentiment or is held in high public esteem; it significantly contributes to community identity or sense of place or provides evidence of cultural or historical continuity. The historic place has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place can potentially increase understanding of past lifestyles or events.

g. Scientific Qualities

The potential for the historic place to contribute information about a historic figure, event, phase, or activity. The degree to which the historic place may contribute further information and the importance, rarity, quality, or representativeness of the data involved. The potential for the place to contribute further information that may provide knowledge of New Zealand history.

2.2 Ratings Applied to Significance Criteria

The ratings applied to determine the level of significance that each item possessed in the categories above were adapted from Appendix 8A of the operative Hamilton City District Plan as follows:

a) **Outstanding** – The item has outstanding overall value in respect of the criteria considered and has national significance to that specific criterion

b) **High** - The item has high overall value in respect of the criteria considered and has regional significance to that specific criterion

c) **Moderate** – The item has moderate overall value in respect of the criteria considered and has local significance to that specific criterion

d) **Low** – The item has lower overall value in respect of the criteria considered and may have local significance to that specific criterion

e) **None** - The item has no overall value in respect of the criteria considered, nor does it have any geographic significance to that specific criterion

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f) **Unknown** – The item may have heritage significance, but, due to limited current knowledge and pending further investigation or research, the exact significance of the place is currently unknown, e.g. future archaeological assessment for pre-1900 activity at a place.

2.3 Scheduling Recommendations

Once each of the significance criteria had been rated, a recommendation was made to schedule an item based on the following rankings identified in Appendix 8A of the operative Hamilton City District Plan:

Plan Ranking A: Historic places of highly significant heritage value include those assessed as being of outstanding or high value in relation to **one or more** of the criteria and are considered to be of outstanding or high heritage value locally, regionally, or nationally.

Plan Ranking B: Historic places of significant heritage value include those assessed as being of high or moderate value in relation to **one or more** of the heritage criteria and are considered to be of value locally or regionally.

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3 Structure for Assessment Forms

After establishing the framework for assessment, we set a structure for the Heritage Inventory Assessment Form that would be used.

The form is based on those developed for other recent council heritage inventory reviews, which broadly follow the recommendations of the UNESCO publication by Meredith Sykes, *Manual on Systems of Inventorying Immovable Cultural Property*.

It is divided into four parts:

1. Historical Summary

   Background information on the development of Hamilton in general, and specifically of the area or suburb in which the item is located, followed by specific information relating to the item derived from primary and secondary research.

2. Physical Description

   Description of the setting/site; property details including legal description, parcel, and current Certificate of Title reference; existing listing or scheduling status; and description of the building or structure, including background information on typologies where relevant, and specific description of the item.

3. Evaluation

   An assessment of the item against the criteria, using the rating system explained above; and a recommendation for scheduling rank based on the evaluation.

4. Bibliography & References

   General references used, and specific records including survey plans, Certificates of Title, and Deeds Indexes.

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4 Assessment Procedure

4.1 Initial List of Places for Review

In June and July 2021, HCC provided WSP with two lists of properties that they believed warranted consideration for scheduling as heritage items. We understand that these lists were based on a comprehensive review of council documents dating back to 1991 (identified in Appendix A), maps and site visits.

Through an initial consultation process with HCC, some small adjustments were made to these lists for buildings which were either demolished or removed. Following initial consultation the number of properties to be assessed from the two lists totalled 551.

4.2 Desktop Screening

Due to the number of properties, we first completed a desktop screening exercise of the 551 properties identified by HCC.

The desktop research we conducted used a series of resources in order to categorise the properties into one of three groups as follows:

- GO: where we believed there was a reasonable chance that a building would meet the minimum criteria for scheduling as a heritage building.
- HOLD: where we did not have enough information to make a fair assessment of whether or not the building would meet the minimum criteria for scheduling as a heritage building, especially where we could not obtain images of the property.
- NO GO: where we believed it was highly unlikely or not possible that a building would meet the minimum criteria for scheduling as a heritage building.

The resources that we used to categorise the properpties are given in the table below.

- Google Street View: To see what the building looked like if it was visible from the street
- Google Maps: To view current aerial photographs
- QuickMap: To access current Certificates of Title, and historic survey plans and maps
- Land Information NZ Online: To access historic Certificates of Title, survey plans and other maps that could not be accessed on Quickmap
- Archives NZ Online: To access historic Deeds Indexes
- Papers Past: To access historic information briefly searched using past owner names, lot numbers and addresses
- Retrolens: To access historic aerial photographs
- Digital NZ: To access historic images briefly searched by suburb, street, address, and past owner names
- Hamilton City Libraries: To access historic maps, images and other files briefly searched by suburb, street, address, and past owner names
- University of Waikato Archives: To access historic maps, images and other files briefly searched by suburb, street, address, and past owner names

Where we identified a property as NO GO, it was removed from the list and did not progress further.

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4.3 Site Visits

Once the desktop screening exercise was completed, a member of our team visited the address of every property that was identified as either HOLD or GO.

In most cases, we were able to view the property sufficiently from public standpoints. However, in some cases this was not possible as the property was on a rear section or closely surrounded by other dwellings; had a very high fence; or was concealed by vegetation.

In these cases, the owners were contacted by Hamilton City Council to request their permission for us to access their properties.

We completed site visits for 276no properties, and carried through 199no forward to detailed research.

4.4 Detailed Documentary Research & Record Preparation

Detailed research for each of the 199 properties that remained on the list involved returning to the key sources of information we had used during screening to extract a higher level of information, and conducting further, more specific searches for past owners, lot numbers and addresses, as well as any associated architects, builders, organisations and events.

In addition, HCC provided us with historic building consent information for each property where this was available, and this was reviewed as part of the research.

As an inventory record for each property was prepared in accordance with the agreed template, we were able to further refine the list of properties as we confirmed whether or not they reached the threshold for scheduling.

Assessment forms were completed for 177 properties in total. These properties, and the recommended category of scheduling, are listed in Section 5.

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5 Recommendations

The 177 items that are recommended for scheduling as a result of this review, and the associated ranking, are identified below.

39	Abbotsford Street	Proposed as Category B
18A	Albert Street	Proposed as Category B
80	Albert Street	Proposed as Category B
84	Albert Street	Proposed as Category B
89	Albert Street	Proposed as Category B
94	Albert Street	Proposed as Category B
110	Albert Street	Proposed as Category B
118	Albert Street	Proposed as Category B
131	Albert Street	Proposed as Category B
62	Alexandra Street	Proposed as Category B
137	Alexandra Street	Proposed as Category B
18	Anglesea Street	Proposed as Category B
36	Anglesea Street	Proposed as Category B
260	Anglesea Street	Proposed as Category B
12	Anzac Parade	Proposed as Category B
3	Balloch Street	Proposed as Category B
17	Beale Street	Proposed as Category B
15	Bell Street	Proposed as Category B
2	Bettina Road	Proposed as Category B
10	Bisley Road	Proposed as Category A
1 & 3	Bledisloe Terrace	Proposed as Category B

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12	Bond Street	Proposed as Category B
14	Bond Street	Proposed as Category B
18	Bond Street	Proposed as Category B
26	Bond Street	Proposed as Category B
30	Bond Street	Proposed as Category B
32	Bond Street	Proposed as Category B
10	Boundary Road	Proposed as Category B
65	Braid Road	Proposed as Category B
38	Brookfield Street	Proposed as Category B
88	Brookfield Street	Proposed as Category B
13	Cardrona Road	Proposed as Category B
7	Caro Street	Proposed as Category B
86-88	Clarkin Road	Proposed as Category B
260	Clarkin Road	Proposed as Category B
10	Claude Street	Proposed as Category B
53	Claude Street	Proposed as Category B
6	Claudelands Road	Proposed as Category B
28	Claudelands Road	Proposed as Category B
2	Clifton Road	Proposed as Category B
110	Clyde Street	Proposed as Category B
134	Clyde Street	Proposed as Category B
105	Collingwood St	Proposed as Category B
60	Cook Street	Proposed as Category B

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78	Cook Street	Proposed as Category B
83	Cook Street	Proposed as Category B
4	Crawford Street	Proposed as Category B
4	Daisy Street	Proposed as Category B
60	Dey Street	Proposed as Category B
4	East Street	Proposed as Category B
74	East Street	Proposed as Category B
23	Enderley Avenue	Proposed as Category B
45	Firth Street	Proposed as Category B
49	Firth Street	Proposed as Category B
53	Firth Street	Proposed as Category B
54A	Firth Street	Proposed as Category B
69	Forest Lake Road	Proposed as Category B
106	Forest Lake Road	Proposed as Category B
9	Fowlers Avenue	Proposed as Category B
3	Frances Street	Proposed as Category B
11	Frances Street	Proposed as Category B
116	Galloway Street	Proposed as Category B
150	Galloway Street	Proposed as Category B
195	Galloway Street	Proposed as Category B
203	Galloway Street	Proposed as Category B
14	Garden Place	Proposed as Category B
20	Garden Place	Proposed as Category B

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14	George Street	Proposed as Category B
17	George Street	Proposed as Category B
103	Grey Street	Proposed as Category B
259	Grey Street	Proposed as Category B
379	Grey Street	Proposed as Category B
644	Grey Street	Proposed as Category B
707-711	Grey Street	Proposed as Category B
717	Grey Street	Proposed as Category B
13	Hammond Street	Proposed as Category B
36	Hammond Street	Proposed as Category B
3	Hardley Street	Proposed as Category B
1004	Heaphy Terrace	Proposed as Category B
62	High Street	Proposed as Category B
29	Horne Street	Proposed as Category B
43	Horne Street	Proposed as Category B
27	Ingleton Terrace	Proposed as Category B
7	King Street	Proposed as Category B
11	King Street	Proposed as Category B
2	Kitchener Street	Proposed as Category B
8	Kotahi Avenue	Proposed as Category B
10	Kotahi Avenue	Proposed as Category B
58A	Lake Crescent	Proposed as Category B
74	Lake Crescent	Proposed as Category B

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94	Lake Road	Proposed as Category B
95	Lake Road	Proposed as Category B
2	Liverpool Street	Proposed as Category B
9	Manning Street	Proposed as Category B
4/13	Manning Street (rear property)	Proposed as Category B
24	Manning Street	Proposed as Category B
26	Manning Street	Proposed as Category B
6	Marama Street	Proposed as Category B
8	Marama Street	Proposed as Category B
12	Marama Street	Proposed as Category B
16	Marama Street	Proposed as Category B
39	Marama Street	Proposed as Category B
57	Memorial Drive	Proposed as Category B
28	Naylor Street	Proposed as Category B
35	Naylor Street	Proposed as Category B
60	Naylor Street	Proposed as Category B
43A	Nixon Street	Proposed as Category B
50	Nixon Street	Proposed as Category B
179	Nixon Street	Proposed as Category B
47	Norton Road	Proposed as Category B
9	Oakley Avenue	Proposed as Category B
3	Oxford Street	Proposed as Category B
9	Oxford Street	Proposed as Category B

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17	Oxford Street	Proposed as Category B
25	Palmerston Street	Proposed as Category B
27	Palmerston Street	Proposed as Category B
29	Palmerston Street	Proposed as Category B
31	Palmerston Street	Proposed as Category B
287	Peachgrove Road	Proposed as Category B
103	Pembroke Street	Proposed as Category B
136	Pembroke Street	Proposed as Category B
170	Pembroke Street	Proposed as Category B
9	Piako Road	Proposed as Category B
12	Piako Rd	Proposed as Category B
38	Piako Road	Proposed as Category B
11-13	Pinfold Avenue	Proposed as Category B
15-17	Pinfold Avenue	Proposed as Category B
19-21	Pinfold Avenue	Proposed as Category B
7	Queens Avenue	Proposed as Category B
9	Queens Avenue	Proposed as Category B
7	Radnor Street	Proposed as Category B
80	Rimu Street	Proposed as Category B
129	Rimu Street	Proposed as Category B
166	River Road	Proposed as Category B
233	River Road	Proposed as Category B
243	River Road	Proposed as Category B

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414	River Road	Proposed as Category B
534	River Road	Proposed as Category B
913	River Road	Proposed as Category B
144	Rototuna Road	Proposed as Category B
120	Sandwich Road	Proposed as Category B
7	Seddon Road	Proposed as Category B
61	Silverdale Road	Proposed as Category B
32	Somerset Street	Proposed as Category B
1418-1426	Te Rapa Road	Proposed as Category A
28	Thackeray Street	Proposed as Category B
24	Thames Street	Proposed as Category B
89	Tristram Street	Proposed as Category B
504	Tuhikaramea Road	Proposed as Category B
158	Ulster Street	Proposed as Category B
164	Ulster Street	Proposed as Category B
243	Ulster Street	Proposed as Category B
409	Ulster Street	Proposed as Category B
18-18A	Union Street	Proposed as Category B
9	Upper Kent Street	Proposed as Category B
1	Victoria Street	Proposed as Category B
231	Victoria Street	Proposed as Category B
341	Victoria Street	Proposed as Category B
1188	Victoria Street	Proposed as Category B

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1212	Victoria Street	Proposed as Category B
1335	Victoria Street	Proposed as Category B
137	Ward Street	Proposed as Category B
80	Wellington Street	Proposed as Category B
59	Willoughby Street	Proposed as Category A
2	Woodstock Road	Proposed as Category B
11	Wye Street	Proposed as Category B
Arch	Ruakiwi Rd	Proposed as Category B
Sun Dial	Garden Place	Proposed as Category B
Clock	Grey Street (opposite 314 Grey Street)	Proposed as Category B
Wall	Anglesea Street Retaining Wall at WINTEC	Proposed as Category B
Wharf	Grantham St, just south of Victoria Bridge	Proposed as Category B
Bell Tower	Hamilton Gardens	Proposed as Category A
Plaque	Park Terrace	Proposed as Category B
Arch	Victoria / Anzac Parade	Proposed as Category B
Jetty Piles	Waikato River	Proposed as Category B
Bridge Piles	Waikato River	Proposed as Category B
Waikato University	Waikato University Campus	Proposed as Category B

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Appendix A

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Hamilton City Council

Hamilton City Historic Heritage Area Assessment

21st June 2022

Richard Knott Limited
Urban Design | Masterplanning | Built Heritage
Town Planning | Landscape and Visual Assessment

Document prepared by: Richard Knott **21st June 2022**

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1. Summary

Having developed a methodology for the identification of Historic Heritage Areas in Hamilton, visited the streets which contain a predominance of pre-1980 buildings and carried out an assessment of these at street, group of streets or at block level as appropriate, it is recommended that the following Historic Heritage Areas be included within the Operative Hamilton District Plan:

1) Acacia Crescent HHA
2) Anglesea Street HHA
3) Ashbury Avenue HHA
4) Augusta, Casper and Roseburg Streets HHA
5) Casey Avenue HHA
6) Cattanach Street HHA
7) Chamberlain Place HHA
8) Claudelands HHA
9) Fairfield Road HHA
10) Frankton Railway Village HHA
11) Graham Street HHA
12) Hamilton East HHA
13) Hayes Paddock HHA
14) Hooker Avenue HHA
15) Jamieson Crescent HHA
16) Jennifer Place HHA
17) Lamont, Freemont, Egmont and Claremont HHA
18) Marama Street HHA
19) Marire Avenue, Parr and Taniwha Streets HHA
20) Matai, Hinau and Rata Streets HHA
21) Myrtle Street and Te Aroha (West) HHA
22) Oxford Street (East) HHA
23) Oxford Street (West) HHA
24) Riro Street HHA
25) Sare Crescent HHA
26) Seifert Street HHA
27) Springfield Crescent HHA
28) Sunnyhills Avenue HHA
29) Te Aroha (East) HHA
30) Templeview HHA
31) Victoria Street HHA
32) Wilson Street and Pinfold Avenue HHA

2. Introduction

This report has been prepared to identify those parts of Hamilton City which are of such heritage value locally, regionally or nationally that they should be identified as a Historic Heritage Area (HHA) in the Hamilton District Plan.

The report has focused mainly on residential areas, as it is these areas which are most at risk of change. However, the report also includes an assessment of part of Victoria Street within Hamilton CBD.

This report sets out:

- The Background to the project
- Heritage Themes which have Historic Heritage Significance to the Development of the City
- A methodology for the assessment of individual streets, parts of streets or blocks.
- An assessment, prepared in line with the recommended methodology for each part of the city (attached as Appendix A).
- Recommended HHAs, including a short description and the recommended boundary for each of these.
- Recommendations regarding controls over future development within the HHAs and associated planning provisions and non-statutory guidance.

In preparation for the report/study, site visits were made to the significant majority of streets within the City which contained a majority of pre 1980 buildings.

The report has been prepared alongside the review of individual buildings undertaken by the WSP Built Heritage team but has not been directly influenced by the findings of the WSP work.

Preparation of this Report

This report has been prepared by Richard Knott. Richard has worked in the areas of heritage, special character, urban design and planning since 1989. He holds post graduate qualifications in all of these areas:

Post Graduate Diploma Building Conservation, School of Conservation Sciences, Bournemouth University

This two year post graduate course covered all areas of building conservation, including theory, best practice and materials/repair.

Master of Arts Urban Design, University of the West of England

This three year post graduate course focused on delivering contextually appropriate design responses, though developing an understanding of the assessment of the significance and characteristics of areas. The course concentrated on appropriate design within Conservation Areas, being areas of special architectural or historic interest (the UK equivalent of Historic Heritage Areas). Richard's independent research concentrated on investigating how best to assess the values of areas and the success of Conservation Area legislation.

Bachelor of Planning
BA(Hons) Town and Country Planning

Richard's postgraduate and undergraduate planning degrees included significant taught elements and workshops on urban design matters, along with a fourth-year concentration on site design.

Richard has been elected a full member of:

- Institute of Historic Building Conservation, UK
- New Zealand Planning Institute
- Royal Town Planning Institute, UK (Chartered Town Planner)
- Institute of Highway Engineers, UK

To expand his knowledge and understanding of global best practice in historic heritage, special character and visual impact matters Richard has undertaken overseas continuing professional development courses, including the 2016 University of Southern California Fundamentals of Heritage Conservation summer school and 2019 Planning Institute of Australia landscape and visual assessment training.

Throughout his career has led projects relating to heritage buildings, conservation areas and special character areas. His experience in relation to historic buildings has included (but is not limited to):

- Area wide heritage and conservation areas studies; identifying and designating new conservation areas/heritage areas.
- Historic Heritage Assessments.
- Conservation Area Appraisals.
- Managing heritage assistance funds.
- Conservation plans for historic heritage buildings.
- Advice to a significant number of heritage building owners regarding re-use, alteration and repair, ranging from medieval to post-modern buildings.
- Assessment of many proposals to alter or demolish heritage buildings.
- Author of various conservation and heritage design guides.
- Masterplans for historic town centres most recently a town centre Masterplan for Opotiki Town Centre.

3. Background

The RMA and Historic Heritage

The Part 1 of the RMA indicates that Historic Heritage[1]:

> (*a) means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:*
>
> *(i) archaeological:*
> *(ii) architectural:*
> *(iii) cultural:*
> *(iv) historic:*
> *(v) scientific:*
> *(vi) technological; and*
>
> *(b) includes—*
>
> *(i) historic sites, structures, places, and areas; and*
> *(ii) archaeological sites; and*
> *(iii) sites of significance to Māori, including wāhi tapu; and*
> *(iv) surroundings associated with the natural and physical resources*

Section 6(f) of the RMA identifies matters of national importance, and requires that the protection of historic heritage from inappropriate subdivision, use, and development shall be recognised and provided for by all persons exercising functions and powers under the Act.

Section 6(f) in effect requires the identification of Historic Heritage Areas and their subsequent protection where these areas have historic heritage significance to the development of Hamilton City and have heritage value locally, regionally or nationally.

To ensure that any HHAs identified are protected from inappropriate subdivision, use, and development and to achieve the Purpose of the RMA, it will be necessary to make amendments to the objectives and policies for historic heritage, and add a new Schedule for – Historic Heritage Areas in the District Plan.

Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato

Objective 3.18, Historic and cultural heritage, states that:

> *Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.*

This, along with Policies 10.1 (Managing historic and cultural heritage) and 10.3 (Effects of development on historic and cultural heritage) support the identification and protection of HHAs in Hamilton City.

Policy 10.1.3 Identification and assessment, states:

> *The Regional Heritage Inventory shall identify known sites, structures, areas, landscapes or places of historic or cultural heritage that require protection from inappropriate subdivision, use and development for inclusion in relevant regional or district plans. In doing so regard*

[1] RMA Part 1 Interpretation and application – 2 Interpretation

shall be had to the Heritage New Zealand register of historic places, historic areas and waahi tapu areas. The criteria provided in section 10A shall form the basis of any new assessment of historic and cultural heritage.

In response to these objectives and policies it will be necessary to make amendments to the objectives and policies for historic heritage, and add a new Schedule for – Historic Heritage Areas in the District Plan where these areas have been identified as showing a strong historic relationship to the evolution of the development of the Waikato Region and Hamilton City.

The Operative District Plan

Chapter 5 – Special Character Zones of the Operative Hamilton District Plan (the Plan) makes specific reference to heritage and cultural values and includes:

- The Special Heritage Zone (Frankton Railway Village, Hayes Paddock and Hamilton East Villas).
- The Special Residential Zone (Claudelands West, Hamilton East and The Dwelling Control Area)
- The Temple View Heritage Area

Note: This report, the Hamilton City Historic Heritage Area Assessment, is not an assessment of the special character of Hamilton and is focused solely on historic heritage using a Hamilton specific method and criteria. Whilst some proposed HHAs do overlap with the existing Operative District Plan Special Character Zone, such as areas within Hamilton East and Claudelands, it should be noted that the existing Special Character Zone has not informed the technical recommendations of the HHA assessment.

4. Heritage Themes which have Historic Heritage Significance to the Development of the City[2]

Period of Development

Early Development

During the late 1850s and early 1860s, the rise of the Kingitanga was perceived as a threat by the New Zealand Colonial Government. These tensions culminated in the invasion of the Waikato in 1863 and the passing of the New Zealand Settlement Act later that year. The Act enabled the Crown to confiscate the lands of any "Native Tribes" deemed to be in rebellion. Forceful confiscation of the Waikato was the ultimate tool used by the Crown to reduce iwi to submission, to gain control of the Waikato's fertile lands, and to take control over the region.

The first European settlers landed on the eastern bank of the Waikato on 24 August 1864 and the area was converted to an armed camp occupied by European soldiers, surveyors, and settlers.

From the beginning, Hamilton straggled both sides of the River in the vicinity of easy access and landing from the River. This influenced how Hamilton East and Hamilton West developed. While considered one settlement, in reality there were two communities connected by a tentative river crossing via a punt.

The settlement was surveyed in 1864 and laid out in a grid pattern, except where it was necessary to accommodate physical features within the areas. In Hamilton West the residential blocks were surveyed in 10-acre blocks, while these blocks were 12-acre blocks on the eastern side. All residential blocks were then broken into 1-acre sections. Reserves for recreation, hospital, education, and foraging were included in the surveys. Both surveys included town-belts surrounding the exterior of both Hamilton West and East to differentiate the town and county areas.

In the late 1860s, following the formation of the Hamilton Highway District Board (Hamilton West) and the Kirikiriroa Highway District Board (Hamilton East) roads began to be formed. Nevertheless, the main transport connection with other settlements and Auckland continued to be the River.

Heritage Theme

Early establishment of a service town

- *Grid or connected street pattern*
- *Wide berms with well established street trees*
- *Mainly single storey development*
- *Planned areas of park and reserve*
- *Exotic trees within some parks and reserves*
- *Includes planned commercial areas*
- *Churches and other community buildings within the area*
- *Retain existing levels and topography across sites*
- *Weatherboard and brick elevations*
- *Mainly corrugated roofs*
- *Low timber fences (including picket fences)*
- *Housing types include:*
  - *Early Colonial*
  - *Late Victorian*
  - *Bay Villa*
  - *Federation*
  - *Arts & Craft/English Country*
  - *Workers Housing*
  - *Railway Housing*
  - *Bungalow*
  - *Art Deco/Spanish Mission*

[2] This secton has been informed by the (1) *Hamilton City Special Character Study 2020 - Prepared by Lifescapes Ltd for Hamilton City Council - June 2020*, by (2) *Kirikiriroa - Hamilton's European Settler History – Prepared by Alice Morris & Mark Caunter – Hamilton City Council and Hamilton City Libaries – October 2021* and (3) *www.renovate.org.nz*. Parts of (1) and (2) documents have been utililsed verbatum. Full references for source information is provided in each of these other documents.

By 1868 Hamilton's population was under 300 residents, the township consisting of the two redoubts, barracks, two churches, two hotels, a few stores, a blacksmith, bootmakers, and many deserted homes.

The Road Boards sought solutions to replace the punt with a bridge. Neither Roads Board could raise the necessary funds for a bridge and Central Government would not provide a bridge. However, a Borough could raise a loan and seek government subsidies. The desire to link the two areas via a bridge was the motivation for the formation of the Hamilton Borough in December 1877. The bridge, opened in November 1879 was named 'Union Bridge' in recognition of uniting both parts of the Borough.

Also, in 1877 the railway line reached Frankton. The introduction of the railway, and formation of roads slowly provided greater transport routes. The western side of the settlement developed as the 'administrative centre' for Hamilton due to easier access to rail, road, and river transport. The railway was extended over the River following the construction of the first Railway Bridge in 1884.

The introduction of rail was a catalyst for the construction of infrastructure and accompanying employment opportunities and an increase in residents. It also opened the way for land speculators and the development of larger farming operations resulting from the purchase of numerous adjoining smaller farm allotments that had been originally allocated to soldiers. The larger land holdings surrounding the Borough were purchased by speculators who developed these properties by subdividing and selling the allotments.

Two such developments were Frankton and Claudelands. Frankton was established and named by Thomas Jolly who purchased land originally granted to Major Jackson Keddell on the western boundary of Hamilton in the mid-1860s. While in the late 1860s Frank Claude purchased a 400- acre farm, originally granted to Colonel William Moule on the north-eastern boundary of Hamilton and subdivided a portion of that to form Claudelands.

Hamilton had its major period of growth after WWI. As a major river port, located on the main north–south road through the Waikato and well-serviced by rail, the Borough became the major transport hub for the Waikato region,.

The growth of agriculture in the Waipa and Waikato Counties' areas surrounding Hamilton Borough, encouraged growth and Hamilton began to provide the necessary goods and services to support these farming ventures. This link to the development of farming, in

- *State Housing*
- *Group Housing*

Railway workers suburbs

- *Grid street pattern*
- *Wide berms with well established street trees*
- *Mainly single storey development*
- *Some planned areas of park and reserve*
- *Retain existing levels and topography across sites*
- *Weatherboard elevations*
- *Mainly corrugated roofs*
- *Low timber fences (including picket fences)*
- *Housing types include:*
  - *Railway Housing*

particular dairy in the Waikato, established Hamilton's function as the 'regional base'. Since 1902, government agencies and industries began to establish in Hamilton that served both the residents and wider region. There was also strong residential growth outside of the Borough boundaries in Frankton, Claudelands and the surrounding hinterland.

The Railways Department was a major employer in the area, and from 1920 to 1929 the Frankton Junction railway house factory made prefabricated railway houses which were erected throughout New Zealand (for both the Railways Department and private owners).

This period shaped the urban structure of Hamilton East, Claudelands, Hamilton Central, Frankton and Maeroa. Housing from this period continues to define the streetscape experience in Hamilton East, Claudelands and parts of Frankton, including the Frankton railway village.

1930s to 1950s

In New Zealand workers' housing has been largely developed by the Government. The Workers Dwelling Act 1905 provided the basis for the development of the first state housing schemes. Architects were invited to submit plans in the attempt that no two houses were to look the same and to move away from row-housing types. The first homes were built and rented on the outskirts of the four main cities to provide good quality but affordable homes for working families.

After WW1 and again after WWII Central Government actively developed housing schemes. As a result, the development of Hamilton has been strongly influenced by different state housing schemes.

In 1935 the Labour government launched a nation-wide state housing programme under the leadership of Michael Joseph Savage. Directly responding to the deprivations and job losses of the Great Depression, the thousands of state houses built in the next five years aimed to provide stable homes and social cohesion.

Suburb designs such as Hayes Paddock combined conformity with variance, with no two homes exactly alike but the collection as a whole presenting a consistent appearance to the street Green structure created by well-connected parks or "paddocks" were an integral part of developments, with up to 10% of a suburb required to be given to Council. This approach to suburban design and

Comprehensive state housing schemes and control by the State Advances Corporation

- *Varied street patterns, but includes connected street patterns and series of culs-de-sac*
- *Berms and street trees vary across areas*
- *Mix of single storey and two storey development, including semi-detached and multi-unit homes.*
- *Often originally ¼ acre sections (approximatley 1000m^2)*
- *Site layout often orientated buildings towards the sun.*
- *Planned areas of park and reserve*
- *Retain existing levels and topography across sites*
- *Open plan frontages*
- *Often simple strip concrete driveways and parking pads for off street car parking*

residential architecture continued to shape Hamilton's development in the 1940s and 50s.

State-led suburban development ceased almost entirely in the early 1940s due to wartime shortages. However, Hamilton's position as Waikato's main centre was cemented when an airport, established at Rukuhia in the 1930s, developed after WWII. By 1945 the population had grown to almost 22,000, and Hamilton was granted city status. A town planning society was formed followed by the appointment of the city's first town planning officer in 1948.

Zoning for land use was established in the late 1940s and Hamilton's boundaries were extended again. This added 2,000 sections to the city, plus an additional 1,500 in the former city limit area and suburbs such as Beerescourt, Melville, Enderley and Hillcrest began to be developed upon former farmland. The city continued to be the main service and retail centre for farming communities but this period also saw significant growth in industry, along with agricultural research out of the Ruakura Research Centre at the city's eastern edge.

By 1951 Hamilton had reached 30,000 and the State was its biggest developer, with new suburbs laid out in Melville and Fairfield. Private development during this time was also heavily shaped by

Government policy was implemented through the Land Sales Court and the Group Building Scheme.

The State Advances Corporation (SAC), which tied lending to compliance with government-determined suburban design norms, had a virtual monopoly on lending to the low/moderate income group. House size and form were regulated and developers were required to put in footpaths with kerb and channels before property construction commenced. As such, areas built privately during this period are often indistinguishable from state housing and have a similarly recognisable urban form.

The 1950s saw the beginning of "pan-handled" sections – a subdivision pattern that did not require every property to have a road frontage, thus enabling rear developments. Escalating building costs led the National government to lower the standard of state housing, resulting in more design uniformity, less amenities and poorer quality materials such as fibrolite.

This period defined the urban structure of areas in Hayes Paddock, Beerescourt, Maeroa, Hamilton Lake, Melville, Chartwell, Enderley, Hillcrest. Fairfield and parts of Melville.

- *Weatherboard, asbestos cement and brick elevations*
- *Low pitch corrugated steel or clay tile roofs*
- *Roofs hipped, gabled or dutch-gable*
- *Chimney*
- *Mulit-pane timber windows*
- *Housing types include:*
  - *State Housing*

1960s and 1970s

Young families were the dominant demographic in Hamilton through the 1960s, with the 1966 census showing it as particularly youthful even in the context of an overall youthful country. The city was increasingly shaped by migration and urbanisation, with large numbers of Maori, Polynesian and Fijian Indians making a home in Hamilton. This cultural diversity along with the arrival of more tertiary-educated residents enabled the city to move beyond its "provincial town" status.

The city experienced one of its largest boundary extensions in 1962, which incorporated areas such as Glenview, Dinsdale, Nawton, Bryant, Queenwood, Chedworth and Silverdale and demanded a large housing construction response. Two things happened:

- Large mass-housing construction companies such as Neill Group and Keith Hay Homes, who had been able to get started under the Government's Group Building Scheme of the 1950s, now had the capacity to produce low-cost housing in large volumes.
- Building societies were established, offering an alternative private lending stream to that of the SAC.

Bridges continued to be critical as the city grew on both sides of the river. In 1963 the Cobham Drive bridge was opened, and the following year the Claudelands bridge was converted to a traffic and pedestrian bridge following the undergrounding of the railway line across Victoria Street. Appreciation of the river itself also grew, and concerns that the city had been built with its back to this key asset stimulated the inception of riverbank walkways and the Hamilton Gardens.

The first district plan was prepared in 1960. Some provision for housing diversity was made via a residential zoning "B" that enabled flats and hostels (concentrated around the CBD and in older parts of Hamilton East), but the city's residential areas were otherwise set out for detached family homes. This regulatory framework was to remain unchanged until 1975, and was fundamental in determining the city's residential character.

From the early 1960s, flats were being built at a great rate. In 1963 less than 20% of new dwellings in the city were flats (small units in blocks of four or more); by 1970 it had increased to 40% of the new builds. In addition, the types of dwellings were expanding; in addition to houses and flats were 'intermediate-sized' dwellings called units which were two single detached units on a single site.

The construction company era, and

The dominance of the private car and changing suburban form

- *Often series or connected culs-de-sac or loop roads, with limited connectivity outside of the area*
- *Berms and street trees vary across areas*
- *Retain existing levels and topography across sites*
- *Mixture of single storey, two storey and split level development, often mixed within each street/area.*
- *Planned areas of park and reserve*
- *Churches and other community buildings within the area*
- *Mainly detached building forms*
- *Private houses often positioned to provide large front yard in the 1960s altering to provide a large rear yard in the 1970s*
- *Increasing floor areas and greater variation in floor plan*
- *Concrete patios providing outdoor areas*
- *Greater variation with publication of plan books in the late 1960s*
- *Mix of weatherboard/timber, brick, stucco and block elevations or weatherboard transportable homes*
- *Corrugated steel or concrete tile roofs*
- *Wide eaves*
- *Large timber windows, later steel and then aluminium*

The land brought in through the 8th boundary extension in 1962 was zoned for suburban shopping centres, and residential development, the majority being 'family sized' dwellings.

The Waikato University was established in 1964, the hospital employed medically skilled workers, government department branches opened, scientists joined agricultural research institutions, the university and teachers' college attracted international academics, and teachers were recruited by new schools. By 1966, the population had grown to 63,000.

Regulations for residential development allowed developers to build cheaply and very profitably, and the construction sector proceeded with enthusiasm. Lot sizes were a minimum of 694 sqm, with most being 694 – 925 sqm. The minimum street frontage was 16.75 m (55 feet) so lots were set out as narrow rectangles. B oundary setback requirements established uniformity of dwelling placement. This planning approach was considered by some to be a poor response to the district scheme's declared intention "to make the best use of the available land," and issues of traffic congestion and urban sprawl began to be identified.

Nonetheless, the resultant urban form was appreciated by many residents. Construction companies eschewed earlier compartmentalised house layouts and instead appropriated ideas from architecturally-designed houses of the previous decade, moving to open plan interiors and more variation in form. The Garden Suburb model, promoting space, sun and vegetation, was often used as a design approach and selling point. Developments extended into sloped areas, capitalising on views and creating a new vernacular of semi-recessed basement in the process.24

Mature vegetation was also increasingly valued during this period, as evidenced by the protests that erupted in 1968 over a proposal to fell trees in Ferrybank and Memorial Park.

By 1970, the era of the state house estate was over and private development continued apace in its attempts to meet middle class suburban expectations.

Building companies sold house and land package which promoted their own architecture and materials. Houses that combined brick and timber became common, alongside variations in form, particularly the L-shaped floor plan. The qualities of these "ideal suburbs" are evident not only in their architecture but in the streetscape also, with

- *Open plan frontages, with some (often low) retaining walls or low walls/fences*
- *Fully formed driveways leading to large concrete parking areas and garages*
- *Housing types include:*
  - *Group Housing*

Comprehensive state housing schemes and control by the State Advances Corporation

- *Varied street patterns, but includes connected street patterns and series of culs-de-sac*
- *Berms and street trees vary across areas*
- *Mix of single storey and two storey development, including semi-detached and multi-unit homes.*
- *Often originally ¼ acre sections (approximatley 1000m2)*
- *Site layout often orientated buildings towards the sun.*
- *Planned areas of park and reserve*
- *Retain existing levels and topography across sites*
- *Open plan frontages*
- *Often simple strip concrete driveways and parking pads for off street car parking*
- *Weatherboard, asbestos cement and brick elevations*
- *Low pitch corrugated steel or clay tile roofs*
- *Roofs hipped, gabled or dutch-gable*
- *Chimney*
- *Mulit-pane timber windows*
- *Housing types include:*

powerlines undergrounded, footpaths laid in concrete rather than asphalt, and street trees planted.

Farms being subdivided at different times created a tangle of cul de sacs were streets could not be connected through, undermining the establishment of efficient road networks. Collector roads were often laid out to follow natural gullies or ridgelines, creating erratic ribbon developments that utilised the higher land (with views) and left the lower and less accessible land in between.

The 1970s also amplified social variation to the urban form. Different housing needs were acknowledged and multi-unit developments proceeded at pace, along with municipal housing and 2-bedroom flats inserted on rear lots. Lower middle class housing was constructed on flat land, while properties on hills – being both more difficult to physically build upon and more desirable due to elevation – were more expensive, with street names that mirrored their status such as Summit Terrace, Maple Avenue and Grandview Road.

This period defined the urban structure and housing typology of Glenview, Dinsdale, Te Rapa, Nawton, Bryant, Queenwood, Chedworth, Silverdale and Brymer.

- *State Housing*

5. Methodology for the Assessment of Historic Heritage Areas

The following assessment criteria have been developed to identify the very best and most consistent areas which are representative of the Heritage Themes, identified above.

The intention is to identify areas which have historic heritage significance to the development of the city and which are of such heritage value locally, regionally or nationally that they should be identified as a Historic Heritage Area (HHA) in the Hamilton District Plan.

These assessment criteria are aligned with the Historic and cultural heritage assessment criteria set out in 10A of the WRPS. Appendix 5, below, sets out in more detail how the proposed assessment criteria are aligned with the WRPS.

Areas	***Description***	***Assessment Criteria***
Historic Heritage Areas	Historic Heritage areas which are representative of an identified Heritage Theme, which are consistent in their physical and visual qualities including street pattern, lot layout and density, green structure, housing typologies and street frontage treatments, and which are considered to be of at least moderate heritage value locally, regionally or nationally.	- That the area is **representative of a Heritage Theme which has historic heritage significance to the development of the city**[3] including**:** o Early establishment of a service town o Railway workers suburbs o Comprehensive state housing schemes and control by the State Advances Corporation o The construction company era o The dominance of the private car and changing suburban form **and** - **The area displays consistency in physical and visual qualities** that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria: o A consistent **Street/Block Layout** which makes a positive contribution to the heritage significance and quality of the area o Consistent **Street Design**, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area. o Consistency in **Lot Size, Dimensions and Development Density**, including shape and size of lots which makes a positive

[3] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 2.Historical Analysis

		contribution to the heritage significance and quality of the area. o Consistent **Lot Layout**, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area. o Whether the overall **Topography and Green** Structure of the area makes a positive contribution to the heritage significance and quality of the area. o Consistency of styles of **Architecture and Building Typologies**, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area. o Consistency in **Street Frontage Treatments**, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area. These criteria to be considered at street, group of streets or block level as appropriate.

6. Assessment

Site Visits

- The most recent period of development representing the identified Heritage Themes is the 1970s.
- A site visit has therefore been made to streets which contain a predominance of pre-1980 buildings (based upon maps provided by HCC which identify all residential buildings constructed prior to 1980).
- An assessment has been carried out for each of these at street, group of streets or at block level as appropriate.
- Post 1980 streets have not been visited or assessed.
- Where the coverage of pre-1980 buildings in a street is sporadic and interrupted by newer development the street has not been visited or assessed.
- Each street, group of streets or block has been assessed against the full HHA Criteria.

The results of these assessments are attached as Appendix 1.

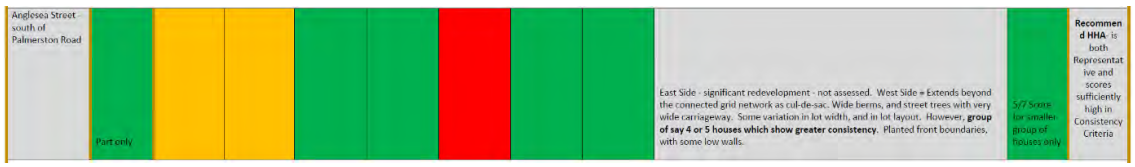

Figure 1: Sample Assessment

Assessments

The key question is whether an area is representative of a period of development which has historic heritage significance in the development of the city.

- **Representativeness -** whether the area is representative of one of the Heritage Themes which has historic heritage significance in the development of the city.

  The assessment of this criterion can be directly influenced by the assessment against the 'consistency' criteria; if an area is assessed as being not consistent it cannot be considered to be representative.

  The score has been as green if the area is representative, orange if it is partly representative (for instance where it was a representative area but has seen some change) and red where the area is not representative (whether as originally built or currently existing due to change).

- **Consistency Criteria** – each of these is considered in turn and scored as green if the criteria is met (1 point), orange if it is met in part (i.e. the area has never been consistent or there has been some change in the area which has affected its consistency – 0.5 points) and red where the area is not consistent (whether as originally built or currently existing due to change – zero points). This scoring inevitably relies upon some value judgements.

- **Comment** – a short comment is provided for each street, generally relating to the consistency criteria.

- **Conclusion Consistency Criteria** – an overall score is provided for each street based upon the sum of the scores for each consistency criterion.

  To be recommended for inclusion in a future HHA, any street must:

- Achieved a full positive (green) score against the Representativeness criterion.
- Achieved an overall score of 5 to 7 against the representative criterion.

		Overall Score
Representativeness		
	Representative of the period of development and not diminished by change/development	
	Somewhat Representative of the period of development and but diminished by change/development	
	Not Representative of a period of development or signficantly diminished by change/development	
Consistency Criteria		
	Consistent and Representative = 1 point	5 to 7
	Some change/variation impacted on consistency and whether representative = 0.5points	4 to 4.5
	Not Consistent or Representative = 0 points	3.5 or below

7. Recommended HHAs

Acacia Crescent HHA

The Acacia Avenue HHA is a loop road on the east side of Houchens Road, in 2022 forming the southern urban edge of the city.

It is within the 8th Extension, being brought within the city boundary in April 1962.

Whilst the area has been altered, its scoring has shown that overall it is consistent with a significant number of the features of **the construction company era and the dominance of the private car and changing suburban form heritage themes**, and is of at least moderate heritage value.

The loop road is part of a wider connected road network, although there are limited linkages to Ohaupo Road (State Highway 3).

The street is on varied topography; it rises from north to south, with the original topography of the area remaining relatively unaltered, apart from localised changes to accommodate buildings and driveways. The dwellings on the west are generally above street level and many on those on the east are below.

The street has a narrow carriageway, good relatively wide footpaths and wide berms with regularly spaced street trees along both sides. Pedestrian access is provided from the street through a grassed laneway to the recreation reserve in Exeter Street.

Many front yards on the west side of the street have low to medium height retaining walls along their boundary with the street; these walls are often plastered, but there are also block, timber and stone retaining walls. A number of the lots to the east have low fences or walls along their front boundary, recognising the fall of the land behind them. There are few taller fences within the area. However, the overall impression is of planting within front yards.

Lots are generously sized, with most a little over 1000m^2, rectangular in shape with the narrower frontage to the street.

Whilst buildings generally show a similar setback and are usually placed perpendicular to the street this is not always obvious for the buildings located to the east of the street as the topography is such that these dwellings are not always so visible.

The area contains a mix of single storey and two storey dwellings, although taking advantage of the changes in level two storey (split level) designs dominate. The design of buildings varies, although all are typical of the era, and appear unified as a result of their use of a relatively small palette of materials and common wide eaves and large areas of horizontal proportion windows. All appear to be of a generous size.

Buildings are often placed with their long elevation to the street, and generally have clay or concrete (split stone) brick elevations (although this does vary), with blockwork ground floors for the two storey buildings and some concrete block plinths on single storey dwellings. There are a mixture of gable and hipped roofs with a mix of tiled and corrugated coverings.

Each site has a fully formed driveway generally providing generous on site parking and access to a prominent garage. Rear yards are generally spacious, and often larger or equal to the size of the front yard.

Anglesea Street HHA

The Anglesea Street HHA comprises part of the western side of the street at its very south end.

It is located within the original Borough boundaries.

Whilst the wider lower Anglesea Street area has seen alteration, the scoring has shown that the identified Anglesea Street HHA, which consists of a small number of lots is consistent with a significant number of the features of **the early establishment of a service town heritage theme** and is of at least moderate heritage value.

Anglesea Street forms part of a grid pattern of streets in the central city, whilst it currently extends to form a cul-de-sac in the area of the HHA, the 1927 Map of Hamilton's boundaries indicates that it historically connected to Hilsborough Terrace, allowing connection to Tidsall Street and the River. Within the HHA Anglesea Street has a very side carragway, wide berms and street trees.

The development in the area has a residential form, although some of these buildings are now in commercial use.

Existing levels have been maintained across sites and the dwellings generally have planted front yard areas, with some low fences or walls to the street.

Lots are generally of an even size (apart from where subdivision has reduced their depth), although the setback of dwellings from the street does vary.

The buildings within the area are representative of those seen within areas representing the early establishment of a service town theme, including the English Country(cottage style) dwelling at no.25 which contrasts with the single storey weatherboard design of the other dwellings with its two storey design with brick ground floor and plaster first floor under a steeply pitched roof.

Ashbury Avenue HHA

Whilst the Ashbury Avenue HHA has been seen some alteration, its scoring has shown that overall it is consistent with a significant number of the features of **the construction company era and the dominance of the private car and changing suburban form heritage themes**, and is of at least moderate heritage value.

It is located within the 8th extension to the City boundary; April 1962.

Ashbury Avenue is the first of a series of linked culs-de-sac on west side of Silverdale Road, and provides the only link into the area. The street also provides direct access to Jansen Park; this park provides the west boundary to the series of culs-de-sac that Ashbury Avenue provides access to, and there are direct views westward along the straight alignment of the street into the park.

The streets has berms with regularly spaced street trees on the north side. Overhead electricity lines on the south side of the street limit street trees.

Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences; the retaining walls are constructed in a range of materials although blockwork dominated. There is planting along the frontage of some front yard areas, along with some taller fences (both timber and ornate precast concrete).

Each lot has a fully formed driveway, leading to parking and garages. Many garages are detached and located within the rear yard; a typical arrangement for houses built earlier in the period.

Lots are generally of a similar size and dimension (from around 650m^2 to 700m^2) although corner lots are larger on the south side of the street. Buildings generally show a similar setback and are usually placed perpendicular to the street. The majority of dwellings are single storey with some two storey dwellings. They generally have brick elevations (although this does vary), with blockwork ground floors for the two storey buildings and some blockwork plinths on other buildings. There are a mixture of gable and hipped roofs with mainly corrugated steel coverings. There are some tiled roofs. Buildings have large areas of horizontal proportion windows.

Augusta Street, Casper Street and Roseburg Street HHA

The scoring for the Augusta Street, Casper Street and Roseburg Street HHA has shown that overall it is consistent with a significant number of the features of **the construction company era and the dominance of the private car and changing suburban form heritage themes**, and is of at least moderate heritage value.

The HHA consists of a series of linked culs-de-sac on the north side of Clarkin Road. Augusta Street provides the only link into the area. To the north the area is contained by the St Paul's Collegiate School.

It is located within the 8th extension to the City boundary; April 1962.

The streets have wide berms, narrow carriageways and small regularly spaced street trees. There are direct views along the each of the street within the HHA, although the curved alignment curves of Augusta Steet adds interest to the views along it.

Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences. There is significant planting within some front yard areas, although this is not typical.

Lots are generally of a similar size and dimension (from around 700m^2 to 850m^2). Buildings generally show a similar setback and are usually placed perpendicular to the street. Each dwelling has been positioned to create a good sized private rear garden area.

The majority of dwellings are single storey with some two storey dwellings. They generally have brick elevations, with blockwork ground floors for the two storey buildings and some blockwork plinths on other buildings. There are a mixture of gable and hipped roofs with corrugated steel coverings. Buildings have large areas of horizontal proportion windows.

Each dwelling has a fully formed driveway, providing access to garages within rear yards for many of the buildings, and to garages integral in a number of the two storey buildings.

Casey Avenue HHA

The Casey Avenue HHA is based around the section of Casey Avenue from Boundary Road to Tamihana Avenue, including Treloar Street, a short of cul-de-sac on the east side of the street.

Overall the HHA is consistent with a significant number of the features of the **early establishment of a service town and comprehensive state housing schemes and control by the State Advances Corporation Heritage Themes.**

The south section of the HHA is located within the 1st extension to the Borough boundaries (October 1912) with the northern section located within the 5th extension (April 1949).

The street is a key link from Boundary Road to Fairfield Road; it is a part of a connected street pattern although also includes a section of cul-de-sac. busy street with the carriageway narrowed by sympathetically designed traffic calming which incorporates street planting.

The irregular spaced street trees and trees within front yards provide the street with a sylvan character, and assist with visually narrowing the street (so reducing the dominance of vehicles).

Lots exhibit a generally uniform size and layout, with buildings parallel to the street, although there is some variation where some houses are semi-detached; rear lot layouts vary from this.

The 1920s to 1940s dwellings show generally consistent materials, with weatherboard elevations, some areas of brick, corrugated steel or clay tile roofs and mainly side hung timber casement windows. However, the older dwellings (particularly on the west side of the street at its south end) represent the California and English Bungalow[4] style whereas the majority of the remainder illustrate styles associated with state housing.

The majority of sites now have fully formed driveways and parking for vehicles, with some garages and car ports visible from the street. These detract from the continuity/consistency of the area and are detrimental to the representativeness of the street.

Some sites have been redeveloped and there are some inconsistent buildings. Frontage treatments vary, including fences, open plan and planted boundaries. These move away from the expected low fences or open frontages expected. Overall these changes do not impact on the overall consistency and representativeness of the area.

Cattanach Street HHA

The scoring of the Cattanach Street HHA has shown that overall it is consistent with a significant number of the features of the **construction company era and the dominance of the private car and changing suburban form heritage themes**, and is of at least moderate heritage value.

Cattanach Street is part of a grid network of streets located between Sandwich Road and the Waikato River. The network of streets links northwards under Wairere Drive, although overall there are a limited number of connections out of the area (as is typical of development representative of this heritage theme).

The street has a narrow carriageway, with regularly spaced street trees in narrow berms.

The majority of front yards are open plan, although there is a timber retaining wall and tall fence above at 7 Cattanach Street (representative of the heritage theme). Most dwellings have planting within their front yard area.

Lots are generally of a similar size and dimension (from around 860m2) although corner lots are larger. Buildings generally show a similar setback and are usually placed perpendicular to the street.

There is a mix of single storey and two storey dwellings. They generally have brick elevations (although this does vary), with blockwork ground floors for the two storey buildings. A number of the two storey buildings have first floor balconies overlooking the street. There are a mixture of gable and hipped tiled roofs. Buildings have wide eaves and large areas of horizontal proportion windows. The buildings are generally large, as typically expected.

Each dwelling has a fully formed driveway leading to integral garaging, as typical for buildings of the period.

The dwelling at 12 Cattanach Street was constructed after 1980, although the site does form part of the original subdivision pattern of the street.

[4] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Chamberlain Place HHA

The Chamberlain Place HHA consists of cul-de-sac located to the north of Snell Drive.

The HHA has undergone very little change and the scoring shows that it is strongly representative of both the **comprehensive state housing schemes and control by the State Advances Corporation and the dominance of the private car and changing suburban form heritage themes** and is of at least moderate heritage value.

The street is a cul-de-sac and forms a closed loop around a large treed open space, planned as part of the original development. The majority of dwellings are arranged to face inwards towards the open space.

The street has a narrow carriageway, with narrow berms and footpaths, on the outside of the street only. There are no street trees, although this is more than mitigated by the large trees within the open space which forms the focus of the area.

The area maintains the existing levels and topography across sites.

The area dates from the 1970s and includes a mixture of semi-detached and detached single level dwellings. Buildings are of simple state house designs, with concrete (split face) and clay brick or fibre cement weather board elevations under corrugated or tiled roofs. Roofs have either gables or Dutch gables.

Buildings are located to provide a private rear oudoor space approximately equal to or larger than the front yard area. The majority of houses retain simple lines of concrete for driveways, leading to parking areas/car ports (although some do have garages set well behind the main dwelling). Front boundaries are almost all open plan with very limited planting.

Claudelands HHA

The Claudelands HHA comprises a grid network of streets north of Claudelands Road/the Railway, linking from River Road to Heaphy Terrace.

Whilst significant development has taken place in the area, with many flat developments replacing original buildings, overall the area still represents a significant period of Hamilton's evolution and history and is clearly representative of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The land slopes reasonably gently from Heaphy Terrace towards River Road, with contours becoming more steep close to River Road (although lots have generally maintained rather than modify the original topography). The streets have narrow carriageways with by regularly spaced, well established street trees within wide berms which enclose views along the street.

The area includes the Kitchener Street Reserve and to the east is the Claudelands Park (which has provides open space in a variety of forms since it was first established in 1886. Churches and other community buildings were planned and built in the wider local area.

The large area includes a wider range of building types, including Villas and California and English bungalows[5] with weatherboard, plaster and brick elevations with tile and corrugated steel roofs.

Whilst there is some variation in front boundary treatments, including some high fences, the overall impression (in part given by the dominant street trees) is that the area has a sylvan appearance, with the houses fitting amongst trees and other planting.

Fairfield Road HHA

Whilst the area has undergone some change, the scoring for the Fairfield Road HHA has shown that overall it is consistent with a significant number of the features of **the comprehensive state housing schemes and control by the State Advances Corporation heritage theme** and is of at least moderate heritage value.

The HHA consists of the curving section of Fairfield Road from Haultain Street to Heaphy Terrace along with the short Gardiner Place which links north from this. Fairfield Road is a busy street which forms part of a link from River Road to Heaphy Terrace, both of which are key routes for north-south movement in the eastern part of the City.

The front berm, with street trees, varies significantly in width providing the street with a very spacious character in parts. Lot sizes and layouts are reasonably consistent (recognising that the curves in street has impact on lot shape and layout). A number of the dwellings back on to Caro Park, with easy access to this from the local area (including from both Fairfield Road and Gardiner Place).

Whilst there has been some infill development, buildings are generally simple 1950s state house designs, with weatherboard elevations under tiled hipped roofs (utilising both brown and terracotta coloured tiles). Many still have their original single chimney and multi-pane timber windows. There are some buildings with gabled roofs (although on the whole these still have weatherboard elevations).

Front boundaries very, with some lots retaining open plan (which would have originally typified the area) and/or planted boundaries. However, likely in response to the traffic along the street, there are a number of taller fences which due to the curing street are very dominant discordant features. Most dwellings now have a fully formed driveway from the street, although some lots do not have a formed vehicular access or only have a simple driveway formed by lines of concrete.

[5] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Frankton Railway Village HHA

The Frankton Railway Village HHA comprises a series of streets located between Rifle Range Road and Massey Street; the area includes buildings directly fronting Rifle Range Road.

Developed by the Railways Department the area provides a relatively unmodified example of a planned railway settlement and is a very clearly defined example of the **railway workers suburb** and **comprehensive state housing schemes and control by the State Advances Corporation** heritage themes and is of at least moderate heritage value.

The area is based around a grid street pattern. The majority of the area is located offline from Rifle Range Road and includes narrow carriageways and wide berms with regular street trees. Whilst Rifle Range Road is a busy through route, with a wide carriageway, the regular street trees continue in this section of the HHA, albeit that they are located within more narrow berms. The area maintains existing levels and topography.

The area clearly incorporates design elements of the 'garden suburb' movement, fashionable at that time (with the hall and central open space for workers).

Whilst front boundaries vary, including low wire fences, picket fences and planting/hedges (and some taller fences), there are generally views through to the frontage of the buildings.

Lots are very regular in size (around 800m^2) and dimension. Dwellings are regularly arranged, with consistent setback, parallel to the street with generous space around them

The area comprises single-storey railway cottages. It contains a number of different design variations on the railway house, which is a basic villa design, with front porch, horizontal weather boarding, and galvanised corrugated iron roofing.

Graham Street HHA

The Graham Street HHA is located within the original boundaries of the Borough and includes all of the western side of Graham Street, from Naylor Street to Sillary Street, including the culs-de-sac Newall Street and Freyberg Street. The street forms part of a connected block structure to the west of Grey Street which connects to, and was part of, the planned subdivision of the main Hamilton East HHA.

Whilst development has taken place in the area, overall the area still represents a very significant period of Hamilton's evolution and history and is clearly representative of the **early establishment of a service town** and **comprehensive state housing schemes and control by the State Advances Corporation** heritage themes and is of at least moderate heritage value.

The topography rises from south to north, providing views down and along the street from the north towards the Hamilton Gardens.

At the north end, land to the west drops away from street level, so that dwellings here are set on land below the street. The overhead power lines limits the number and size of street trees on the west side of the street; overall street trees are not consistent along the street.

Lot sizes, dimensions and layout are generally consistent in the southern section of the street but less consistent where road rises at northern end. The current subdivision pattern has evolved from the original subdivision of the area, which was based on 1 Acres (4047m^2) section. This further subdivision of the area has resulted in the creation of rear lots. It is the existing subdivision pattern along the street frontages which contributes to the heritage significance of the area.

The further subdivision of the area over time has resulted in a range of house styles in the area. The overall impression is that the street includes mainly State House styles of dwelling, with hipped roofs over weatherboard or brick elevations, but there are also Villa (from the 1910s) and California and English Bungalow styles.[6] Some more recent developments are quite prominent and disrupt this (including development at end of Newell Street, the flat development on west side of street and lots on west side where garages are located within front yard areas.

There are mainly low fences, planting on frontages, respectful of the original form of the area.

Hamilton East HHA

Located within the original boundaries of the Borough, the Hamilton East HHA comprises a series of street arranged in a grid pattern on relatively flat land, extending from Grey Street to Dey Street (and the former edge of the City marked by the original Greenbelt and now Wairere Drive),

Whilst development has taken place in the area, overall the area still represents a very significant period of Hamilton's evolution and history and is clearly representative of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The individual blocks are large; 12 acres. The current subdivision pattern has evolved from the original subdivision of the area, which was based on twelve lots per block, with each lot being 1 Acre (4047m2). This further subdivision of the area has resulted in the creation of large areas of rear lots. In many cases there are limited views of the rear lots from the street, apart from the sometimes wide driveways leading into these central areas. It is therefore existing subdivision pattern along the street frontages which contributes to the heritage significance of the area.

Part of the area covered by the grid street network closest to the Grey Street shopping area is already zoned for more intensive development. Whilst some of these areas have not yet seen significant change they have not been recommended to be included within the HHA.

[6] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Given the size of the area, the individual design of streets and the dominance of street trees does vary. However the overall impression is the dominance of the grid network and general consistency in lot size, shape and the layout of buildings within them.

Dwellings also vary as a result of the further subdivision which has taken place over time, including Villas, California and English bungalows through to more recent styles. The use of a limited range of materials including mainly weatherboard or Huntly brick for elevations along with the consistent planting within many lots provides continuity.

Hayes Paddock HHA

The Hayes Paddock HHA has undergone very little change and the scoring shows that it is strongly representative of the comprehensive state housing schemes and control by the **State Advances Corporation heritage theme** and is of at least moderate heritage value.

The area is within the boundaries of the original Borough.

The HHA includes a series of connected streets; Jellicoe Drive, Fergusson Street, Plunket Terrace, Galway Avenue, Bledisloe Terrace and the west side of MacFarlane Street. The land form in the west is relative flat, but rises towards the east, with Plunket Terrace aligning with a gulley running north through the area, and Galway Avenue and Bledisloe Avenue both rising steeply toward MacFarlane Street.

The streets and lots have been designed and laid out to work with the original topography of the aera; the curving streets and changing topography add interest and character to all streets, with street trees regularly spaced in front berms.

The area was comprehensively designed and developed. Whilst there are a range of single storey house designs across the area, weatherboard elevations dominate, with some brick and plaster examples. Brown and terracotta coloured clay tiles are utilised on roofs, with chimneys on most houses.

In many areas dwellings are located well above street level; this adds further interest to the streets, with some areas of retaining. The overall impression is that front boundaries are open or planted, although there is some variation.

Hooker Avenue HHA

The Hooker Avenue HHA is part of a series of linked culs-de-sac located on the north side of Chedworth Road. Hooker Avenue is the only route into the area, which is contained by a vegetated gulley to the west and Wairere Drive to the east.

The HHA, and the dwellings in it, is representative of **the construction company era, and The dominance of the private car and changing suburban form**, with the wider area having been planned with reliance on the private car.

The street is located within the 8th extension to the city; April 1962.

The street has a curving alignment, with berms with regularly spaced street trees. The curving alignment limits views along the street and brings greater interest as views emerge as a visitor travels along it.

Lots broadly maintain the original levels/topography across them. Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences. There is significant planting within some front yard areas; the curved alignment of the street increased the prominence of this planting.

Whilst not directly accessible from Hooker Avenue, the area includes planned areas of open space, with Hillary Park accessible from Hillary Street, which links from Hooker Avenue.

Lots are generally of a similar size and dimension (around 600m^2 to 800m^2), although there are some significantly larger lots at the end of the street (and as rear sites not included in the HHA).

Buildings are detached, and are generally large. The show a similar setback and are placed perpendicular to the street. The size of rear yards vary, in part due to the large footprint of some of the buildings.

The majority of dwellings are single storey with some two storey dwellings. They generally have brick elevations. Gable roofs dominate, some with fibre-cement cladding within gable areas. There are some hipped roof and Dutch-gable designs. Concrete tiles and corrugated steel are both seen. Buildings have large areas of horizontal proportion windows.

Each site has a fully formed driveway leading to a garage; garages are mainly integral with the dwelling but are sometimes detached.

Jamieson Crescent HHA

The Jamieson Crescent HHA consists of part of the southern side the east-west section of Jamieson Crescent, a loop road which links from Bryant Road to Heath Street.

The scoring has demonstrated that the HHA, and the dwellings in it, is representative of the **Comprehensive state housing schemes and control by the State Advances Corporation heritage theme** and given its location (and the provision for cars) **the construction company era, and The dominance of the private car and changing suburban form heritage theme**.

The area is within the 8th extension to the city, April 1962

The street comprises of a narrow carriageway with small street trees in the front berm. These are supplemented by large trees within front yard areas.

The site is located within a community which includes shops and a local park; Heath Park (although the latter is relatively small given the limited number of other areas of open space in the local area).

The area mainly includes duplex/Semi-detached single level dwellings, although also includes a detached single dwelling. The semi-detached buildings sit on sites or around ¼ acres (1000m^2)

Buildings are generally simple 1960s state house designs, with weatherboard elevations under corrugated roofs, with gables facing the street. The houses do not have garaging, and have simple lines of concrete for driveways leading to car pads.

Front boundaries are open plan with the only planting being trees in the front yard of no.5B.

Jennifer Place HHA

The scoring has demonstrated that the Jennifer Place HHA is consistent with a significant number of the features of the **construction company era and the dominance of the private car and changing suburban form heritage themes** and is of at least moderate heritage value.

The HHA is located within the 8th extension to the city, April 1962.

It is a single cul-de-sac, consisting of a curving, steeply sloping street starting at Bankwood Road and following the alignment of a gulley westwards to link to the gulley system from Chartwell Park to Glen Lynne Avenue. Bankwood Road provides access to the wider Chartwell Area, to areas of planned open space such as Chartwell Park and to the planned Chartwell Shopping Centre which was developed contemporaneously with the residential areas around it.

The street, layout of lots and building designs all work with the original topography, and have not resulted in significant reshaping of the area.

The narrow front berms with regularly spaced street trees. Front yards are generally open plan with well established planting within them.

Whilst lots sizes vary, frontage width is relatively consistent. As a result of the topography, the 1960s and 1970s detached dwellings in the street are generally each located above street level, each with a sloping driveway to the front of the house. Whilst the majority of driveways are large, they do not appear over dominant due to the high level of planting within each yard and provide access to integral garages. Dwellings on the north side of the street are positioned to provide large rear yard areas, whereas buildings to the south (on smaller sites) are located closer to the rear of their sites (likely as a result of working with the existing topography).

The generally two storey buildings usually have a painted blockwork or plaster ground floor with a brick and/or vertical weatherboard above. Gabled ridged roofs and hipped roofs are both present, with deep eaves and corrugated steel roofing common.

Lamont Street, Freemont Street, Egmont Street and Claremont Avenue HHA

The Lamont Street, Freemont Street, Egmont Street and Claremont Avenue HHA is formed by a series of street which are part of a grid street layout to the south of Comries Road and the Chartwell Westfield Mall.

The scoring has demonstrated that the HHA is consistent with a significant number of the features of **the construction company era and the dominance of the private car and changing suburban form heritage themes** and is of at least moderate heritage value. The HHA is located within the 8th extension to the city, April 1962.

Whilst the grid of streets provides good east west connection from Claremont Avenue to Bellmont Avenue, there are more restricted links to Hukanui Road to the east, and no direct connection to the Chartwell Westfield Mall. This is typical of the period.

The area if relatively flat, and the site layouts have taken advantage of this to provide dwellings which provide a positive frontage to the street.

The streets each have a narrow front berm with regularly spaced street trees. Views along the east-west roads are generally stopped by dwellings or trees beyond at each end. Chartwell Westfield Mall is a dominant feature seen over buildings from Lamont Street.

Front yards are generally open plan with some low fences/walls (and limited low retaining walls) with only a small number of higher fences. There is significant planting within some front yard areas

Lots are generally of a similar size and dimension (around 600m^2 to 700m^2) with buildings generally of a similar setback and perpendicular to the street. The majority of dwellings are single storey with some two storey dwellings. They generally have brick elevations with some having plaster or blockwork plinth (or ground floors in the case of the two storey buildings). Gable roofs dominate, although there are some hipped roof and Dutch-gable designs. Concrete tiles and corrugated steel are both seen. Buildings have large areas of horizontal proportion windows.

Dwellings generally have a formed driveway and parking, leading to a garage. The garages for most single storey dwellings are detached, whereas they are integral in the two storey buildings.

Marama Street HHA

The Marama Street HHA comprises part of a series of street arranged in a offset grid pattern, extending from Seddon Road to Killarney Road. The Marama Street HHA is formed by a line of single storey dwellings on the north side of the street at its east end.

Whilst development has taken place in the wider local area, the identified HHA has undergone less change. It is located within the 2nd extension to the Borough, April 1917, and represents a very significant period of Hamilton's evolution and history and is clearly **representative of the early establishment of a service town heritage theme** and is of at least moderate heritage value.

Whilst the street is part of a wider connected road network, the location of the railways in the local area has provides a barrier to the full connected grid network seen within parts of the original Borough.

The north side of the street has no berm, and has regularly spaced street trees in build-outs or in the footpath itself.

The single storey dwellings have relatively uniform setbacks. There are a range of front boundary treatments including picket fences, planting and low walls, which are generally respectful of the likely original front boundary fences. However, the area is provided with a uniform appearance from the single level weatherboard dwellings, mainly villas with hipped roofs and gables over bays facing the street and others being of English Bungalow style.

Marire Avenue, Parr Street and Taniwha Street HHA

The Marire Avenue, Parr Street and Taniwha Street HHA is consistent with a significant number of the features of **the early establishment of a service town** and **comprehensive state housing schemes and control by the State Advances Corporation heritage themes,** and is of at least moderate heritage value.

The area comprises a series of independent culs-de-sac all accessed from Norton Road.

The area is included in the 2nd extension to the Borough. It includes the whole of Marire Avenue and Parr Street and the west side of Taniwha Street. This series of culs-de-sac connect from Norton Road, as significant route into the city centre.

Both Marire Avenue and Parr Street have a straight alignment with have substantial street trees within wide berms enclosing views along the streets. Tahiwha Street begins with a similar straight alignment but curves at its northern end as it follows the contours toward the gulley to the north. The carriageway in Taniwha Street is wider and the smaller street trees are less able to constrain the impact of the wider street.

The area shows reasonably consistent lot width and lot depth (where there are differences in lot depth these are not readily apparent from the street). Lot layout is generally consistent, with buildings generally positioned to provide a good size private rear yard (although this does vary at the northern section of Taniwha Street where the layout of lots responds to the changing topography.

The 1920s to '30s mainly single storey dwellings include California and English Bungalow styles as well as State House styles[7] (the latter mainly in Marire Street). Materials are generally consistent within each street; weatherboard or Huntly brick elevations and brown and terracotta clay tile hipped roofs in Marire Street, and weatherboard elevations under shallow pitched corrugated steel gabled roofs, with some ornamentation on the gables in Parr Street and Taniwha Street. Chimneys are common.

The majority of buildings now on site parking, with some garages and parking areas located in front yard areas. This is disruptive to the heritage significance of the area and owners should be encouraged to located parking to the side of dwellings and garages to rear yards.

[7] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Frontages are mainly open, planted or have low fences, and sympathetic to the original frontages expected within each street.

Matai Street, Hinau Street and Rata Street HHA

The Matai Street, Hinau Street and Rata Street HHA is consistent with a significant number of the features of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The area is located within the 3rd extension to the Borough (April 1928).

The area consists of a block of streets which link from Maeroa Road through to Forest Lake Road. The ground rises, at times reasonably steeply, from Maeroa Road to Forest Lake Road. Some of the blocks formed by Matai Street, Hinau Street and Rata Street are long, although connectivity is improved with Lafferty Street and Miro Street providing linkage between the streets.

The carriageways for each street are reasonably wide, with regularly spaced street trees. Lot size and dimensions are reasonably consistent (apart from where subdivided, and even in these circumstances only additional driveways take away from the uniform appearance). Lot layout and setbacks are also reasonably consistent with buildings arranged to provide large rear yards, despite the challenging topography which leads to some buildings being above or below the level of the street. There are however some garages in front yard areas which disrupt the consistency with the heritage theme.

The 1920s to '40s, mainly single storey dwellings, include California and English Bungalow styles as well early State House styles of dwelling[8]. Materials are generally consistent with weatherboard or Huntly brick elevations, under often shallow pitched corrugated steel or tiled gabled and hipped roofs.

Boundaries vary, with some tall fences and garages within front yard areas.

[8] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Myrtle Street and Te Aroha Street (West) HHA

The Myrtle Street and Te Aroha Street (west) HHA consists of a section of Te Aroha Street between River Road and Gray Street, along with the Myrtle Street which links from this to River Road.

The HHA is consistent with a significant number of the features of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The area is within the 1st extension to the Borough, October 1912.

Te Aroha Street provides an important linkage from River Road to Grey Street and Peach Grove Road, all key north-south routes in the east of the City. Myrtle Street has been aligned to allow the development of space between Te Aroha Street and the Railway (1883) and Claudelands Road to the north; lots on the north side of the east-west section of the road back onto Claudelands Road and the railway.

Te Aroha Street has a narrow carriageway with wide berms and regular street trees, whereas Myrtle Street has a wider carriageway (which appears to be utilised for commuter parking). There are views westwards across the River towards the CBD.

Whilst lots vary in width and depth, this is not immediately apparent from the street, apart from corner sites. The layout of buildings within lots is relatively consistent, with buildings being placed reasonably central with in some cases equal depth front and rear yards.

The 1910s to 1930s buildings are mainly single storey, although there are some two storey buildings. They generally represent the California and English Bungalow[9] style, with weatherboard elevations, corrugated steel or tile gabled and hipped roofs, side hung casement windows and some ornamentation including on building gables. Whilst there is significant consistency with the architecture and materials of the majority of buildings, a number of newer developments do stand out and have an impact on the consistency of the streets.

Most dwellings have had driveways added to the side of the building, with some garages in rear yards. Whilst there are some garages built close to street frontages, these are generally small do not detract from the overall consistency of the area.

Front boundary treatments include low walls and fences, planting and some more dominant solid fences. Some of the taller more dominant fences take away from the consistency of the area but overall the low walls and fences are respectful the boundaries which would have originally existed in the area.

[9] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Oxford Street (East) HHA and Marshall Street Railway Cottages HHA

The Oxford Street (East) and Marshall Street Railway Cottages HHA is located on a pair of parallel streets linking east from Heaphy Terrace.

The HHA consists of seven residential lots on the north side of Oxford Street (close to its eastern end) and five residential lots linking to the north of these facing Marshall Street. Each of these areas has been assessed independently, and each scored sufficiently high to be considered consistent with a significant number of the features of the **early establishment of a service town** and the **railway workers suburbs heritage themes** and is of at least moderate heritage value.

The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date.

Oxford Street is a cul-de-sac which links only as far as Poutney Park, whilst Marshall Street links through to Peachgrove Road.

In this area both streets have a straight alignment with wide berms, narrow footpaths and regular street trees (many newly planted in Marshall Street). Lot sizes are regular, both width and depth.

The dwellings within the area each appear to be Railway Cottages[10] with simple ridged roof forms parallel to the street and more ornate porches projecting towards the street in the centre of the front elevation or full width verandah roofs. Elevations are weatherboard with shallow pitched corrugated steel roofs. Each building has side hung casement windows.

Front boundaries include a range of low/medium height fences, with many lots also having planting along the boundary. Boundaries are punctured by a vehicle access for each lot; these vary in width, and whilst unlikely to be original, none appear over dominant.

Whilst a number of the buildings have been modified, some with large extensions, they still represent a significant period in the development and evolution of the area.

[10] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Oxford Street (West)HHA

The Oxford Street (West) is located on a cul-de-sac which links from Heaphy Terrace, to Poutney Park, which forms part of a wider grid layout between Heaphy Terrace and Peachgrove Road.

The HHA has been assessed and scored sufficiently high to be considered consistent with a significant number of the features of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The area is within the 5th Extension to the City, April 1949. The area would have been developed prior to this date.

The straight street alignment has wide berms, narrow footpaths and regular street trees. Lot sizes are regular; both width and depth. Within the wider area there is some variation in lot layout where redevelopment taken place, and also some garages close to street frontages. However, the Oxford Street (West) HHA consists of six residential lots and one commercial lot which show consistency; each building is arranged to provide a large rear yard area.

The residential lots each contain dwellings from the 1920s/30s, representing the California and English Bungalow[11] style. The buildings include weatherboard elevations, a mixture of shallow pitched gabled and hipped roofs, with some ornamentation on gables facing the street, small open porches, side hung casement windows and chimneys. Roofs are a mixture of corrugated steel and tile, with each dwelling having a brick or plaster chimney.

Driveways and garages (within rear yards) have been added. Whilst some of these are large, the position of the garages behind the alignment of the main building ensures that they are not a dominant feature in the street and do not detract from the apparent consistency of the area with the heritage theme.

Front boundaries vary and include low walls, low fences and planting. Overall, with the street trees the lots and area appears well vegetated.

The commercial building is located direct on the corner of Oxford Street with Heaphy Terrace. Dated 1924 it presents shop frontages to both Oxford Street and Heaphy Terrace, with an ornate parapet and simple flat verandah roof to both of these elevations. The shopfronts are not original and are constructed of aluminium and glass.

[11] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

Riro Street HHA

The Riro Street HHA consists of the western end of Riro Street, located on a flat area of land alongside the River.

The HHA has been scored sufficiently high to be considered consistent with a significant number of the features of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The area is located within the 1st Extension to the Borough; October 1912.

There are wide berms and good sized street trees along the south side of the street. Whilst lot sizes vary, becoming larger towards the river, the overall impression is that lot layout is reasonably consistent, with buildings arranged to provide a large private rear yard for the dwellings. The original levels/topography of the area are maintained.

There is a direct link from the street to Parana Park/Memorial Park.

Most of the 1920s dwellings are weatherboard, with one brick building and one with shingle elevations; overall the buildings appear consistent. Front boundaries are generally low fences, open or planted; whilst these vary they provide the street with a consistent appearance.

The buildings are generally single level, with one having first floor space within the roof, with gabled ridged roofs mainly of corrugated steel. They represent the California and English Bungalow[12] style, with side hung casement windows and some ornamentation including on building gables.

Sare Crescent HHA

The Sare Crescent HHA is consistent with a significant number of the features of the **comprehensive state housing schemes and control by the State Advances Corporation heritage theme** and is of at least moderate heritage value.

The street links between Clarkin Road and Heaphy Terrace.

The street comprises of a narrow carriageway with street trees in a varying width berm; the alignment of the carriageway varies along the street and creates and interesting curving street with in parts very wide berms.

The area includes duplex/semi-detached and detached single level dwellings, although the site at no.20 has been redeveloped for a more intensive two storey development.

Buildings are generally simple 1950s state house designs, with weatherboard elevations under tiled roofs. Roofs are a mixture of gables and hipped designs. Some dwellings have simple lines of concrete for driveways leading to car pads, whereas others have fully formed driveways and/or

[12] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

retrofitted garaging to the rear of the dwelling. A limited number have formed parking in the front yard; this has disrupted the appearance of these frontages.

The majority of front boundaries are open plan, although there are some timber fences.

Seifert Street HHA

The Seifert Street HHA , consists of the majority of Seifert Street, albeit for those dwellings at the street entrance which face Garnett Avenue.

The scoring has demonstrated that the HHA is consistent with a significant number of the features of **the construction company era and the dominance of the private car and changing suburban form heritage themes** and is of at least moderate heritage value. The HHA is located within the 5th extension to the city, April 1949.

The street street is a cul-de-sac which rises gently westwards from Garnett Avenue, with the original topography of the area clearly understood.

The street has regularly spaced street trees within narrow front berms, on both sides of the street. Lots are generally regularly sizes and shaped, with wide frontages to the street (apart from the lots at the west end of the cul-de-sac accessed by driveways). Rear yards are generally

The 1960s dwellings are plan book styles[13]; mainly single storey but some two storey dwellings, particularly on the north side of the street at the west end where the ground level rises from the street and buildings are cut into the slope.

Dwellings generally have brick elevations with some having a plaster or blockwork plinth (or ground floors in the case of the two storey buildings). There are a mixture of gabled and hipped roofs, with both concrete tiles and corrugated steel used.

Most lots have a low fence or wall along the front boundary, often supplemented with planting. Fully formed driveways lead to off street parking areas and garages (which are generally integral, although some are detached to the rear of the dwelling.

Springfield Crescent HHA

The Springfield Crescent HHA is a loop road linking from Peachgrove Road to Insoll Avenue.

The HHA is consistent with a significant number of the features of the **construction company era** and **the dominance of the private car and changing suburban form heritage themes** and is of at least moderate heritage value. The HHA is located within the 7th extension to the city, April 1959.

That part of the street within the HHA has an east-west alignment, although at the east end of the HHA this turns to continue south. The street has berms with small regularly spaced street trees.

[13] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies

There are direct views along the majority of the street within the HHA, although at the west end the alignment curves; this limits views into and from this section of the street.

Many front yards are open plan with some low retaining walls containing the original ground levels and some other low fences. There is significant planting within some front yard areas, although this is not typical.

Lots are generally of a similar size and dimension (around 650m^2 to 700m^2). Buildings generally show a similar setback and are placed perpendicular to the street. The majority of dwellings are single storey with some two storey dwellings. They generally have brick elevations, with blockwork ground floors for the two storey buildings and some blockwork plinths on other buildings. There are a mixture of gable and hipped roofs with both concrete tiles and corrugated steel coverings.

Buildings have large areas of horizontal proportion windows.

Sunnyhills Avenue HHA

The Sunnyhills Avenue HHA is part of a series of linked culs-de-sac located on the west side of Houchens Road.

The HHA is consistent with a significant number of the features of the construction company era and the dominance of the private car and changing suburban form heritage themes and is of at least moderate heritage value. That part of Sunnyhills Avenue which is identified as HHA is located within the 8th extension to the city, April 1962.

The street is on varied topography and follows a shallow gulley, dropping from Houchens Road and then rising, with the sections on either side of the street often rising above street level.

The streets has a wide carriageway, narrow berms and footpaths with regularly spaced street trees along both sides. The curving alignment of the street and changing levels add interest illustrate how developments of the era worked with the topography.

There are some retaining walls along property boundary with the street, these are often in blockwork although other materials are also seen. Apart from these retaining walls, the majority of sites within the area have open frontages, with planting within front yards.

Lots vary in size from around 650m^2 to 850m^2, although this variation is not recognisable from the street with the area appearing consistent. There are some rear lots, although these are not included within the HHA.

Buildings are generally relatively large and show a common setback. The area contains a mix of single storey and two storey dwellings, with the two storey (split level) designs taking advantage of the rising topography. They generally have concrete (split stone) or clay brick elevations (although this does vary), with blockwork ground floors for the two storey buildings and some concrete block plinths on single storey dwellings. Gabled roof dominate with the majority having tiled coverings. Buildings have large areas of horizontal proportion windows.

Each dwelling has a fully formed driveway leading to detached or integral garages.

Te Aroha Street (East) HHA

The Te Aroha Street (east) HHA is representative of the **early establishment of a service town heritage theme** and is of at least moderate heritage value.

The area includes the network of connected streets including Te Aroha Street from east of Grey Street through to Peach Grove, and a range of streets connecting north and south from this including Bell Street, St Olpherts Avenue and St Winifreds Avenue what are each culs-de-sac which connect northwards to the railway, and Bond Street, Bains Avenue, James Street, Warr Street, Argyle Street and Armagh Street to the south.

There are good street trees within berms within most of the street, although Bond Street does not benefit from this and has a wider carriageway than other streets with no front berm on the west side of the street. Whilst there are some dominant fences, particularly in Te Aroha Street, taking each street individually or the area as a whole these do not impact the overall consistency and heritage significance of the area as a whole.

As the area covers a number of streets, there is variation in lot size and shape across the area as a whole, but within each street there is reasonable consistency. In some cases there are garages within front yards and also more recent buildings. However these features are no so significant as to take away from the overall historic heritage significance of the area as a whole.

Given the large area, building styles vary across the area, incorporating many of the styles discussed in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 3. Housing Typologies. However, weatherboard elevations dominate, with some buff Huntly Brick, with both corrugated steel and tile roofs.

Temple View HHA

The Temple View HHA consists of land to the east of Tuhikaramea Road, from the Wendell B Mendenhall Library in the north to the The Hamilton New Zealand Temple of the Church of Jesus Christ of Latter day Saints in the south, and includes the G R Biesinger Hall, First House and Kai Hall, all of which are recognised as historic heritage items in their own right.

The area was developed prior to the area being added to the city as the 11th extension in July 2004. The HHA, and the buildings in it, were developed alongside the **comprehensive state housing schemes and control by the State Advances Corporation** and **the construction company era, and the dominance of the private car and changing suburban form** and represents an alternative response to the changing pressures on Hamilton during these periods.

Whilst the area has been significantly altered with the demolition of the school buildings, block plant and housing, the redevelopments which have taken place have refocused the campus on the centrepiece of the Temple. Taken as a whole the site forms a clearly identifiable campus which shows overall design consistency. The Temple itself was the first in the Southern Hemisphere and is

the focal point of the Church of Jesus Christ of Latter-day Saints in New Zealand. The heritage values of the HHA are derived from the combination of the built and landscaped environment immediately surrounding the Temple.

The siting, design and landscape treatment of the Temple emphasise the vertical proportions of the building and create an impression of a monument. Landscaping and tree planting emphasises the dramatic and dominant position of the Temple in the local landscape and also includes trees that mark periods of occupation before development of the site by the Church.

Victoria Street HHA

The scoring for the Victoria Street HHA has shown that overall it is consistent with a significant number of the features of the **early establishment of a service town heritage theme** and is of at least moderate heritage value. The matters which contribute to this include its historic development, location and setting, architectural quality and streets/open spaces.

It is located around the section of Victoria Street between Garden Place and Hood Street and was one of the first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. It forms part of the wider connected grid network established to the west of the river.

It was the location of the first 'City Centre' commercial development, located on higher ground away from the River, with easy access to the developing road network. It became the centre of this new road network, linking to the wider region and to Auckland. The overall layout of the area remains relatively unaltered with buildings still fronting Victoria Street.

It was also the original location for a number of important civic buildings and the location of a number of significant Hotels; these buildings have shaped the City as we see it today. It remains a significant location within the city centre and supports a wide range of daytime and night-time activities.

All buildings in the area are generally built on the back edge of the footpath and many are two storeys or taller, and provide enclosure and definition to the street and provide interest for pedestrians. At ground level the nar- row shop fronts provide rhythm in the frontages and contribute to the creation of a human scale, and provides interest to pedestrians by bringing the opportunity for a diversity of ownership and uses.

The utilisation of painted plaster or brick elevations on most buildings helps to provide continuity and a sense of identity, as do the verandahs over the footpath. The latter also provide shelter for users, continuity along the street and also contribute to the sense of enclosure within the street.

Many of the buildings are a legacy of the 'Brick and Stone' era, where local laws dictated that buildings be made of brick or stone, leading the area to have a distinctive built character.

The area has significant townscape interest, with careful attention having been paid to the design of corner buildings which assist with the creation of distinct spaces at intersections, and arrangement of buildings to terminate views from side streets.

The design of the streetscape within Victoria Street, the associated trees and landscaping, and the two landmark sculptures within the street (the Sapper Moore-Jones and Tongue of the Dog sculptures) add a further dimension of interest to the area and contribute to its overall significance.

Wilson Street and Pinfold Avenue HHA

The scoring for the Wilson Street and Pinfold Avenue HHA has shown that overall it is consistent with a significant number of the features of the **early establishment of a service town** and **comprehensive state housing schemes and control by the State Advances Corporation heritage themes** and is of at least moderate heritage value.

The HHA is located around the full extent of both Wilson Street, Pinfold Avenue and Watts Crescent.

Wilson Street includes substantial regularly spaced street trees within a straight street layout which is imposed over a broadly flat landform. Lots are of a generally regular size/dimension, with a consistent layout of buildings within them (although there are some garages in front yards these do not take away from the overall impression of consistency). There is significant consistency in architecture and materials, with the majority of the single storey buildings built in the 1920s to 1940s and representing the California and English Bungalow and State House styles, with mainly weatherboard and some brick elevations, side hung casement windows and some ornamentation including on building gables and state house styles.

Pinfold Avenue links from Wilson Street to Clyde Street, it has a curving alignment and street trees are in places less regular. Whilst lot width within Pinfold varies in response to building typology there is consistency in the State House, which include a variety of forms including single storey detached and semi-detached styles.

Frontages throughout the area show some variation with frontages generally enclosed by low fences, taller fences or planting within Wilson Street, and a greater number of open plan frontages in Pinfold Avenue.

8. Controls Over Future Development

Planning Controls:

1. *HHA Overlay and Overall Zoning*

It is recommended that the HHAs should be applied as an overlay, with the general residential zoning or relevant business zoning retained.

Bespoke standards should be developed for the Overlay with clear guidance that the HHA standards override the Zone Standards.

Density should remain as existing on each site/lot.

2. *Control over the demolition of existing buildings, structures and key features.*

The presence of original buildings and front boundaries is a key feature of each of the recommended HHAs, with these being critical in determining whether an area is representative of a period of development which has historic heritage significance in the development of the city. Given this is the case that removal of original buildings will have a detrimental impact on the representativeness of the area.

Whilst each area will have buildings which do not contribute to the representativeness of the area as a whole, the removal of any building and the creation of a potentially vacant site would have a negative effect on the matters considered under the consistency criteria.

It is therefore important that Restricted Discretionary Consent is required for the demolition of all buildings and other original features in all HHAs.

3. *Control over new buildings, alterations and extensions, fences and walls, hard standings and driveways*

Any new buildings, alterations, fences and walls can have an impact on the historic significance of each area. It is therefore important that appropriate standards are put in place for these as part of the overlay and that deviation from these requires a Restricted Discretionary Consent.

4. *Development on rear sites*

The development of existing rear sites and within blocks (such as already seen within Hamilton East) provides the opportunity to increase density. However, to ensure that these do not become over dominant or overbearing from the street it is important that the standards for the overlay are not altered for these to ensure that there are sufficient setbacks and space for landscaping. It is important to ensure the design of any upgrades to the accesses for these do not have a negative impact on the appearance of the street.

5. *Impact of greater densities on adjoining sites.*

Development on sites adjacent to an HHA has the opportunity to become over dominant or overbearing. Consideration should therefore be given to applying the HHA Overlay height in relation to boundary and setback standards to these sites.

6. *Assessment of Applications*

The descriptions for each HHA have purposely been kept brief.

My experience is that attempting to provide more detailed descriptions of areas inevitably results in either matters being missed or the temptation for applicants to respond to elements of the description which are not specifically relevant to the site in question.

A more effective approach is to require that all applications (for all matters set out above including for development of sites outside of the HHA but adjoining its boundary) be accompanied by a Historic Heritage Impact Assessment which:

- Provides a description of the wider context of the site, the immediate context of the site and of the site itself.
- Examines the significance of the site to the overall representativeness of the area and to the consistency of the area (with reference to the Assessment Criteria to identify Historic Heritage Areas set out in this report).
- Considers the impact of the proposal on the contribution that the site makes to the overall representativeness of the area and to the consistency of the area (with reference to the Assessment Criteria to identify Historic Heritage Areas set out in this report), setting out how the proposed application makes a positive contribution to these matters.

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21st June 2022

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9. Appendices

Appendix 1 – Historic Heritage Area Maps
Appendix 2 – Historic Heritage Area Assessments – Recommended HHAs
Appendix 3 – Historic Heritage Area Assessments – Other streets (not recommended as HHAs)
Appendix 4 - Victoria Street, Hamilton Historic Heritage Assessment
Appendix 5 - Relationship of identified HHA Assessment Criteria to WRPS 10A Historic and Cultural Heritage Assessment Criteria
Appendix 6 - Map of Borough/City Boundary Extensions

Appendix 1 – Historic Heritage Area Maps

Dawn Rise
Exeter Street
John Webb Drive
Houchens Road
Aroma Way
Acacia Crescent
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

Anglesea Street
Radnor Street
Palmerston Street
Cobham Drive
Manning Street
Hillsborough Terrace
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Masters Avenue
Regent Street
Ashbury Avenue
Silverdale Road
Carlson Crescent
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Fend Street
Ngaere Avenue
Casper Street
Roseburg Street
Augusta Street
Clarkin Road
Crescent
Sare
Proposed Historic Heritage Area
Meters
0 12.525 50 75 100
N

Tamihana Avenue
Casey Avenue
Bettina Road
Treloar Street
Boundary Road
Proposed Built Heritage Item
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Delamare Road
Burn-Murdoch Street
Dallinger Street
Madill Road
Cattanach Street
Wilfred Street
Edwin Street
Clarkson Close
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

Chamberlain Place
Snell Drive
Magee Place
Halberg Crescent
Lydiard Place
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Boundary Road
Marne Street
Trelour Street
Casey Avenue
Oakley Avenue
Stanley Street
River Road
Thames Street
Union Street
Kitchener Street
Heaphy Terrace
Piako Road
George Street
O'Neill Street
Claudelands Road
Myrtle Street
Te Aroha Street
Brooklyn Road
Opoki Road
Rostrevor Street
Hamilton Parade
London Lane
Little London Street
Victoria
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Claudelands West
Proposed Historic Heritage Area
Meters
0 25 50 100 150 200
N

Clarkin Road
Le Quesne Place
Tranmere Road
Armitage Place
Heaphy Terrace
Sare Crescent
Searancke Place
Haultain Street
Fairfield Road
Gardiner Place
Balloch Street
Verel Street
Winter Street
Howden Road
Sale Street
Casey Ave
Moule Place
Proposed Built Heritage Item
Proposed Historic Heritage Area
Meters
0 20 40 80 120 160
N

Frederick Drive
Railside Place
Olwyn Terrace
Rifle Range Road
State Highway 1
Chilcott Road
Lincoln Street
Aberfoyle Street
Pukeko Street
Edgar Street
West Street
Moa Crescent
Kea Street
Kaka Street
Kereru Street
Kotuku Street
Makomako Street
Weka Street
Hawk Street
Massey Street
Arawa Street
State Highway 23
Primrose Street
Lyon Street
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Frankton Railway Village
Proposed Historic Heritage Area
Meters
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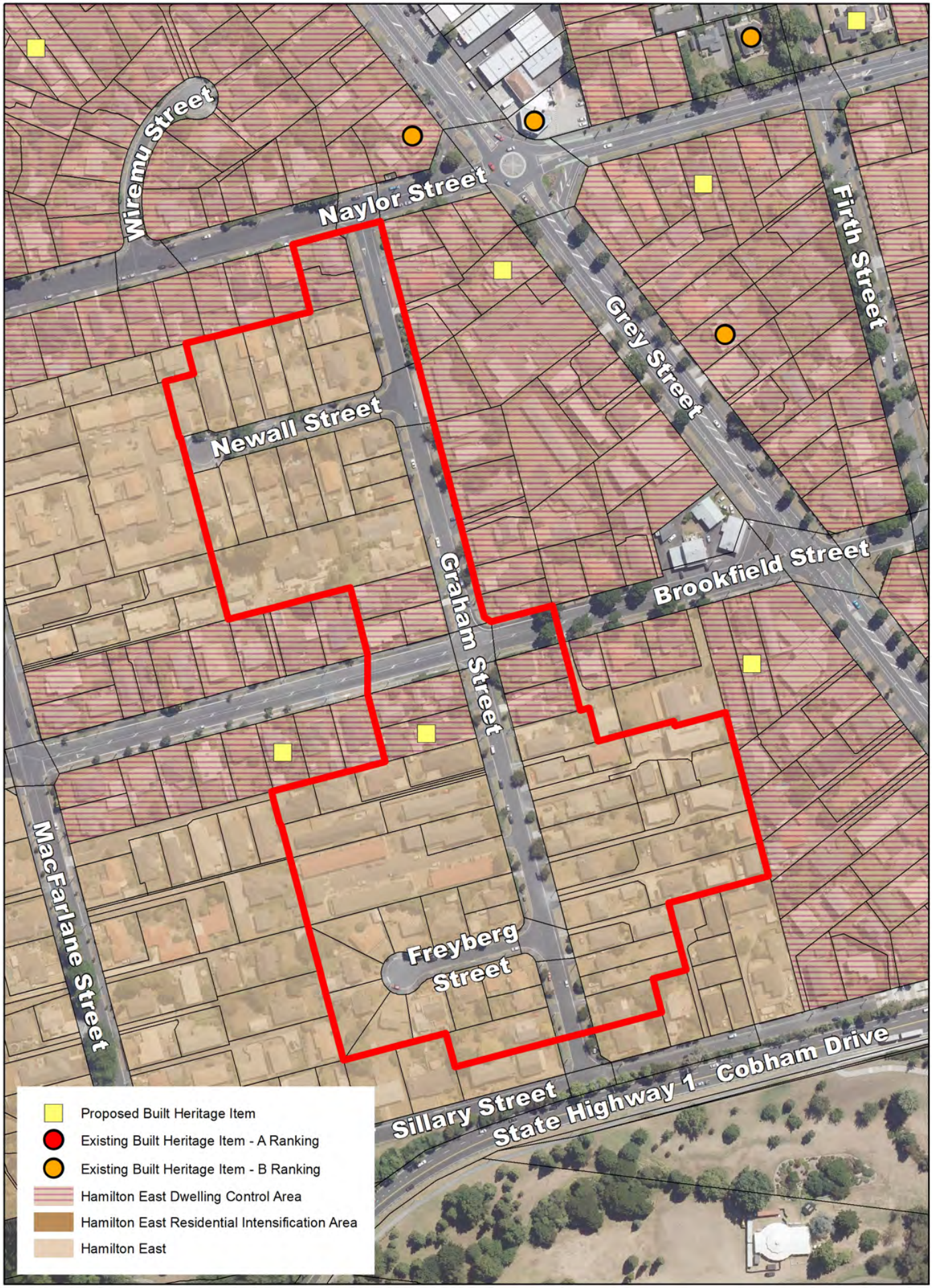
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Naylor Street
Firth Street
Grey Street
Newall Street
Graham Street
Brookfield Street
MacFarlane Street
Freyberg Street
Sillary Street
State Highway 1 Cobham Drive
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
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Hamilton East Dwelling Control Area
Hamilton East Residential Intensification Area
Hamilton East
Proposed Historic Heritage Area
Meters
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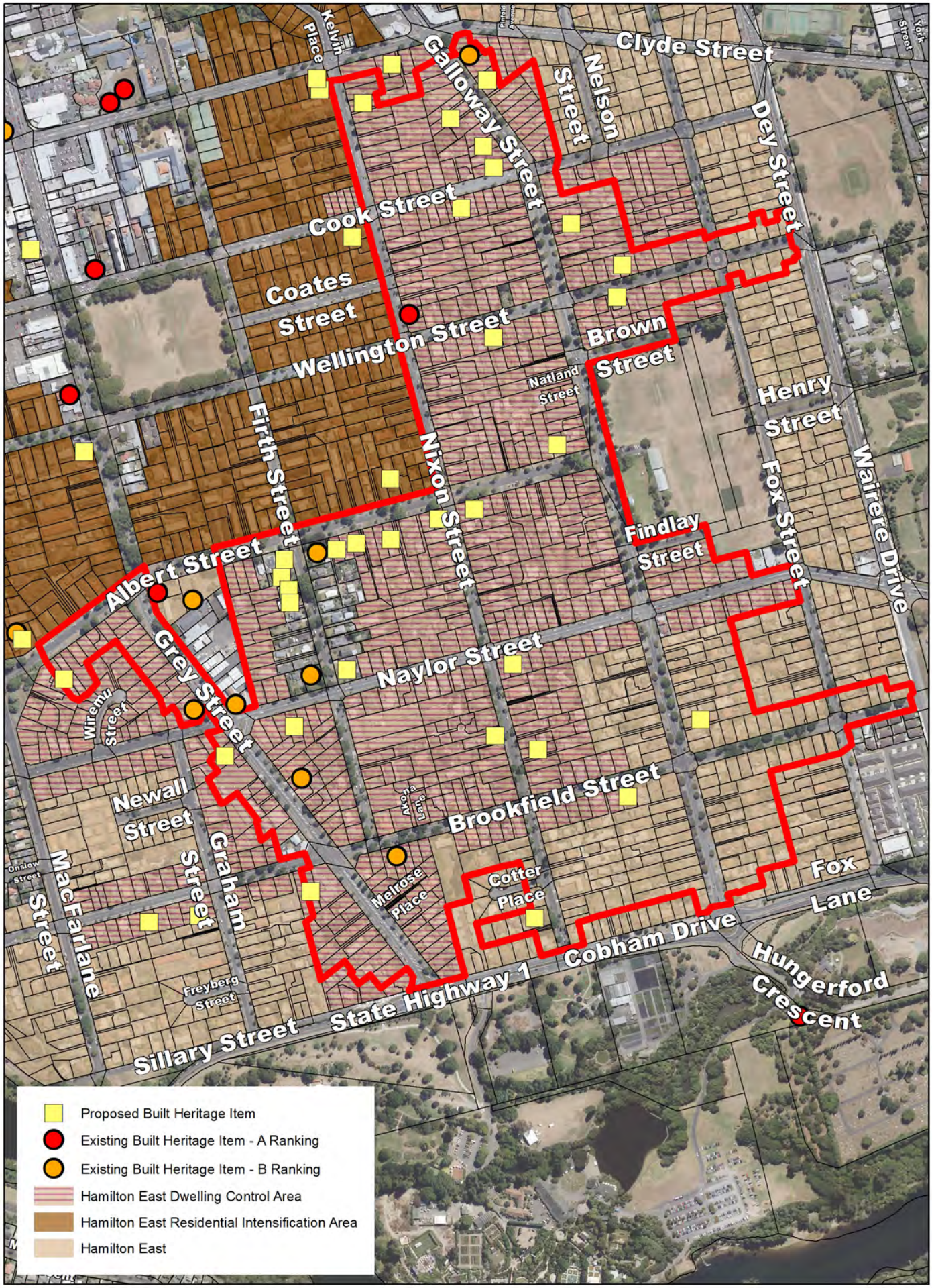
N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Nelson Street
Clyde Street
Dey Street
Cook Street
Coates Street
Wellington Street
Brown Street
Natland Street
Henry Street
Firth Street
Nixon Street
Fox Street
Wairere Drive
Findlay Street
Albert Street
Grey Street
Naylor Street
Wiremu Street
Newall Street
Akoranga Lane
Brookfield Street
Onslow Street
MacFarlane Street
Graham Street
Melrose Place
Cotter Place
Fox Lane
Cobham Drive
Hungerford Crescent
Freyberg Street
Sillary Street
State Highway 1
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Hamilton East Dwelling Control Area
Hamilton East Residential Intensification Area
Hamilton East
Proposed Historic Heritage Area
Meters
0 50 100 200 300 400
N

Hillsborough Terrace
Albert Street
Galway Avenue
Bledisloe Terrace
MacFarlane Street
Naylor Street
Ferguson Street
Onslow Street
Jellicoe Drive
Plunket Terrace
Brookfield Street
Dillon Place
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Hayes Paddock
Hamilton East - Heritage Villas
Hamilton East
Hamilton East Intensification Area
Proposed Historic Heritage Area
Meters
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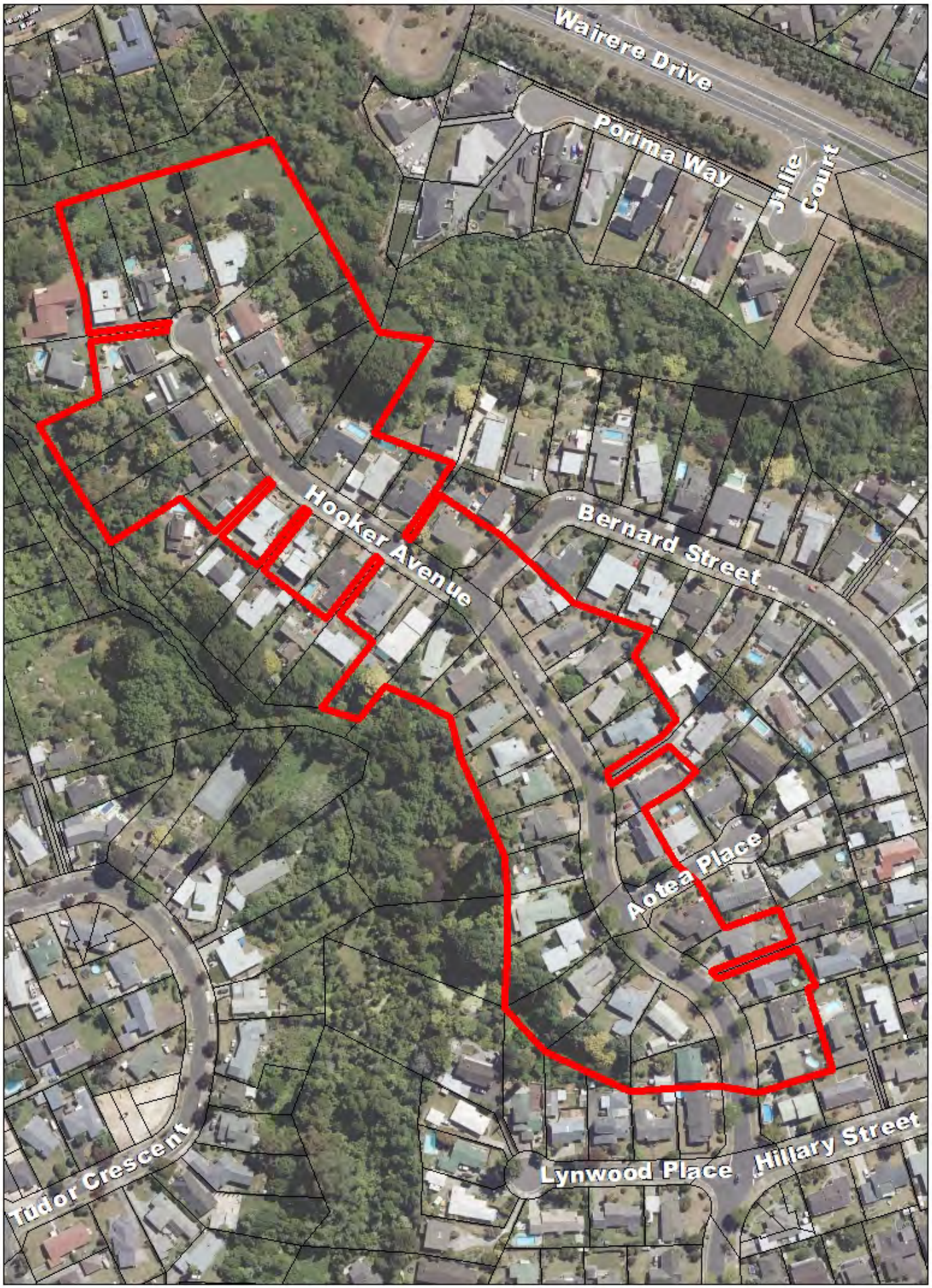
Wairere Drive
Porima Way
Julie Court
Hooker Avenue
Bernard Street
Aotea Place
Tudor Crescent
Lynwood Place
Hillary Street
Proposed Historic Heritage Area
Meters
0 15 30 60 90 120
N

Garland Drive
Bryant Road
Gudex Court
Heath Street
Jamieson Crescent
Croall Crescent
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

Glen Lynne Avenue
Gerrand Place
Jennifer Place
Bankwood Road
De Vere Crescent
Wake Street
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

Lynden Court
Rossiter Place
Comries Road
Rutherford Street
Hukanui Road
Chedworth Avenue
Lamont Street
Claremont Avenue
Freemont Street
Dalmont Place
Bellmont Avenue
Egmont Street
Arthur Place
Proposed Historic Heritage Area
Meters
0 12.525 50 75 100
N

Seddon Road
Bryce Street
Marama Street
Proposed Built Heritage Item
Proposed Historic Heritage Area
Meters
0 5 10 20 30 40
N

Rimu Street
Roach Street
Goldsmith Street
Seddon Road
Marire Avenue
Parr Street
Taniwha Street
Wye Street
Dudley Terrace
Norton Road
Empire Street
Lake Road
Hall Lane
Proposed Built Heritage Item
Proposed Historic Heritage Area
Meters
0 12.525 50 75 100
N

Ridout Street
Moore Street
Walsh Street
Forest Lake Road
Carey Street
Matai Street
Hinau Street
Rata Street
Lafferty Street
Miro Street
Maeroa Road
Rimu Street
State Highway 1
Tahi Street
Toru Street
Proposed Built Heritage Item
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Existing Built Heritage Item - B Ranking
Proposed Historic Heritage Area
Meters
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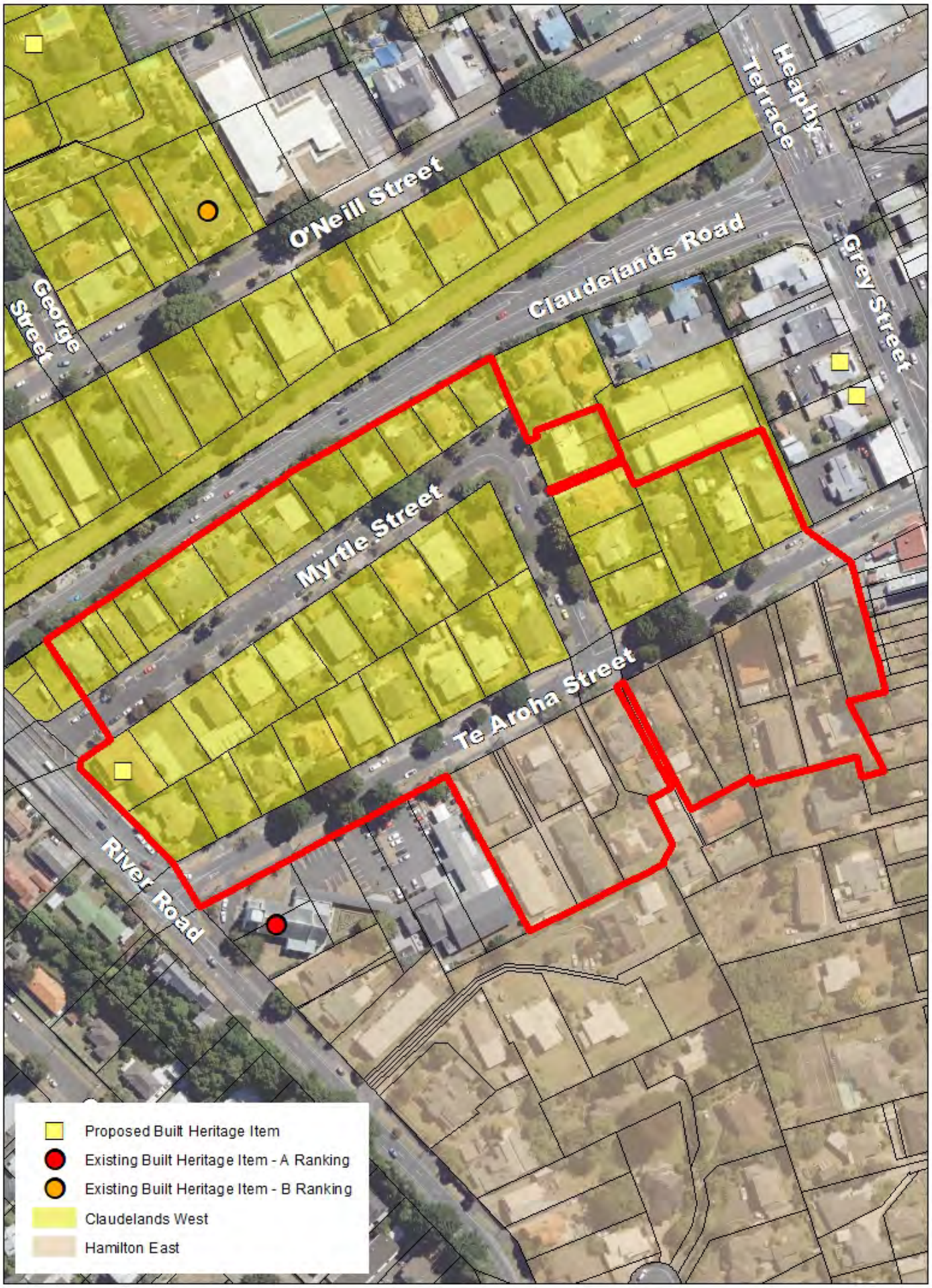
O'Neill Street
Heaphy Terrace
Claudelands Road
George Street
Grey Street
Myrtle Street
Te Aroha Street
River Road
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Claudelands West
Hamilton East
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Holland Road
Davey Place
Yeats Crescent
Marshall Street
Walter Street
Oxford Street
Alfred Street
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Winter Street
Marshall Street
Oxford Street
Howden Road
Heaphy Terrace
Alfred Street
Bettina Road
Wesley Co
Proposed Built Heritage Item
Proposed Historic Heritage Area
Meters
0 5 10 20 30 40
N

Opoia Road
River Road
Rothbrook Street
Riro Street
Memorial Drive
Proposed Historic Heritage Area
Meters
0 10 20 40 60 80
N

Clarkin Road
Heaphy Terrace
Sare Crescent
Searancke Place
Ross Crescent
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

Garnett Avenue
Dalgliesh Avenue
Seifert Street
Holloway Place
Mitcham Avenue
Storey Avenue
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

Snell Drive
Ascot Road
McIntosh Street
Springfield Crescent
Peachgrove Road
Insoll Avenue
Blue Cedar Lane
Proposed Historic Heritage Area
Meters
0 12.5 25 50 75 100
N

MacDonald Road
State Highway 3 Ohaupo Road
Surrey Lane
Resthill Crescent
Lorraine Place
Sunnyhills Avenue
Dawn Rise
Houchens Road
John Webb Drive
Proposed Historic Heritage Area
Meters
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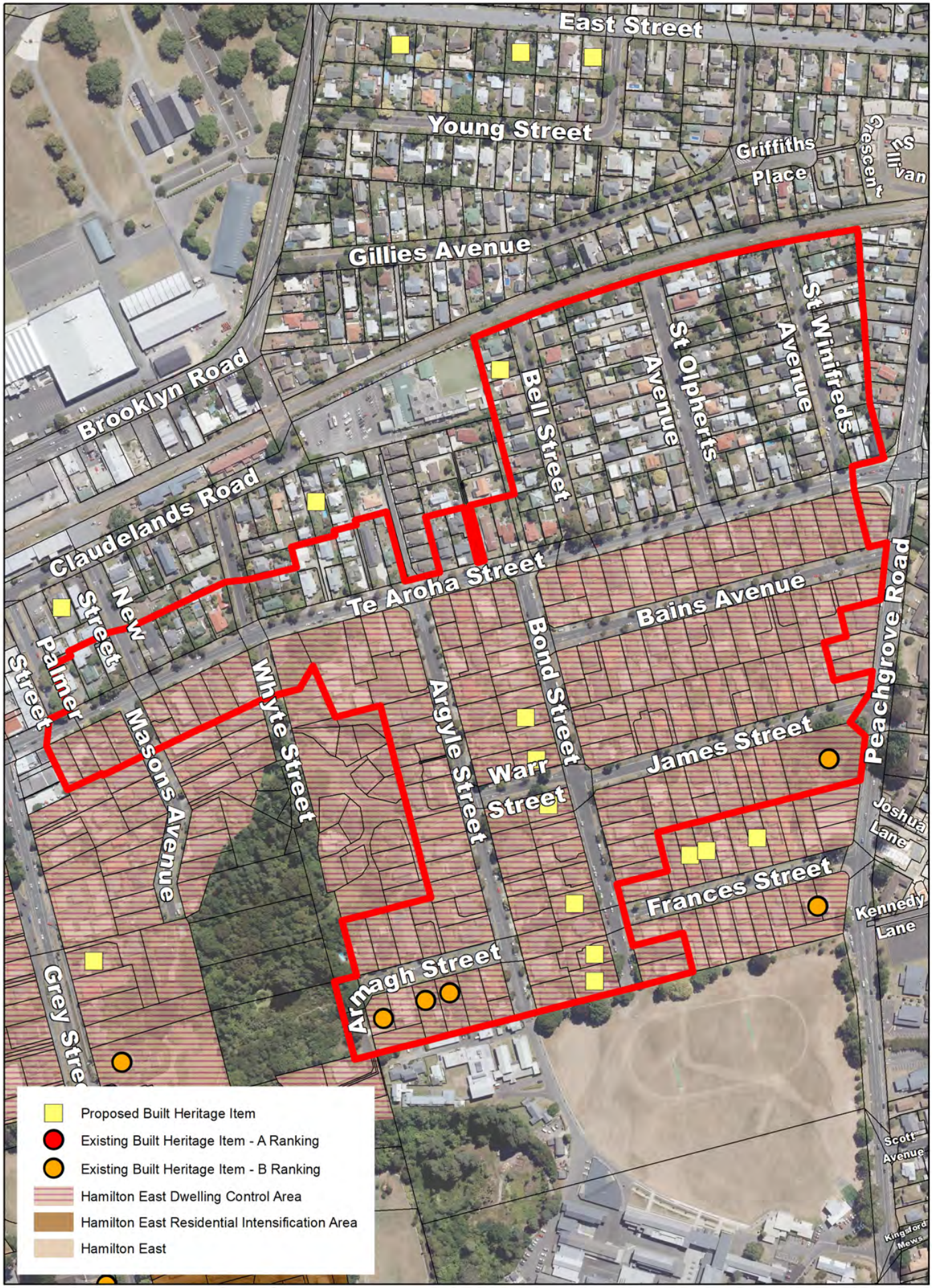
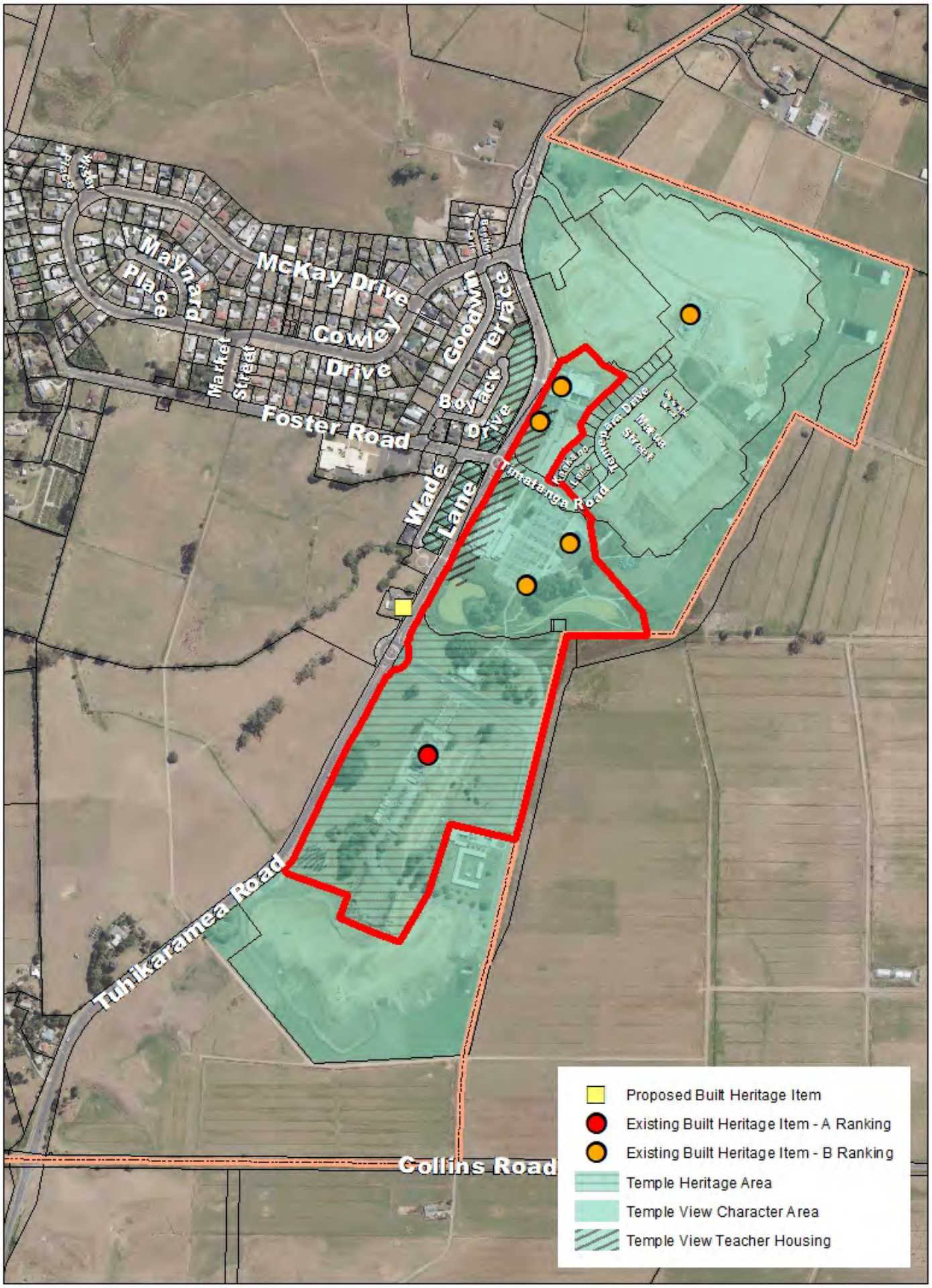
N


East Street
Young Street
Griffiths Place
Crescent
Sullivan
Gillies Avenue
Brooklyn Road
Claudelands Road
Bell Street
St Olpherts Avenue
St Winifreds Avenue
Te Aroha Street
Bains Avenue
Peachgrove Road
New Street
Palmer Street
Masons Avenue
Whyte Street
Argyle Street
Bond Street
Warr Street
James Street
Joshua Lane
Frances Street
Kennedy Lane
Armagh Street
Grey Stre
Scott Avenue
Kingsford Mews
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Hamilton East Dwelling Control Area
Hamilton East Residential Intensification Area
Hamilton East
Proposed Historic Heritage Area
Meters
0 25 50 100 150 200
N


Maynard Place
McKay Drive
Cowley Drive
Goodwin Terrace
Market Street
Foster Road
Boyack Drive
Wade Lane
Tinatenga Road
Tuhikaramea Road
Collins Road
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Temple Heritage Area
Temple View Character Area
Temple View Teacher Housing
Proposed Historic Heritage Area
Meters
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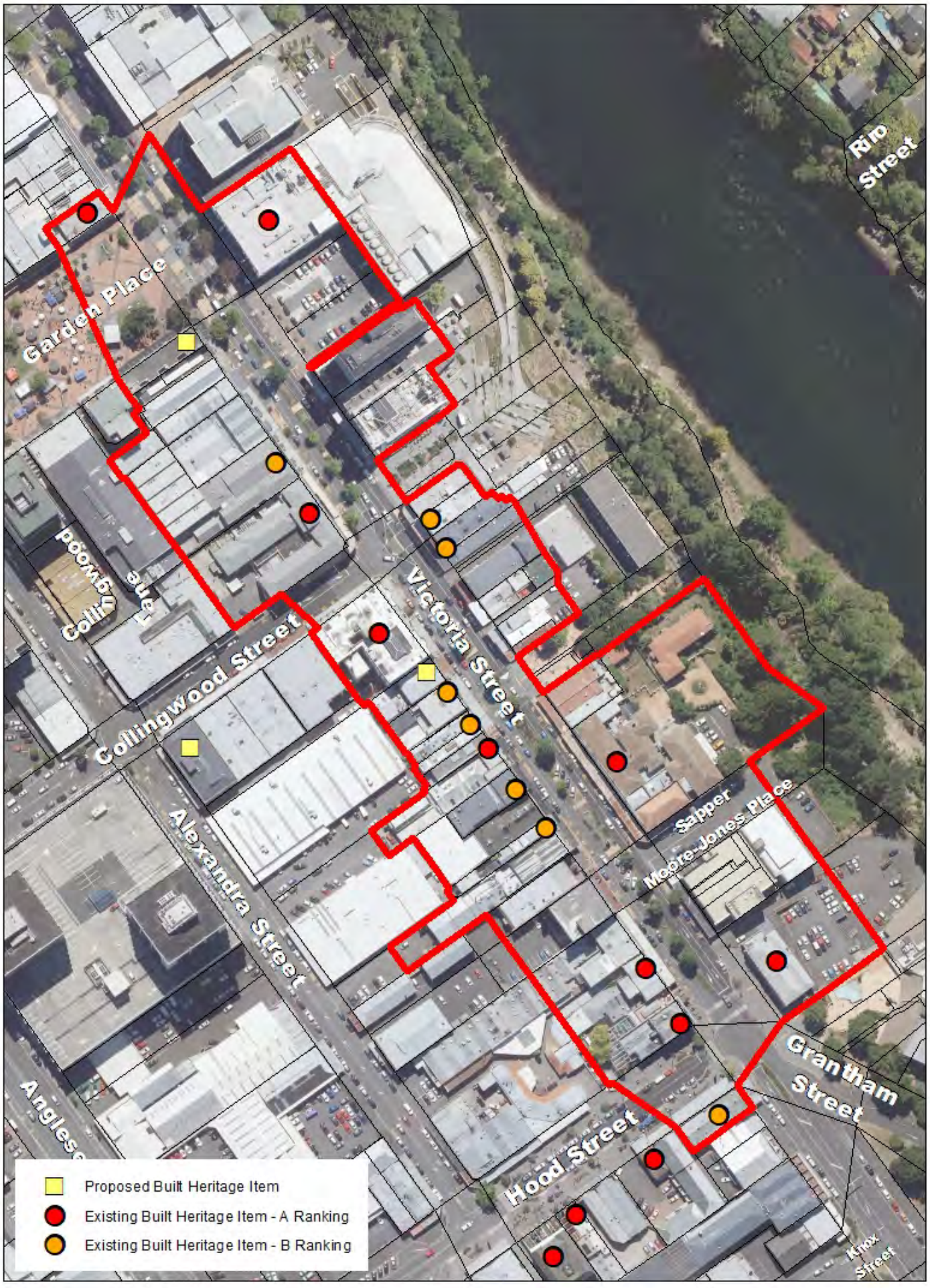

Rio Street
Garden Place
Collingwood Street
Victoria Street
Alexandra Street
Sapper Moore-Jones Place
Grantham Street
Hood Street
Knox Street
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Proposed Historic Heritage Area
Meters
0 12.525 50 75 100
N

Scott Avenue
Kingsford Mews
Dey Street
Waitere Drive
Robert Grigg Place
Patricia Avenue
Wilson Street
Watts Crescent
Pinfold Avenue
Old Farm Road
Te Kaarearea Avenue
Colonial Lane
Peachgrove Road
Cassidy Street
Fox Street
Clyde Street
Nelson Street
Proposed Built Heritage Item
Existing Built Heritage Item - A Ranking
Existing Built Heritage Item - B Ranking
Hamilton East Dwelling Control Area
Hamilton East Residential Intensification Area
Hamilton East
Proposed Historic Heritage Area
Meters
0 15 30 60 90 120
N

Appendix 2 – Historic Heritage Area Assessments– Recommended HHAs

Street Name	Representativeness	The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:									Recommended as HHA
		Street/Block Layout	Street Design	Lot Size, Dimensions and Density	Lot Layout	Topography and Green Structure	Architecture and Building Typology	Frontage Treatments	Comments	Conclusion Consistency Criteria	
	That the area is representative of a Heritage Theme which has historic heritage significance to the development of the city	A consistent Street/Block Layout which makes a positive contribution to the heritage significance and quality of the area	Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.	Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.	Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.	Whether the overall Topography and Green Structure of the area makes a positive contribution to the heritage significance and quality of the area.	Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.	Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.			
Acacia Crescent HHA											
Acacia Crescent									Loop road. Narrow street with regular street trees. Lot width and depth varies. Lot layout varies (setback) responding to topography. Some dominant parking on west side of street. Buildings imposed on topography. Mainly brick buildings with both hipped and gabled roofs with both tiles or corrugated. Mainly open frontages with planting; with low walls although there are some more dominant fences. Change in levels limits contribution that buildings make to street (as above or below street level). .	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Anglesea Street HHA											
Anglesea Street - south of Palmerston Road	Part only								East Side - significant redevelopment - not assessed. West Side = Extends beyond the connected grid network as cul-de-sac. Wide berms, and street trees with very wide carriageway. Some variation in lot width, and in lot layout. However, **group of say 4 or 5 houses which show greater consistency**. Planted front boundaries, with some low walls.	5/7 Score for smaller group of houses only	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Ashbury Avenue HHA											
Ashbury Avenue									Links to series of cul-de-sac. Wide carriageway. Berms and regular street trees (trees one side of street only). Regular lot size/width. Some variation in lot layout (including varying setback). Driveways generally not too dominant. Little influence of topography but street aligned to provide direct link to Jansen park. Reasonably consistent architecture; red and buff brick, some painted block, hipped and gabled roofs (corrugated covering). Low walls/retaining walls, two high prominent fences.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Augusta, Casper and Roseberg Streets HHA											
Augusta Street / Roseburg Street / Casper Street									Series of linked culs-de-sac. Narrow carriageways, berms and street trees. Reasonable consistency in lot width, some variation in dept and at end of cul-de-sacs etc (and one wide lot in Casper Street). Quite consistent site layout. No obvious influence of topography or green structure. Buildings reasonably consistent; brick and corrugated roofs dominate. Boundaries mainly open, low walls and planting. Some more dominant fences but do not impact on the continuity of the whole.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Casey Avenue HHA											
Casey Avenue - Boundary Road to Tamihana Avenue									Key link from Boundary Road to Fairfield Road. Busy street with carriageways narrowed by sympathetically designed traffic calming. Irregular street trees. Generally uniform lot size and layout (recognising some houses are semi-detached) (rear lots not considered). Generally consistent architecture and materials (weatherboard, some brick, and clay tile roofs). Some redeveloped sites and inconsistent buildings, but these do not impact on overall consistent appearance of the area. Frontage treatments vary, including fences, open plan and planted boundaries.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Cattanach Street HHA											
Cattanach Street									Part of a grid of connected streets, although limited connection out of the area. Street trees in berms along both sides of street. Reasonable consistency in lot size/width and lot layout, although there are some areas of dominant parking which disrupt this. Not directly linked to topography or natural feature. Brick, tile and plaster buildings, with various roof shapes and designs (including single and two storey). Many open plan frontages, some with dense planting. However is also one tall fence above retaining.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Chamberlain Place HHA											
Chamberlain Place									State housing. Cul-de-sac. Arranged around central green (planted with trees). Narrow carriageway; with berms but no street trees. Lot size reasonably consistent, but for some detached and some duplex units. Lot layout is consistent. Based around the green space. Mainly weatherboard with corrugated roofs; some brick. Mostly gables but some Dutch gables. Mainly open frontages or low fences.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Claudelands HHA											
George Street									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees fully enclosing the street. Lot size and layout relatively consistent on west side of street, more varied on east side where there are some more recent developments. Grid layout arranged following topography alongside the river. Reasonable consistency in architecture and materials; weatherboard and plaster with some brick (less consistency on east side of street). Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Kitchener Street									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent. Grid layout arranged following topography alongside the river. Reasonable consistency in architecture and materials (weatherboard and plaster and some brick) but there are a number of newer developments (including two storey flats) which disrupt this. Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

ONeill Street									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent (but for non-residential uses on north side of street). Grid layout arranged following topography alongside the river. Reasonable consistency in architecture and materials (weatherboard and plaster and some brick). Some larger historic dwellings. There are a number of newer developments (including two storey flats) which disrupt this. Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area; some dwellings set some hight above and below road reflecting the original topography of the area.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Piako Road									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent. Grid layout arranged following topography alongside the river. Reasonable consistency in architecture and materials (weatherboard and plaster and some brick) but there are a number of newer developments (including two storey flats) which disrupt this. Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
River Road (Claudelands Rd to Boundary Rd)									Road follows alignment of Waikato River, providing important linkage. East side of street has a generally consistent character as far north as around 364 River Road. West side is less consistent, with an apparent greater number of infill or replacement dwellings. Reasonably consistent street trees in wide berms. Carriageway does not appear overly wide despite volume of traffic using it. Lot size and dimension, and lot layout does vary along length of the street, although all dwellings appear to be fronting the street and generally exhibit a spacious layout. Lots to the immediate north of Oneill Street are narrower, with smaller side yards etc. However these buildings still appear in keeping with the area. Overall the area displays consistent themes of architecture and materials, despite some buildings which vary from the norm. Whilst front boundaries include low fences, low walls and planting, there are also taller, more dominant fences. However, the adverse impact of these on the character of the area is mitigated by the general planting on other boundaries and the street trees.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Thames Street									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent. Grid layout arranged following topography alongside the river. Reasonable consistency in architecture and materials (weatherboard and plaster and some brick) but there are a number of newer developments (including two storey flats) which disrupt this. Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Union Street									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent. Grid layout arranged following topography alongside the river. Reasonable consistency in architecture and materials (weatherboard and plaster and some brick) but there are a number of newer developments (including two storey flats) which disrupt this. Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Fairfield Road HHA											
Fairfield Road - Haultain to Heaphy									Significant link from River Road to Heaphy Terrace. Regular street trees and berms. Lot sizes and layouts reasonably consistent (recognising that the curves in street layout has impact on lot shape and layout). Architecture and materials reasonably consistent (state housing) even with some recent infill. Varied front boundaries, including some open plan and/or planted. However, there are a number of dominant fences which due to the curing street are very dominant discordant features.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Frankton Railway Village HHA											
Weka Street, Kea Street, Kaka Street, Pukeko Street, Kereru Street, Makomaka Street									Part of a partly connected grid network. Regular street trees in berms. Very regular lot size and lot layout, with dwellings arranged relatively close to front boundary with large rear yard. Some areas of dominant car parking to front and side of dwellings. Many dwellings have garage in rear yard. Works with existing flat topography. Central open space at Railway Park. Significant consistency in design and materials for dwellings; railway cottages of varied detailed design with weatherboard elevations, corrugated roofs and brick chimneys. Various gabled and hipped roof designs. Fences vary, with some low timber framed wire fences, timber picket fences through to medium height timber fences.		**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Rifle Range Road									ASSESSMENT RELATES ONLY TO SECTION FROM 29 TO 51 RIFLE RANGE ROAD (REMAINDER OF STREET EXHIBITS SIGNIFICANT INCONSISTENCY) Part of a partly connected grid network. Regular street trees in berms. Very regular lot size and lot layout, with dwellings arranged relatively close to front boundary with large rear yard. Some areas of dominant car parking to front and side of dwellings. Many dwellings have garage in rear yard. Works with existing flat topography. Central open space at Railway Park. Significant consistency in design and materials for dwellings; railway cottages of varied detailed design with weatherboard elevations, corrugated roofs and brick chimneys. Various gabled and hipped roof designs. Fences vary, with a number of dominant tall timber fences (along with low timber framed wire fences, timber picket fences and medium height timber fences).		**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Graham Street HHA											
Graham Street (Sillary Street to Brookfield Street; including Freyberg Street)									Part of a connected block structure to the west of Grey Street. Street trees are grouped/unevenly spaced. Lot sizes, dimensions and layout generally consistent apart from Flat development on west side of street and lots on west side where there are garages within front yard areas. Street lies at base of rising ground towards Grey Street. Some consistency in architecture and materials (mainly weatherboard elevations with some brick and plaster) but disrupted by Flat development and other (limited) more recent development. Mainly low fences, planting on frontages.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Graham Street (Brookfield Street to Naylor Street incl. Newell)									Part of a connected block structure to the west of Grey Street. Street trees only in centre of eastern side. Lot sizes, dimensions and layout generally consistent in southern section of the street but less consistent where road rises at northern end. Some consistency in architecture and materials (mainly weatherboard elevations with some brick and plaster) but some more recent development are quite prominent and disrupt this (including development at end of Newell St, development east side of Graham St etc). Mainly low fences or planting on frontages; some sites (northern end) located well above street level (on east) or well below street level (on west). Scoring carried out excludes more varied east section of street.	5/8 - west side of street only	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Hamilton East HHA											
Albert Street (MacFarlane to Gray Street)									South side only - forms part of the wider Hamilton East street pattern, substantial regularly spaced street trees at the east end, and large areas of trees and planting within the berm/reserve at the west. Regular lot size/dimension and layout along street frontage lots (rear lots vary) except at east end where shape and form of lots are irregular. Street imposed on rising ground, with houses at west end above street level behind area of reserve/berm. Reasonable consistency in architecture, although some more recent buildings do detract from the overall impression. Some variation in street frontage treatments, although overall impression is of medium height fences.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Albert Street (Gray to Firth)									South side, good street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots (rear lots vary). Grid layout is imposed over broadly flat landform. Significant consistency in architecture (a few more modern buildings do not detract from the overall impression). Some variation in street frontage treatments, including dominant timber fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Albert Street (Firth to Nixon)									South side, good street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots (rear lots vary). Grid layout is imposed over broadly flat landform. Significant consistency in architecture (a few more modern buildings do not detract from the overall impression). Some variation in street frontage treatments, including dominant timber fences. The development which has taken place on the north side of the street does not detract from the overall quality and significance of the south side.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Albert Street (Nixon to Galloway)									Good street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots (rear lots vary). Grid layout is imposed over broadly flat landform. Significant consistency in architecture (a few more modern buildings do not detract from the overall impression). Some variation in street frontage treatments, including dominant timber fences. North side; not scored, very inconsistent as within an area already identified for intensification with significant redevelopment already having taken place. Check found this note...	6/7 (south side only)	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Brookfield Street (Grey to Nixon)									Street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; although there are some garages in front yards these do not take away from the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Significant consistency in architecture (a few more newer buildings do not detract from the overall impression). Some variation in street frontage treatments, including dominant timber fences.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Brookfield Street (Nixon to Galloway)									Street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; although there are some garages in front yards these do not take away from the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Significant consistency in architecture (a few more modern buildings do not detract from the overall impression). Some variation in street frontage treatments, but fences are not overly dominant.	7/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Brookfield Street (Galloway to Fox Street...)									Street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots (one angled building) (rear lots vary). Grid layout is imposed over broadly flat landform. Some consistency in architecture. Some variation in street frontage treatments, open plan, planting and various fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Brookfield Street (Fox to Dey Street)									North side of street; street/block layout forming part of the wider Hamilton East street pattern, some large street trees. Regular lot size/dimension and but some variation in setback (rear lots vary). Grid layout is imposed over broadly flat landform. Some consistency in architecture. Some variation in street frontage treatments, but fences are not overly dominant.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Brown Street									Does not form a consistent part of the street/block layout forming part of the wider Hamilton East street pattern but provides important role in fronting Gallagher Park. Large, regularly spaced street trees. Regular lot size/dimension and layout; overall impression of consistency (rear lots vary). Road alignment influenced by Gallagher Park. Consistency in architecture, with dominant timber weatherboard. Some variation in street frontage treatments, including low fences, permeable fencing and significant planting, but overall has consistent appearance.	7/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Cook Street (Nixon to Gallagher)									Street/block layout forming part of the wider Hamilton East street pattern, small street trees with some large gaps between. Carriageway appears very dominant. Regular lot size/dimension. On north side some buildings provide side not their front to street (rear lots vary). Grid layout is imposed over broadly flat landform. On south side, reasonable consistency in architecture, but less consistency on north side of street (some newer buildings detract from the overall impression). Some variation in street frontage treatments, generally low walls or fences but some more dominant timber fences. North side of street is inconsistent.	5/7 - scoring would be higher for south side only	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Findlay Street									Does not form a consistent part of the street/block layout forming part of the wider Hamilton East street pattern, but provides important role in fronting Gallagher Park. Large, regularly spaced street trees on north side of street only. Regular lot size/dimension and layout; overall impression of consistency. Road alignment influenced by Gallagher Park. Some consistency in architecture. Some variation in street frontage treatments, including low fences, and significant planting, but overall has a fairly consistent appearance.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Firth Street (Brookfield St to Naylor St)									Assessment score does not include Care Home. Street/block layout forming part of the wider Hamilton East street pattern, good street trees and narrow carriageway. West side of street, lots size and layout appear (from street) to be regular. East side of street, less regular with development of single storey flats and single storey care home (with parking on street frontage). Grid layout is imposed over broadly flat landform. Reasonably consistent architecture and materials; mainly weatherboard, some plaster, and corrugated iron and tile roofs. Brick seen on the Flats. Some variation in street frontage treatments, with low fences, low walls, planting and some higher dominant fences (one garage close to front boundary).	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Firth Street (Naylor St to Albert St)									Street/block layout forming part of the wider Hamilton East street pattern, good street trees and narrow carriageway. Lots size and layout appear (from street) to be regular, although there are a number of garages close to site frontage (I have not researched the age and history of these). Grid layout is imposed over broadly flat landform. Reasonably consistent architecture and materials; mainly weatherboard, some plaster, and corrugated iron and tile roofs. Reasonably consistent street frontage treatments, with low fences, low wall and planting (some garages close to front boundary). -Lot layout could score higher after consideration of history of garages	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Galloway Street (SH1 to Brookfield Street)									Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway separating substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; although there are some garages in front yards these do not take away from the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Reasonable consistency in architecture, with dominant timber weatherboard and (Huntly) brick. Some variation in street frontage treatments, including some dominant fences	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Galloway Street (Brookfield Street to Naylor Street)									Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway separating substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; although there are some garages in front yards these do not take away from the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Reasonable consistency in architecture, with dominant timber weatherboard and some (Huntly) brick. Some variation in street frontage treatments, including some dominant fences	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Galloway Street (Naylor Street to Albert Street)									Street/block layout forming part of the wider Hamilton East street pattern; including Gallagher Park which is a significant green area within the Hamilton East grid street network. Wide carriageway separating substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Reasonable consistency in architecture, with dominant timber weatherboard but newer houses do stand out and take away from the overall impression of consistency. Some variation in street frontage treatments, including some dominant fences particularly at southern end.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Galloway Street (Albert Street to Wellington Street)									Street/block layout forming part of the wider Hamilton East street pattern; including Gallagher Park which is a significant green area within the Hamilton East grid street network. Wide carriageway separating substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Reasonable consistency in architecture, with dominant timber weatherboard. Newer buildings do stand out and take away from the overall impression of consistency. Some variation in street frontage treatments, including some dominant fences.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Galloway Street (Wellington Street to Cook Street)									Street/block layout forming part of the wider Hamilton East street pattern. Wide carriageway separating substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Reasonable consistency in architecture, with dominant timber weatherboard but newer houses do stand out and take away from the overall impression of consistency. Some variation in street frontage treatments, including some dominant fences.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Galloway Street (Cook Street to Clyde Street)									Street/block layout forming part of the wider Hamilton East street pattern. Wide carriageway separating substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. Reasonable consistency in architecture, with dominant timber weatherboard. Some variation in street frontage treatments, including some dominant fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Grey Street (south end - SH1 to Albert Street))									Excluding commercial and community use sites - Key route into Hamilton East from the south; significant traffic. Wide carriageway, with wide berms and large street trees. Reasonably regular lot frontage width and lot layout. Road runs along top of rising ground from river. Within residential sites, reasonable consistency in architecture and materials (including weatherboard, plaster or brick). Mainly low/medium height walls and/or planting.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Naylor Street (West of Gray Street)									Street/block layout forming part of the wider Hamilton East street pattern, dominant carriageway. Some parts have not front berm and only irregular street trees. Variation in lot width. Grid layout is imposed over rising landform. Some inconsistency in architecture with some of the newer buildings detracting from the overall consistency of the street. Some variation in street frontage treatments, with some dominant fences.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Naylor Street (Gray Street to Nixon Street)									Street/block layout forming part of the wider Hamilton East street pattern, small regularly spaced street trees. Variation in lot width but lot layout generally consistent. Whilst there are some garages in front yards these do not take away the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. General consistency in architecture (a few more newer buildings do not detract from the overall impression). Some variation in street frontage treatments, with some dominant fences.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Naylor Street (Nixon St to Galloway Street)									Street/block layout forming part of the wider Hamilton East street pattern, small regularly spaced street trees. Variation in lot width but lot layout generally consistent. Whilst there are some garages in front yards these do not take away the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. General consistency in architecture. Some variation in street frontage treatments, with some dominant fences.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Naylor Street (Galloway St to Fox St)									Street/block layout forming part of the wider Hamilton East street pattern. Some gaps in street trees. Variation in lot width but lot layout generally consistent. Whilst there are some garages in front yards these do not take away the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. General consistency in architecture (more brick than in areas to the west). Some variation in street frontage treatments, with some dominant fences.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Nixon Street (SH1 to Brookfield Street)									Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway. Large street trees on the west side and smaller (replanted) street trees on the east. Varied lot size/dimension and layout along street frontage lots (rear lots vary). Lot layout reasonably consistent with some variation with different typologies. Grid layout is imposed over broadly flat landform. Some inconsistency in architecture, with more recent developments. Some variation in street frontage treatments, including some dominant fences. Driveways to rear lots disrupt the frontages.	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Nixon Street (Brookfield Street to Naylor Street)									Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway. Large street trees. Some varied lot size/dimension and layout along street frontage lots but this is not immediately apparent from street (rear lots vary). Lot layout reasonably consistent with some variation with different typologies and garage in one front yard. Grid layout is imposed over broadly flat landform. General consistency in architecture, with weatherboard and Huntly brick; some variation but not sufficient to impact on overall impression of consistency. Some variation in street frontage treatments, including some dominant fences	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Nixon Street (Naylor Street to Albert Street)									Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway. Large street trees. Generally consistent lot size/dimension and layout along street frontage lots (rear lots vary). Lot layout reasonably consistent but a number of garages in front yard areas (this does not reduce the overall quality of the area). Grid layout is imposed over broadly flat landform. General consistency in architecture, with weatherboard and Huntly brick; some variation but not sufficient to impact on overall impression of consistency. Some variation in street frontage treatments, including some dominant fences	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Nixon Street (Albert Street to Wellington Street)									West side of street is in existing residential intensification zone. Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway. Large street trees. Generally consistent lot size/dimension and layout along street frontage lots on East side of street. Lots size and shape less consistent on west side of street. Rear lots vary. Lot layout reasonably consistent despite varied lot shape, although less consistent on the west. There are a number of garages in front yard areas (this does not have a very significant impact on the overall quality of the area). Grid layout is imposed over broadly flat landform. Some variation in architecture, which has a small impact on the impression of consistency. Some variation in street frontage treatments, including some dominant fences (particularly in the northern part of the west side)	5/7 - Would score more highly if only scored East side of street.	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Nixon Street (Cook Street to Clyde Street)									West side of street is in existing residential intensification zone. Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway. Large street trees, although some inconsistency in spacing. Generally consistent lot size/dimension and layout along street frontage lots on East side of street. Lots size and shape less consistent on west side of street. Rear lots vary. Grid layout is imposed over broadly flat landform. Architecture generally consistent on east side of street, but overall impression is that west side is varied (despite there being some good quality older buildings). Some variation in street frontage treatments, including some dominant fences (particularly both sides of street in the centre of this block).	5/7 - Would score more highly if only scored East side of street.	**Recommend HHA**- EAST SIDE OF STREET ONLY is both Representative and scores sufficiently high in Consistency Criteria
Wellington Street (Nixon to Galloway)									Street/block layout forming part of the wider Hamilton East street pattern. Some gaps in street trees on south side (some pollarded). Some variation in lot width but overall impression is that lot size and layout appears consistent . Whilst there are some garages in front yards these do not take away the overall impression of consistency (rear lots vary). Grid layout is imposed over broadly flat landform. General consistency in architecture (limited number of newer buildings do not detract from the overall impression). Some variation in street frontage treatments, with some dominant fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Wellington Street (Galloway to Fox St)									Street/block layout forming part of the wider Hamilton East street pattern. Some gaps in street trees on south side. No front berm on south side. Some variation in lot width but overall impression is that lot size and layout appears consistent . Grid layout is imposed over broadly flat landform. Some inconsistency in architecture with some buildings having a detrimental effect on the character of the areas. Some variation in street frontage treatments, but generally fences are not dominant.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Wellington Street (Fox St to Waiwere)									Street/block layout forming part of the wider Hamilton East street pattern. Some gaps in street trees on south side. No front berm on south side. Some variation in lot width but overall impression is that lot size and layout appears consistent. Grid layout is imposed over broadly flat landform. Some inconsistency in architecture with some buildings having a detrimental effect on the consistency of the areas. Some variation in street frontage treatments, but generally fences are not dominant.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Hayes Paddock HHA											
Bledisloe Terrace									Informal street alignment, within Hayes Paddock; curved alignment following rising ground. Narrow berms with regular street trees. Regular lot frontages, although shape and depth vary due to curved street design. Lot layout reasonably regular, although height of dwellings above street varies due to topography. Consistent architecture and materials (weatherboard elevation with clay tile roofs dominate). Some variation in front boundaries, with open plan, planting and low fences.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Fergusson Street									Whilst this is a cul-de-sac it is an integral part of the overall Hayes Paddock street layout, allowing street access into the centre of the large block formed by Jellicoe Drive and Plunket Terrace (size of block may have been dictated by topography across wider area?). No berms or street trees. Regular lot size and lot layout (narrower frontages at ends of cul-de-sac but still regular building layout). Consistent architecture and materials (mainly weatherboard elevation with clay tile roofs dominate). Some variation in front boundaries, mainly open plan, planting and low fences (limited high fences).	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Galway Avenue									Informal street alignment, within Hayes Paddock; curved alignment following rising ground. Narrow berms with regular street trees. Regular lot frontages, although shape and depth vary due to curved street design. Lot layout reasonably regular, although height of dwellings above street varies due to topography (some retaining walls). Consistent architecture and materials (weatherboard elevation with clay tile roofs dominate). Some variation in front boundaries, but open plan or planted dominate (at northern end some tall dominant fences; but these are insignificant given whole length of the street).	7/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Jellicoe Drive									Informal street alignment, within Hayes Paddock; curved alignment broadly following river. Narrow berms with regular street trees. Consistent lot frontages, although depth varies due to curved street design. Some redevelopments of existing sites and multi-units on site close to Hayes Common. Overall, lot layout reasonably regular, although height of dwellings above street varies due to topography. Generally consistent architecture and materials (weatherboard elevation with clay tile roofs dominate); new developments retain general materials and shapes/form of older dwellings but often far larger. Some variation in front boundaries, but generally low fences (with retaining where required).	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Mac Farlane Street (Brookfield to Albert) - Including Onslow Street									Part of a connected block structure to the west of Grey Street. Small street trees in narrow berms (more regular on west side of street); despite trees the carriageway remain quite dominant. Lot frontage widths quite consistent on the west side; less so on east side due to varying typologies. West side reasonable consistency in lot layout (although some large areas of hard surface) but less so on east. Very clear consistency in architecture and materials on west side (despite limited redevelopments) but lacks continuity on the east side where there is wider range of building ages and typologies. Street follows topography with rising ground to east. Mainly low fences or planting on frontages (some higher fences) and planting.	WEST SIDE: 6.5/7 East side would score below threshold	**Recommend HHA (west side of street only)**- is both Representative and scores sufficiently high in Consistency Criteria
MacFarlane Street (Albert to Wellington)									Part of a connected block structure to the west of Grey Street. Small street trees in narrow berms; despite trees the carriageway remain quite dominant. Lot frontage widths quite consistent on the west side; less so on east side due to varying typologies. West side reasonable consistency in lot layout (apart from some garages and extensions in front yard area) but less so on east. Very clear consistency in architecture and materials on west side apart from redevelopment at corner of MacFarlane with Jellicoe (EXCLUDED FROM SCORING) and limited altered buildings/redevelopments. Lacks continuity on the east side where there is a wider range of building ages and typologies. Street follows topography with rising ground to east. Mainly low fences or planting on frontages (some higher fences and garages).	WEST SIDE: 6/7 East side would score below threshold	**Recommend HHA (west side of street only)**- is both Representative and scores sufficiently high in Consistency Criteria
Plunket Terrace									Straight alignment bisects Hayes Paddock through a valley area, with many of the houses on both sides being on higher ground. Narrow berms with regular street trees. Consistent lot frontage and depth. Lot layout reasonably regular, although height of dwellings above street varies due to topography and a number of dwellings have added garages in front yards. The impact of these is mitigated by the large street trees. Generally consistent architecture and materials (weatherboard elevation with clay tile roofs dominate. Some variation in front boundaries, but generally low fences at south with open plan frontages dominant north of intersection with Jellicoe Drive.	7/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Hooker Avenue HHA											
Hooker Avenue / Lynwood Place									Very long cul-de-sac. Quite narrow street with street trees in berm. Overall impression is that lots are consistent size and layout. Some dominant parking. No linkage to green space. Mainly brick buildings, mostly single storey but some disruption from redevelopments. Frontages mainly open or planted.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Jamieson Crescent HHA											
Jamieson Crescent									State Housing. Some continuity on south side of east-west section (only this part scored). Links between two roads but not fully connected network. Narrow carriageway, narrow berms and small street trees. Consistent lot size and layout, recognising detached and duplex typologies. No link to topography or but large trees in private land. Buildings weatherboard with corrugated roofs. Open frontages. Overall impression is disrupted by lack of consistency in buildings, dominant parking, fences etc in remainder of street.	5.5/7 South side of East West section only	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Jennifer Place HHA											
Jennifer Place									Curving street responds to local topography although as cul-de-sac does not link to other streets. Whilst lots sizes vary, frontage width is relatively consistent. Lot layout responds to topography, with added interest of buildings being above street level. Some inconsistency in building typologies and frontage treatment (although generally open plan and planted with low retaining where required).	5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Lamont, Freemont, Egmont and Claremont HHA											
Egmont Street									Forms part of wider grid with other mountain streets, attractive street with small regularly spaces street trees in front berm, with views along street stopped by dwellings and trees beyond at each end. Generally regular lot pattern, lot layout and architecture/typology with buildings responding positively to the street. Little influence of topography or green structure. Mainly open plan with some low fences/walls, a limited number of higher fences.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Freemont Street									Forms part of wider grid with other mountain streets, attractive street with small regularly spaces street trees in front berm, with views along street stopped by dwellings and trees beyond at each end. Generally regular lot pattern, lot layout and architecture/typology with buildings responding positively to the street, although less regular than Egmont Street. Little influence of topography although some retaining at west end. Mainly open plan with some low fences/walls, apart from west end where some retaining.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Lamont Street									Forms part of wider grid with other mountain streets, attractive street with small regularly spaced street trees in front berm. Views along street are less attractive than Freemont and Egmont; west end does not have direct view of dwelling and east end curves. Generally regular lot pattern, lot layout and architecture/typology with buildings responding positively to the street, although less regular than Egmont Street. Little influence of topography although some retaining at west end. Brick seen on the majority of buildings. Mainly open plan with significant planting within some front yard areas. Chartwell Mall is a dominant feature seen over buildings within the street.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Marama Street HHA											
Marama Street (north) and Moana Street									Significant change within street. West side at northern end less change. This area only assessed - Provides link from Lake Road to Seddon Street. Regular street trees; some in buildouts. No berms. Reasonably regular lot size and layout (including setback). Consistent building design and materials (weatherboard with corrugated roof), although some alterations made to budlings. Picket fences and planted boundaries.	5.5/7 (west side at north end only)	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Marire Avenue, Parr and Taniwha Streets HHA											
Marire Avenue									Cul-de-sac off north side of Norton Road. Does not appear to provide linkage to gully to the north. Very substantial street trees within wide berms. Reasonably consistent lot width and lot depth (some differences in depth but not readily apparent from street). Also, consistent lot layout (although some garage/parking in front yard areas). Road does not take account of topography or green structure, other than not extending further northwards (due to location of gulley). Overall impression is of good continuity of architecture and materials (especially on east side) although there are some out of character buildings (materials and design). Mainly open frontages, planting and/or low fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Parr Street									Cul-de-sac off north side of Norton Road. Does not appear to provide linkage to gully to the north. Very substantial street trees within wide berms. Reasonably consistent lot width, although depth varies (difference not readily apparent from street). Also consistent lot layout (although some garage/parking in front yard area). Road does not take account of topography or green structure, another than not extending further northwards (due to location of gulley). Good continuity of architecture and materials. Mainly low fences/walls or planting.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Taniwha Street (West Side only)									One of a small grid of street connecting with Norton Road and via pedestrian routes to Mill Street Trees within berms along most of the street. Wide carriageway; impacts on cohesiveness of areas with the street trees not able to mitigate width of street. Lot depth and frontage reasonably consistent until northern end where alters in relation to topography (and subdivision of additional lot). Lot layout reasonably consistent, although varies a little at north due to landform/topography etc. Mainly consistent architecture and materials and building forms (although some two storey). Frontages include some very attracted open frontages with planting, which are the dominant impression despite some more dominant fences.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Matai, Hinau and Rata Streets HHA											
Hinau Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the block are long, although connectivity improved with Lafferty Street and Miro Street breaking up blocks. Street laid over steep topography. Reasonably wide carriageway. Regularly spaced street trees. Lot size and dimensions consistent (apart from where subdivided; even in these circumstances only additional driveways take away from the uniform appearance). Lot layout and setbacks reasonably consistent despite topography and some buildings being above and below the level of the street.; some garages in front yard areas. Strong response to topography. Some consistency in architecture and buildings, although redevelopments take away from this. Boundaries vary, with some tall fences particularly at eastern end and some dominant open driveways and garages.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Matai Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the blocks are long, although connectivity improved with Lafferty Street and Miro Street breaking up blocks. Street laid over steep topography. Reasonably wide carriageway. Regularly spaced street trees. Lot size and dimensions consistent (apart from where subdivided; even in these circumstances only additional driveways take away from the uniform appearance). Lot layout and setbacks reasonably consistent (despite topography and some buildings being above and below the level of the street; some garages in front yard areas. Strong response to topography. Reasonable consistency in architecture and buildings; weatherboard and Huntly brick dominate although detailed architecture does vary (likely with building age). Boundaries vary, with some tall fences and garages.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Rata Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the blocks are long, although connectivity improved with Lafferty Street and Miro Street breaking up blocks. Street laid over steep topography. Reasonably wide carriageway. Regularly spaced street trees. Lot size and dimensions consistent (apart from where subdivided; even in these circumstances only driveways take away from the uniform appearance). Lot layout and setbacks reasonably consistent (despite topography and some buildings being above and below the level of the street; some garages in front yard areas. Strong response to topography. Some consistency in architecture and buildings, although redevelopments take away from this. Boundaries vary, with some tall fences particularly and some dominant areas of parking and garages.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Myrtle Street and Te Aroha (West) HHA											
Myrtle Street									Road alignment responds to the location of location of the Railway and Claudelands Bridge (with lots to the north of the east-west section of the road backing onto the railway). The street has wide berms and regular street trees, with a relatively wide carriageway (which currently appears to be used as commuter parking). Lots vary in width and depth, although this is not noticeable from the street, apart from at the corner. Lot layout relatively consistent but some garages on street frontage; these are generally small and do not take away from the street. Whilst there is significant consistency with the architecture and materials of the majority of buildings, a number of newer developments do stand out and have an impact on the consistency of the street; in particular the three storey semi-detached building at 31 and the buildings at 11, 16 and 17. Low walls and fences and planting with some more dominant solid fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Te Aroha (River Rd to Gray St)									Key link from River Road to Grey Street, forming part of a wider network of linkages. Relatively narrow carriageway, wide berms and large regularly spaced street trees. Views down street across river to CBD. Reasonably regular lot frontages (alter with topography at east end, south side of road). Reasonably regular setback and lot layout. Road cuts directly down the incline from Grey Street to River Road. General consistency in buildings (with some inconsistency at western end). Some dominant fences which take away from the character of the area.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Oxford Street (East) HHA											
Oxford Street (West) HHA											
Oxford Street									Cul-de-sac from Heaphy Terrace, to Poutney Park, but forms part of a wider grid layout between Heaphy Terrace and Peachgrove Road. Wide berms, narrow footpaths and regular street trees. Regular lot size (width and depth). Some variation in lot layout where redevelopment taken place and garages on street. Unclear how responds to topography although links to park at end of street. Sections of consistent architecture and materials, including at west end and east end (with railway cottages on north side of street at east end). Frontages vary, but not too many dominant fences.	6/7 - ASSUMES exclude central section of street.	**Recommend 2 x HHA**, one at east end of street and other at west end of street - is both Representative and scores sufficiently high in Consistency Criteria

Riro Street HHA											
Riro Street (West Section)									Located on a flat area of land alongside the River. Riro Street connects from River Road and leads down to the edge of the Waikato River. There are wide berms and good sized street trees along the south side of the street. Lot sizes vary, becoming larger towards the river, but lot layout is reasonably consistent. Most dwellings are weatherboard, with one brick building and one with shingle elevations; overall the buildings appear consistent. Front boundaries are generally low fences, open or planted; whilst these vary, they provide the street with a consistent appearance.	7/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Sare Crescent HHA											
Sare Crescent									State housing. Loop road. Narrow street with regular street trees. Reasonably regular lot size, width and lot layout (varies on bend) but for one large redevelopment. Some dominant parking. Not influenced by topography or green structure. Mainly weatherboard buildings (or other white painted) and both gabled and hipped roofs. Mainly tiles but also corrugated. Disrupted by redevelopment in centre of street and at Heaphy Terrace end. Mainly open frontages, some low fences.	5/7	Recommend HHA- is both Representative and scores sufficiently high in Consistency Criteria
Seifert Street HHA											
Seifert Street									Cul-de-sac; does not contribute to the connectivity of the wider local grid street network but typical of its period. Regularly spaced street trees. Regular lot size and frontage. Wide lot frontages. Street rises with topography at west end with two storey buildings cut into the rising levels (ground floor garaging). No links to green structure. Mainly brick buildings with reasonable consistency in architecture. Mainly low walls with planting along frontages; some low fences. Dwellings at entrance to street vary from this description.	5.5/7 - Excluding dwellings at entry to street	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Springfield Crescent HHA											
Springfield Crescent									Loop road. Narrow street with regular street trees. Reasonably regular lot size, width and lot layout (mainly with long building frontage to the street). However some dominant parking. Not influenced by topography or green structure. Mainly brick buildings with both hipped and gabled roofs with both tiles or corrugated. Mainly open frontages; with low walls.	5.5/7	Recommend HHA- is both Representative and scores sufficiently high in Consistency Criteria

Sunnyhills Avenue HHA											
Sunnyhills Avenue, Dawn Rise, Lorraine Place									Very long cul-de-sac. Street trees in berm. Overall impression is that lots are consistent size and layout, although this does vary with levels. Some dominant parking. No linkage to green space. Mainly brick buildings; mix of single and two storey., but some retaining and tall fences. Frontages mainly open or planted.	5/7	Recommend HHA- is both Representative and scores sufficiently high in Consistency Criteria
Te Aroha (East) HHA											
Argyle Street & Warr Street									Forms clear block of streets north and south off of Te Aroha. Regular street trees, although carriageway quite wide. Lots regularly sized and general consistency with lot layout. Significant consistency in architecture, although some sites do not contribute to the consistency of the area. Overall impression is that frontages generally medium height or lower fences; the few higher fences do not impact on this impression.	6.5/8 - would potentially score more highly if did not include buildings at either end.	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Armagh Street									Provides link from Argyle Street to reserve to west. Wide berms but few street trees. Good view along street to reserve. Consistent lot size and general layout, although garage in front garden at no.2 is dominant. Some newer buildings,(incl. 4.8 and 7 disrupt the consistency of the street.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Bains Ave									Forms clear block of streets north and south of Te Aroha. Good street trees with wide berms. Lots regularly sized and general consistency with lot layout (garage to front of building on south side does not have a significant impact overall). Significant consistency in architecture on south side of street, but inconsistent on north side of street (with a number of buildings which do not contribute. Low fences and planting predominate; some taller fences including on south side of street. North side of street is inconsistent	6.5/7 (south side of street only).	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Bell Street									Forms clear block of streets north and south of Te Aroha. Good street trees (smaller on west side of street) and with wide berms. Lots regularly sized and general consistency with lot layout. Significant consistency in architecture and materials; mainly weatherboard with some brick and plaster (latter with Moderne influences). One two storey buildings; appears to be original building raised. Many open plan frontages, low fences and a few medium height fences.	7/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Bond Street									Forms clear block of streets north and south off of Te Aroha. Limited street trees and no front berm on west side of street and carriageway quite wide. Lots regularly sized and general consistency with lot layout. Significant consistency in architecture, although a limited number of buildings which do not contribute, overall the impression is of consistency. Overall impression is that frontages are generally medium height or lower fences or planting, with a limited number of taller fences.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
James Street									Forms clear block of streets north and south of Te Aroha. Good street trees with wide berms. Lots regularly sized and general consistency with lot layout (limited number of garages/car ports to front of dwellings does not have negative impact overall). Consistency in materials (weatherboard and some brick) and quality of architecture. Low fences and planting predominate.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
St Olpherts Avenue									Forms clear block of streets north and south of Te Aroha. Good street trees (smaller on west side of street) but wide carriageway with narrow berms. Lots regularly sized and general consistency with lot layout (not including rear sites). Good consistency in architecture and materials on east side of street, but less consistent on west side. Range of different fences including some medium height fences.	6/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
St Winifreds Avenue									Forms clear block of streets north and south of Te Aroha. Good street trees (smaller on west side of street) and with wide berms . Lots regularly sized and general consistency with lot layout. General consistency in architecture and materials; mainly weatherboard with some plaster. Many low fences or planted hedges along front boundaries with some medium height fences.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Te Aroha Street (Gray St to Peachgrove Rd) - including Whyte Street.									Key link from Grey Street to Peach Grove, forming part of a wider network of linkages. Wide carriageway, wide berm on north side with regularly spaced street trees, and narrower berms with large areas without street trees on the south. Reasonably regular lots sizes and lot layout/setbacks (some garages in front yards). Significant consistency in buildings; more recent buildings are not sufficiently frequent in the street to have an impact on the overall impression. Some dominant fences which take away from the character of the area. That part of Whyte Street close to Te Aroha is consistent with this assessment; the southern part of Whyte Steet is overall consistent and would be excluded from any HHA.	6/8	**Recommend HHA**- is both Representative and scores sufficientl y high in Consistency Criteria
Whyte Street (N)									Forms part of a group of streets linking from Te Aroha to Claudelands Road. Good street trees. Lots regularly sized and general consistency with lot layout on east side of street but less consistency on east due to redevelopment. Significant consistency in architecture and materials (weatherboard) on east side but redevelopment underway and other more recent building on the west. Range of front boundaries, including block wall, low fences.	5/7	**Recommend HHA**- is both Representative and scores sufficientl y high in Consistency Criteria
Templeview HHA											
Templeview Campus									The Templeview campus is located to the east of Tuhikaramea Road. The road has been landscaped with attractive landscaping and new walls along both sides. The regenerated campus has clearly defined boundaries, with the layout of buildings providing a clear focus to the Temple. The site maintains the original topography of the area, albeit with the areas of car parking located on the lower ground and care and attention has been given to the creation of open spaces and landscaped areas. Whilst the detailed design of individual buildings varies, there is a clear influence of the design of the Temple over the site as a whole, with white elevations being common to all buildings. High quality frontages are provided Tuhikaramea Road with attractive building frontages and the consistent new boundary wall.	7/7	**Recommend HHA**- is both Representative and scores sufficientl y high in Consistency Criteria
Victoria Street HHA											
									An integral part of the central city connected grid street layout. The environmental improvements which have already been implemented in the street have resulted in an attractive environment for pedestrians and other users. Buildings generally built to the street frontage. Overall location of the street has been influenced by local topography. A number of well-designed open spaces in the local area. Most buildings have painted plaster or brick elevations, providing continuity to the area. -	7/7	**Recommend HHA**- is both Representative and scores sufficientl y high in Consistency Criteria

Wilson Street and Pinfold Avenue HHA											
Pinfold Avenue & Watts Crescent									Consistent street design with berms and (in places irregular) street trees. Lot width varies in response to building typology. Land is flat so no direct response to topography. Consistent State Housing buildings typologies and materials (including a variety for forms; detached, semi-detached). Frontage either open plan or low wall or low fence.	6.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria
Wilson Street									Substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; although there are some garages in front yards these do not take away from the overall impression of consistency. Street layout is imposed over broadly flat landform. Significant consistency in architecture (particularly on each side of the street). Some variation in street frontage treatments, including dominant timber fences.	5.5/7	**Recommend HHA**- is both Representative and scores sufficiently high in Consistency Criteria

Appendix 3 – Historic Heritage Area Assessments – Other streets (not recommended as HHAs)

STREET NAME	Representativeness	The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:									Recommended as HHA
		Street/Block Layout	Street Design	Lot Size, Dimensions and Density	Lot Layout	Topography and Green Structure	Architecture and Building Typology	Frontage Treatments	Comments	Conclusion Consistency Criteria	
	That the area is representative of a period of development which has historic heritage significance in the development of the city	A consistent Street/Block Layout which makes a positive contribution to the character and quality of the area	Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the character and quality of the area.	Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the character and quality of the area.	Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the character and quality of the area.	Whether the overall Topography and Green Structure of the area makes a positive contribution to the character and quality of the area.	Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the character and quality of the area.	Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the character and quality of the area.			
Abbotsford (south)									Does not form part of a legible street network. Area closest to Ulster Street is commercial. Overall street would score similar to Abbotsford (north). This assessment relates to west frontage to street, 38 to 46. Regular lot sizes and shape (albeit that appear to be cross leased with additional dwelling to rear). Regular lot layout (relative to site frontage). No apparent response to topography or contribution to green structure. Consistent architecture and materials. Inconsistent frontages, including high fence.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Aberdeen Drive									Part of wider connected street network. Some street trees in front berms. Lot width and size vary. Lot layout varies; setback and position of buildings (above street) follow the topography. Dominat parking/driveways Street follows topography and rises up hill. Architecture varies as does frontage treatments, although overal impression is retaining or low fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Aberfoyle Street (west section), Ranui Street									Create a loop road. Narrow carrageway, some street trees. Reasonably consistent lot size and shape. Setbacks vary. Buildings vary. Front boundaries include tall dominant fences and some retaining.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Airdrie Lane									Small cul-de-sac off of Victoria Street. Not visited. Does not appear to display usual characteristics expected in a street.		Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Alanbrooke									Cul-de-sac. Consistent street trees in berms. Reasonably regular lot size (although some subdivision of lots). Varied setbacks and lot layout, with some large areas of hard surface along street frontages. No apparent response to topography or green structure. Varies architecture and materials (more consistent on south side). Variation in frontages with some dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Alderson Road, Betley Crescent, Erika Place									Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Some redevelopment. Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages but show a high proportion of tall fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Alfred Street									One of a grid of streets which links from Heaphy Terrace to Peach Grove Road. Street deflects along its length and road corridor in west is approximately 5m wider than in east; this inconsistency impacts representativeness of street. East end, narrow carriageway, narrow berms and footpaths with irregular street trees. West end, wide carriageway, narrow berms and footpaths and a greater number (still not consistent) street trees; street appears vast and featureless. Lot sizes and frontage widths vary along street. Building setbacks also vary and some garages in front yards. Grid network overlaid on relatively flat topography. Some consistency with building materials and building styles (especially at east end). Some redevelopment. Frontages vary including open plan, planting, low fences and some dominant higher fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Alison Street									Provides connection as part of wider street network; curving alignment and topography add to interest.. Inconsistent street tree planting and some areas without berm. Reasonably consistent lot frontage but depth and shape of lots varies. Varied lot layout. Some dominant areas of parking. Varied architecture and materials, and varied boundaries including some retaining and tall fences. Road an busses very dominant features.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Allen Street, Bandon Street, Primrose Street, Smith Street									Part of connected street network. Narrow berms and street trees (berms wider in Smith Street). Reasonably consistent lot shape and width. Setback not consistent, garages in front yard. Redevelopments. Architecture varies, with older weatherboard bungalows and cottages, and brick contemporary dwellings. Frontages vary including picket fences, up to tall dominant fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Allenby Street / Montgomery Crescent/ Slim Street									State housing. Loop roads and Culs-de-sac. Regular street trees. Lot size regular; some dominant parking. Not obviously influenced by topography or green structure; follows river but not connected to this. Mainly weatherboard buildings with and both gabled and hipped roofs. Mainly tiles but also corrugated. Quite a large number of dominant fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Amanda Avenue, Poaka Avenue									Part of wider connected road network; relatively limited connections into area give its size. Wide carrageway with anrrow berms with street trees. Curved alignment adds interest. Reasonably regular lot width and size; varies with curved stret alignment. Site layout varies, with some buildings on set above street level, angled alignments and dominant areas of parking. Development responds to topography. Some consistency in architecture and materials. Frontages vary, from open, various heights of retaining and tall fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Amethyst Place									Smaller units at end of street are not consistent with remainder of street. Street layout does not make contribution to character of area and does not link with landscape beyond. Inconsistent lot size and layout with units at end of street. Good street trees within front berms, but otherwise street has no memorable features. Architecture and materials are not consistent. High front fences have negative impact on overall character of street. Views down street of large trees within Donny Park. Open space link to Emerald Place. Development does not make best use of the quality of its location close to Donny Park; standard cul-de-sac layout.	2/8	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Anderson Road, Mabian Crescent									Part of wider connected road network. Infrequent street trees in Anderston, more regular in Mabian. Irregular lot size and inconsistent lot layouts (setback, angled buildings, dominant parking). Little obvious influence of topography or green space. Some inconsistency in dwelling including redevelopments. Frontages vary, from open plan to tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Anglesea Street - Anzac Parade to Palmerston Road									East Side - supermarket/commercial - not assessed. West Side = Part of connected grid network. Wide berms, and street trees with very wide carriageway. Some variation in lot width, and significant variation in lot layout. Some dominant parking areas. Boundaries vary; open to fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ann Street									Single sided street, overlooking the river (with open space alongside river). No street trees. Lot sizes reasonably consistent along street frontage. Building setback varies. Street follows alignment of river, and buildings viewed against backdrop of rising ground and trees to the rear. Architecture is not consistent. Frontages generally open with informal planting within the front yard area.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Annabel Place / Manor Place / Norrie Street									State housing. Loop road and Culs-de-sac. Regular street trees. Lot size varies but appears regular from the street; some dominant parking. Not obviously influenced by topography or green structure. Mainly weatherboard buildings with and both gabled and hipped roofs. Mainly tiles but also corrugated. Mainly open frontages, but some dominant fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ansford Place, Anthony Crescent									Cul de sac. Narrow carrageway, regular, good sized street trees in berms. Inconsistent lot width, and shape. Inconsistent layout including setbackand garages in front yards. Inconsistent architecture. Variation in front boundaries including open plan, low to medium fences, and some more dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Arkle Place, Durham Street, Holmes Street									Part of connected road network and culs-de-sac connected tothis. Berms with street trees in Durham and Holmes; no street trees in Arkle. Regular lot size and shape. Lot layout varies with inconsistent setback, some angled layouts and many end elevations towards street frontage. Architecture and materials reasonably consistent, with brick, plaster and weatherboard with gabled roofs. Mainly open plan or low fences but some taller fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Ascot Road									Part of a connected street network. Some good areas of street trees, but inconsistent overall. Lot sizes and widths reasonably consistent in parts of the street, but not overall. Some variation in lot layout, including angled buildings, different typologies and garages in front yards. Little evidence of topography or green stucture being import design elements, although street does fall from north to south. Some consistency inarchitecture and materials in the south as state house designs, althugh varied use of brick (red and buff) and weatherboard. Whilst some lots retain an open frontage, there are many tall and medium height fences which reduce the consistency of the street.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ash Place, Challinor Street, Clematis Avenue, Cullimore Street, Cypress Crescent, Fuchsia Avenue, Kohekohe Place, Manuka Street, Pohutukawa Drive, Norfolk Place, Tanekaha Place, Totara Drive									Part of a connected street network, large street trees, consistent lot size/dimensions, some variation in layout including setback, angled buildings garages in front yards, little obvious influence from topography and green structure (greater in Challinor, Cullimore, Cypress Pohutukawa where some dwellings located above/below street level and where rising and falling street adds interest), some variation in architecture and materials. Varied frontages but a large number of dominant tall fences. Some redevelopments which disrupt consistency.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ashurst Avenue, Elmwood Crescent, Oakfield Crescent, Sherwood Drive									Series of linked roads. Wide carriageway (especially Sherwood Road). Good street trees. Varied lot sizes and dimensions across area (although more consistent in pockets). Varied lot layout; position on site, setbacks. Little influence of topography or green structure. Some consistency in dwellings. Many tall fences (although less so in Ashurst).	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Aspiring Crescent									Diversity of house types. Limited contribution from the block pattern (which does not form grid with other surrounding roads. No street trees; relies upon trees and planting within lots to create its existing planted appearance/quality. Reasonably consistent lot size, density and layout. Little account taken of surrounding green structure (does not operate as a clear extension of link from Ruapehu). Mix of frontage treatments; open plan, hedges, fences (or varying heights)	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Aurora Terrace, Brennan Place, Dorothy Place, Scotland Place									Part of connected street network. Narrow carriageway. Regular street trees on one side of the street. Lot sizes reasonably regular (apart from on corners). Some variation in lot layout, including garages in front yards. Some redevelopments. Architecture varies. Open plan, low walls, low retaining walls through to some dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Avalon Drive									Part of connected network. Very dominant carrageway/traffic. Varied lot shape and size. Lot layout varies, including setback, garages in front yards. Range of architecture, including villasa, bungalows, state houses. Mainly weatherboard,but some brick. Overall impression is of variation. Tall fences dominate.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Avon Street									One of a small grid of street connecting with Norton Road and via pedestrian routes to Mill Street (although it is effectively a cul-de-sac). Street trees within berms, although some gaps within trees. Lot depth and frontage vary. Lot layout also varies with some two storey flat developments and large areas of parking. Properties back on to gulley to north, although no direct access to this apart from at east end of cul-de-sac. Some continuity with architecture and materials but disrupted by flat developments (and landscape character of street not sufficiently strong to mitigate this effect as in Claudelands). Frontages include a number of dominant fences, along with more open frontages with large areas of parking in front yards.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Awatere Avenue									Links down from Beerescourt Road to follow alignment of the River with a curved street which also follows the varying topography. From the street the location of the river is not obvious, being obscured by dwellings. Regular street trees in berms (position of footpath alters, from between berms to front on east and removed on west near south end of street. at south street climbs up steep topography and dwellings set above and below (in part out of sight). Whilst development appears regular, lot size, dimension and layout alters along street, due to topography. There are a number of large, dominant parking areas in front yards. Street layout has been influenced by the topography, although there are not direct views of the Waikato River from the street. Architecture varies. Front boundaries vary, including s number of dominant fences, walls and large parking areas.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bader Street									Part of a wider connected street network. Wide carrageway with some street trees (although not consistent in all areas). Good consistency in lot width, and shape, and also in layout (some varietion with different typologies). Consistent state house architecture. Variation in front boundaries including open plan through to tall fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bailey Avenue									Long cul-de-sac off Peachgrove. Work being undertaken at time of Site Visit which may provide pedestrian access eastwards beyond end of street? Wide berms with regular street trees; curve in middle of street adds additional interest. Lot size varies along street (with some subdivided to provide rear lots). Lot layout also varies with some garages in front yard areas, angled layouts etc. Grid layout laid over relatively flat terrain. Whilst there is some continuity with building design and materials, the overall impression is that there is not consistency along the street. Front boundaries vary; including open plan, planting, low fences, dominant higher fences and garages close to the front boundary.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Balfour Crescent										Cul-de-sac. Narrow berms and limited street trees. Lot widths and size consistent on north section, but varies in south. Overall lot layout varies (dominant parking). Inconsistent buildings; materials. Inconsistent frontages; open plan, low retaining through to dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Banbury Crescent										Not part of a coherent block structure. Street design varies along its length; some areas have street trees. Lot shape and size vary along street. Significant redevelopments taken place, altering lot layout. Whilst responds to topography, this is not positive, appears as efforts to accommodate development rather than being led by topography. Significant variation in architecture and boundary treatments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bankwood Road (Comries to Hukanui)										The street and block layout is relatively consistent, although this does not make a contribution to the character and quality of the area. The street layout includes street trees along much of its length. Lot sizes, density and layout are generally consistent. It is possible to see the relationship of the street to the surrounding landscape within Chartwell Park. There is general consistency with building styles and types, although these are not of any significant interest of quality so as to make a positive contribution to the character and quality of the area. Boundary treatments are inconsistent, with a range of fences of various heights, planting and open plan treatments.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bankwood Road (Tongariro to Comries)										The street layout is neutral in its contribution to the area, there are no street trees and it relies upon trees and planting within lots to provide quality. At the southern end lots are consistent, but they vary in size towards the north, including subdivided/cross lease lots. The area is generally flat with topography and green structure making no contribution to the quality of the area. Architecture and materials varies. Frontage treatments include low fences and open plan layouts, none of which make a particularly significant contribution to the character of the area.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Barrie Crescent, Dalesford Street, Southsea Crescent, Yorkshire Road, Leeds Street, Sheridan Street, Nevada Road										Cul-de-sac and connected grid. Narrow berms with regular street trees. Varied lot size and lot layout. No apparent influence of topography. Reasonably continuity of architecture. Range of frontage treatment, including in parts tall fences which provide the lasting impression.	2.5	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Beatty Street									Part of wider connected network. Street trees in narrow berms. Significant on street parking. Variation in lot size and shape. Significnat variation in lot layout, with a number of more intensive redevelopments. Architecture and materials and frontages vary significantly, in part due to redevelopments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Beaumaris Place, Caernarvon Street, Glamis Avenue, Kenilworth Place									Part of wider connected street network (including culs-de-sac). Narrow front berms, with street trees (limited in culs-de-sac). Follows topography and has corved aligment (adds interest). Some consistency in lot width and size, but there is variation. Lot layout reasonably consistent; varies with curves of streets. Some dominant parking. A number of end elevations facing the street. Streets follows topography. Materials vary. Open frontages dominant, low retaining and dominant tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Beech Crescent, Cedar Place									Cul-de-sac. Narrow carriageway with regular street trees. Lot shape and sizes reasonably consistent (varies at intersections and on bends), as is general site layout and setback (although some areas of dominant parking). No apparent influence of topography. Variation in architecture, design and materials. Front boundaries include open plan, medium height fences and planting.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Beerescourt Road									Busy street with wide carriageway, although does not connect well to the north (beyond the study area). In parts the street trees are relatively small with inconsistent spacing. In part follows alignment of river, along edge of higher ground. Curving alignment and following topography; adds interest, but carriageway is dominant. Lot width relatively regular along street (less so in south). Lot layout (including setbacks from street) varies, with some buildings and garages built close to the street frontage. Architecture varies. Front boundaries vary, including s number of dominant fences responding to the busy street environment.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bellmont Avenue									Forms part of wider block layout with other mountain streets, but seems to just link these rather than more positive function. Inconsistent street trees. Reasonably consistent lot size and density is disrupted by Park and Church at north. Some inconsistency in lot layout (angled buildings). Does not have contributing topography or green structure. Architecture shows some variation and does not make positive contribution. Some variation in frontage treatments, including open plan, planting and low fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Berkley Avenue, Cranwell Place, Linthorpe Place, Lysander Place									Part of series of cul-de-sac, single point of entry. Street trees in Berkley, but inconsistent elsewhere. Narrow carriageways in side cul-de-sac. Varied lot width/dimensions and varied setbacks/layout (garages in front yards). Mixed of architecture and materials. Some tall walls and fences but balanced by good planted boundaries.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bernard Street, Hillary Street									Quite narrow streets with street trees in berm (although some inconsistency in Bernard Street). Overall impression is that lots are consistent size. Some inconsistency in layout, including reduced setback and dominant parking. Some dominant parking. Narrow link to green space. Mainly brick buildings (some variation); Mixture of single and two storey. More fencing than seen in Hooker Avenue; disrupts overall consistency of street.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bettina									Forms part of a series of streets off west side of Heaphy Road, but does not form part of a wider connected street pattern. Regularly spaced small street trees. Regular lot size/dimension and layout along street frontage lots with some intrusions into usual front yard area). Street layout is imposed over broadly flat landform, but cul de sac end does not link to area of bush beyond. Significant consistency in architecture and materials; mainly weatherboard and some brick. The few more modern buildings do not detract from the overall impression. Some variation in street frontage treatments, including dominant timber fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Birch Hill Place, Culverdon Street, Edith Place, Hatea Place, Lancaster Street, Salmond Place									Part of wider connected road network; relatively limited connections into area give its size and includes a number of culs-de-sac, . Wide carrageway with narrow berms mainly with street trees (except in some culs-de-sac). Reasonably regular lot width and size, given challenges of topography and curving street alignment. Site layout varies, including setback (responding to topography), angled alignments and some dominant areas of parking. Responds to topography. Some consistency in architecture and materials (including artificial weatherboard) but not the best examples of the period. Mainly open frontage, low fences or low retaining but some dominant tall fences detract from the area.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Blackburn Street									Part of connected network. Wide carrageway and limited street trees. Consistent lot width and shape. Site layouts vary, including setback and some redevcelopments. Architecture and materials vary. Site frontages vary from open plan through to tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Bollard Street, Rose Street, Windsor Road									Provides link from Forest Lake Road to Maeroa Road, but not very legible. Bollard and Rose are imposed over sloping land, and Windsor runs more along hill. Provides linkages to Bowling Club and Tennis Club. Street trees are relatively small. Lot size and layout varies (responding to topography with some buildings above or below street level). Responds in part to topography. Range of building ages and materials. Range of frontage treatments including dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bolmuir & Hinton Avenue									East end is cul-de-sac from Steele Rd, with west section linking Steele Rd to Mitcham Ave. Whilst part of a wider grid network, the blocks are long with limited north south connections, and fails provide complete connections in all directions. Areas where street trees are only on one side of street (where there is overhead power on the other), and some gaps; more complete at western end. Curve in street and rising ground add significantly to interest and character of western end. some variation in lot width, although this is not immediately obvious from street. Many lots subdivided. Some variation in setbacks and some buildings and garages set forward quite close to street frontage. As west end lot layout response to topography, with buildings set above street on north side and below street on south side. Street responds to rising topography at western end. Whilst many buildings exhibit similar materials (brick and weatherboard) there is some variation of styles which disrupts the overall continuity of the street. Many attractive frontages, with good planting, although there are also some dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Boundary Road (River to Heaphy Terrace)									Key vehicular linkage; very harsh environment with significant traffic movements and multilane road. Reasonably consistent lot size and layout on north side of street but more varied on south (with setbacks varying significantly). A number of sites redeveloped on the south side of street, less so on north side of the street. Many high, dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bowen Place									Cul-de-sac linking to Heath Park. Very narrow berms with limited street trees. Lot shape and dimension varies from one side of street to the other, although consistency in general layout and appearance of lots. Links to green space. Mainly brick and split face brick, with gabled roofs. Some variation in architecture. Good open frontages but some dominant fences (although in some cases screened with planting, still do not allow interaction with house).	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bradley Place, Lindsay Crescent, Millar Place, Prior Place									Connected culs-de-sac. Narrow berms with stret trees. Reasonably consistent lot size and shape, apart from at ends of culs-de-sac. Lot layout varies; setback and some end elevations towards street and some dominnt garages. Some consistency with materials (artificial weatherboard), overall impression is that it is varied. Front boundaries include open plan and low/medium fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Braithwaite Avenue, Pollock Drive, Kelly Place, Arran Road									Pleasant area. Series of linked streets; limited connection to River Road. Streets are narrow with good street trees. Varied lot size and shapes. Layouts are not consistent (some wide frontages, others narrow, setbacks vary and dominant garages). Arran links to Days Park, but remainder of streets do not link to the River. Architecture and materials vary; redevelopments/refurbishments add further inconsistency. Frontages vary; some retaining walls and tall walls	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Breckons Avenue, Dominion Road, Karaka Street, Puriri Street, Rawene Street, Sunnyside Road, Wall Street									Part of connected network. Very dominant carrageway/traffic. Regular street trees. Some variation in lot width. Lot layout varies, including setback, garages in front yards. Some redevelopment. Range of architecture, including older styles. Mainly weatherboard. Overall impression is of variation. Frontages vary and include a number of tall fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bremworth Avenue, Dalton Crescent, Leong Avenue, Riccarton Place									Part of wider connected road network; relatively limited connections into area give its size. Wide carrageway with narrow berms with some street trees. Reasonably regular lot width and size. Site layout varies, angled alignments and dominant areas of parking. A number of house present narrow end elevation to the street. Some consistency in architecture and materials. Frontages vary, from open through to tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Brocas Avenue									Part of a connected street network. Street trees on south side of street only (overhead electricity on north side). Reasonable consistency in lot size, some inconsistency in site layout (including setback). No apparent influence of green structure or topography. Some consistency in architecture and materials, hipped roofs with corrugated sheet or tiles, red or buff brick, or weatherboard elevations. Boundaries vary including open plan through to tall fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Brookfield Street (West of Gray)									South side, forms part of the wider Hamilton East street pattern, substantial regularly spaced street trees at the east end, and smaller trees in remainder of the street. Lot width is not consistent., although all lots appear generally spacious and variation not immediately apparent from the street. Street imposed on rising ground; house at far west end located well above street level. Reasonable consistency in architecture, although some more recent buildings do detract from the overall impression. Some variation in street frontage treatments, including a number of high fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Brooklyn Road									Provides the eastern boundary to the Claudelands Events Centre and Jubilee Park. The east-west (southern) section is commercial. This assessment relates to the section directed south-west from the Five Cross Roads roundabout. The carriageway is wide, with narrow berms alongside with the position of the narrow footpaths altering along its length. There are limited street trees (although the western boundary is in part against a large area of trees in Jubilee Park). Lot sizes, dimensions and layout vary along the street. The alignment of the road provides a firm boundary to the eastern edge of Jubilee Park. Architecture and materials vary, with some sites having been subdivided and redeveloped. There is more consistency in architecture and materials in the south, where dwellings continue onto the street frontage from East Street, Young Street and Gillies Avenue. Frontages vary, with a number of dominant solid fences, dense hedges, and low walls, as well as some more open frontages.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Brough Place, Morrow Avenue, Totara Drive (south)									Loop road and cul-de-sac. Regular street trees. Lots are reasonably consistent is shape and width, although lot layout varies. Some influence of topography with buildings sited above street level. Overall, architecture and materials vary. Frontages vary with some tall fences (with other open plan, low fences, low retaining etc).	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bruce Avenue, Gwendoline Place, Jeanette Street, Keitha Place, Lewis Street									Series of linked roads/cul-de-sac. Relativley narrow carrageway, regular street trees in berms (size varies). Some consistency in lot width, and shape (although give size of arae assessed there is some variation). Inconsistent layout including setback and various angled and perpedicaular buildings (some redevelopment). Includes Glenview Park. Building materials varies. Variation in front boundaries including open plan, low to medium fences, low retaining.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Bryant Road									Part of wider street network. Wide carriageway with some good street trees. At west (within pre 1980 area) variation in lots, and lot layout. No apparent influence of topography or green structure. Inconsistent buildings; brick, weatherboards (with redevelopments). Dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Burwood Place, Carlson Crescent, Regent Street									Series of cul-de-sac. Narrow carriageway, small street trees. Lot dimensions quite regular apart from at corners and end of cul-de-sac. Some variation in lot layout, including setback (including some newer buildings, garages stepping towards street etc). Some dominant parking. Little influence of topography but provides link to Jansen Park. Mainly single storey but some two storey buildings. Brick, weatherboard and gabled and hipped roofs. Newer buildings vary and detract from continuity. Boundaries vary with some tall fences to open frontages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Byron Road									Reasonably consistent street trees (although less frequent on one side of street). Some variation in lot shape due to curved alignment and due to varying typologies; however appearance is regular overall. Unclear how responds to topography . State housing; generally consistent architecture and materials. Frontages vary, but not too many dominant fences. Overall, consistent but not of any noteworthy quality.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Callard Place/Geoffrey Place									Cul-de-sac. No street trees and narrow berms. Variation in lot width. Variation in lot layout, particularly setback. Large amount of dominant parking. Street follows topography; adds interest. Inconsistent dwellings, designs and materials. Some retaining walls, some tall fences - inconsistent frontages.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cambridge Road									Part of wider strategic street network. Very wide carriageway and significant traffic flows. No significant street trees. Variation in lot width and depth. Variation in lot layout; changes in level to each side of street, reduces visibility of many buildings. Topography is important to position of street but to detriment of dwellings alongside. Varied architecture. Many tall dominant fences, or dense planting.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cambridge Road/Riverlea Road									Wide carriageway (especially Cambridge Road), dominated by traffic. Varied lot shapes. Varied lot layout, with differing setbacks (garages and parking in front yards). Road follows topography but not a distinguishing feature. Buildings vary in design and materials. Frontage treatments vary.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Camelia Place , Hibiscus Avenue, Kowhai Street									Kowhai is part of connected network. Wide street. Irregular street trees. Reasonably regular lot frontages and some consistency in lot depth, although some variation in layout. Many transportable homes. Front boundaries vary include planting and picket fencing.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cameron Road, Hogan Street, Snead Place, Littler Place, Greensbro Street, Beaumont Street, Denver Place, May Street, June Street, Knighton									Summary: Significant redevelopment within this area. Series of connected streets. Inconsistent street trees. Significant variation in lot size, shape and layout, no apparent influence from topography and green structure, varied building typologies, scale of buildings and architecture. Frontage treatments vary including many dominant fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Road, Tralee Place											
Campbell Street, Maitland Street, Sayer Street									Part of a connected network. Street trees in berms. Regular size lots, but setbacks are inconsistent and there are some redevelopments (which has led to changes to the pattern of development) Architecture, building typologies and frontage treatments all vary, particulary with redevelopments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cardrona Road									Cul-de-sac; provides access to Edgecumbe Park. Wide berms with regularly spaces street trees. Some variation in lot width, variation in layout and setback. Some garages in front yard. Links green space to the south. Varied architecture (includes some very nice art deco). Front boundaries generally low walls, open, planting.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Carey Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the block are long. Street laid over steep topography, and responds to depression to north with access to that area being via a short 'service' cul-de-sac below the alignment of the main street. No street trees. Generally wide carriageway, except in centre of street above depression, where the carriageway narrows significantly. Lot size and dimensions vary. Lot layout and setbacks vary (partly due to changes in topography). Strong response to topography. Architecture and buildings vary (although greater consistency in west and in area in depression (although latter is standard house types which do not contribute to overall character and significance of area). Boundaries vary, with some tall fences, areas of retaining,	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Carlyle Avenue									No significant interest in street/block layout. Some small street trees. Lot width varies along street. Angle of buildings on lots also varies (although opposite Chedworth Park buildings tend to be parallel to street). Park to west and significant areas of trees to the east make significant contribution to the character of the area. Buildings have some variation. Variation in frontage treatments, including low fences, planting and open plan.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Carolyn Place, Fitzroy Avenue, Patrick Place									Series of connected culs-de-sac; one way in only. Street trees in berms. Some consistency in lot width. Lot layout varies, with some narrow building frontages, angled buildings, some dominant parking etc. Overall impression is there is not consistency in architecture and materials. Frontage treatments vary and include a large number of dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Carrington Avenue, Orelio Street, Defoe Avenue									A long street forming part of a connected street network. Wide carriageway with regular street trees. Reasonably consistent lot widths. Redevelopments with varied setbacks, plus some garages in front yards. Little influence of topography or green structure. Redevelopments also have varied designs and typologies. Large number of high fences are detrimental to the consistency of the street.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Casey Avenue/Ranfurly Avenue - Tamihana Avenue to Fairfield Road									Key link from Boundary Road to Fairfield Road; busy street. Irregular street trees. . Frontage lots vary in size/width (rear lots not considered). Inconsistent lot layout. Road follows the topography and provides link to Ranfurly Park. Varied architecture. Frontage treatments vary, including planting, fences of various heights.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cecil Street, English Street, Hugh Place, Larnach Street, Mears Road									Linked roads with limited access from Sandwich Road. Street trees in berms. Consistent lot size, but lot layout varies (setbacks, angles of buildings, garages in front yards, some dominant parking). Little obvious influence from topography or green structure. Mixture of mainly single storey designs; some buildings provide poor frontages to the street. Inconsistent front boundaries, from open plan, low fences to tall fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Charlemont Street									Some street trees, but inconsistent size and spacing. Lot size and lot layout inconsistent as a result of redevelopment (recent developments along with older flat developments). At northern end the street links to Edgecumbe Park (which is viewed as a landmark viewed along the street) . Architecture and frontages are inconsistent.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Charles Crescent, Philip Street and Elizabeth Street									Provides link from Beerescourt Rd to Vercoe Road, but not part of legible road network. Narrow berms with narrow carriageways (Charles is wider as provides linkage) and few street trees. Reasonable consistent lot width (with some variation). Lot layout varies; some garages in front yard areas and buildings close to street. Street laid over topography but not obvious desire to otherwise respond to this and no influence from green network. Frontages vary; some open plan but a number of harsh fences and buildings on boundaries.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Chartwell Crescent									Cul-de-sac. Redevelopments. Narrow berms with street trees. Varied lot size and shape, with lot layouts also varying (particularly setback and some areas of dominant parking). Little obvious influence from topography and green structure. Architecture varies, particularly with redevelopments and renovations. Some tall dominant walls disrupt consistency of street (given its small length they have a significant impact).	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Chedworth Avenue									Street/block layout does not make significant contribution to quality of area, nor does street design due to relatively small street trees. Lot dimensions vary (especially frontage widths). Lot layout, some angled buildings and changes in level from street (with retaining). Original topography adds some interest but too urbanised to be clearly read. Architecture varies significantly. Variation in frontage treatments, including various designs of low wall with and without low fences above.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Chedworth Avenue									Part of a wider linked network of streets. Wide carrageway with wide frontage lots facing on to it. Regualr street trees. Lots appear generally consistent size. Generally consistent lot layout, with long building frontage to the street. Hillary Park fronts the street. Some variation in building design and materials. Frontages vary.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Chequers Avenue									Curving street provides interest, although street trees are irregular. Lot sizes and frontage widths do vary, although overall appears reasonably consistent. Most lot layouts consistent. Variation in building designs and materials and frontage treatments (including tall fencing and open plan).	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Chesterman Road, Norma Place, Olympia Place									Part of a wider connected network of streets (although Norma and Olympia are cul-de-sac off of main through route). Narrow carriageway; narrow berms but regular spaced street trees. Reasonable consistency in lot width and depth. Some variation in lot layout; some buildings face street other are end on to street. Some dominant parking. Street is flat with no significant influence from topography. Some consistency in buildings (mainly brick - red, buff and split face, many with gables). Area is well established with significant planting in front yards, some variation in frontages including some dominant fences, low retaining, and many hedges. Overall area does not look consistent.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Christie Street									Cul-de-sac which does not contribute to connectivity of wider local grid network. Some small street trees. Narrow carriageway. Lot sizes vary at entrance to street, but consistent within it (even facing street at end of cul-de-sac). Lot layout consistent, apart from where vary for typology entering street). No obvious response to typology or link to green network. Architecture and materials reasonably consistent (one frontage dwelling varies plus a rear lot at the end of the cul-de-sac). Consistent frontages (low/open plan) apart from at entrance to street.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Churchill Avenue and Stokes Crescent									Curved alignment of both streets and their response to the topography adds interest. Narrow carriageway with narrow berms and irregular street trees (more regular in Stokes Crescent). Redevelopment and associated subdivision has altered the lot size and layout, so that this is becoming inconsistent. Some garages in front yard areas. Some response to topography with street alignment following gulley; limited linkages to gulley area (some to reserve at Stokes Crescent). Architecture and materials becoming inconsistent with redevelopments. Frontage treatments vary from open plan through to fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Clarence Street, Hunter Street									Part of connected street network. Some street trees. Lot sizes and layouts vary with more recent developments. Follow topogaphy of area. Architecture and frontage treatments vary significantly.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Clark Place									Cul-de-sac. Narrow carriageway with street trees along each side (narrow berms). Reasonably even lot width and depth although some variation at entry and at end of cul-de-sac. Mainly consistent site layout (some variation). Rising topography adds to character. Reasonable consistency in buildings; single storey, mainly steel hipped roof with brick elevations. Chimneys. Some variation in frontages, including v. low walls, low fences of different styles, open frontages and significant planting.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Clark Place									Cul-de-sac. Narrow carriageway, narrow berms and regular street trees. Lot shape and sizes reasonably consistent, as is general site layout and setback. Road slopes upwards although no other apparent influence of topography. Reasonable consistency in architecture, design and materials (buff brick and weatherboard). Front boundaries include open plan, medium height fences and planting.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Clarkin Road									Part of a wider connected street network. Wide carriageway with good sized street trees. Whilst lot widths vary, the overall impression is of consistent lots along the street. Some variation in site layout, angles of buildings, placing of the building including setback. Provides access to Fairfield Park. Buildings are a mixture of ages and designs. Many frontages are enclosed with medium to high fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Claude Street									One of a grid of streets which links from Heaphy Terrace to Peach Grove Road. Narrow carriageway, wide berms and footpaths with irregular, large street trees. Lot sizes vary, due to lot widths varying along street (wider at west) and due to significant number of sites being subdivided. A large number of garages, large hard surfaced parking areas and driveways disrupt front yard areas. Grid network overlaid on relatively flat topography. Some consistency with building materials and building styles but garages in front yards, alterations etc take away from this Some redevelopment. Frontages vary including open plan, planting, low fences and some dominant higher fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Claudelands Road									Forms part of a group of streets linking from Te Aroha to Claudelands. North side of street characterised by commercial and residential development which does not follow historic patterns or forms. Large, but irregular, street trees. On south, lots appear relatively regular but there is a range of development including two storey flats which appear at odds with the original character. The two storey developments impact on the apparent consistency of the architecture on south side of street. layout on east side of street but less consistency on east due to redevelopment. Significant consistency in architecture and materials (weatherboard) on east side but redevelopment underway and other more recent building on the west. Range of front boundaries, including block wall, low fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Clements Crescent, Samuel Place, McInnes Place									Series of links loop streets/cul-de-sac. Regular street trees (vary in size in each street). Lot size and shape reasonably regular. Lot layout also reasonably regular. Some areas of dominant parking. Clements Crescent fronts Tauhara Park. Reasonable consistency in dwellings; impression is that they are mainly brick with tile and corrugated roofs. Front boundaries vary significantly with open plan, low retaining through to dominant fences (the latter having a significant impact on quality and appearance of area).	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cleveland Street, Dermont Street									Cul de sac. Narrow carrageway, regular, good sized street trees in berms (apart from at end of cul-de-sac). Inconsistent lot width, and shape. Inconsistent layout including setback and dominant parking. Inconsistent architecture. Variation in front boundaries including open plan, low to medium fences, and some more retaining walls.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Clifton Road									Part of city centre grid network. Narrow carriageway with large street trees. West side is commercial. Lot sizes and layout and architecture frontages all inconsistent.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Clyde Street									Key link from City Centre to Hillcrest/University. Dominant carriageway; some street trees but becomes more harsh and urban towards west. Lot size and layout varies along street. Does not directly respond to topography or green structure. Redevelopments at west end; overall architecture and typology varies. Frontage treatments vary, including open plan through to dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Coldwell Place									Cul-de-sac. Consistent small street trees. Varied lot size and width (1 and 1A are duplex). Setback and site layout varies (some angled buildings on wide lots). Some dominant parking. No apparent influence of topography or green structure. Some consistency in architecture, although variety of materials including brick (buff and split face), plaster and weatherboard. Mainly open frontages (some with low retaining wall), but some dominant tall fences disrupt the consistency of this.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Coleridge Drive with Shelly Court, Brooke Way, Burns Court.									Reasonably consistent street trees along Colleridge Drive (no street trees in courts). Some variation in lot shape due to curved alignment; however appearance is regular overall. Unclear how responds to topography . State housing; generally consistent architecture and materials. Frontages vary, but not too many dominant fences. Overall, consistent but not of any noteworthy quality.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Colins Road									Part of a wider connected road network. Road is dominant. Berms with some street trees, although irregular and not on both sides of stret in any one section of street. Reasonably regular lot size, with narrow frontages to street, but lot laout varies including setback and general position of buildngs on sites. Some links to green structure, with open space linking onto the street. Whislt there are some common themes in architecture, overall the impression is that is it not consistent. Frontages vary from open to dominant fences, however the overall impression is that fences are tall and dominant.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

College Place									Cul-de-sac. Very narrow carriageway, no street trees. Some variation in lot width, although not noticeable from street. Regular site layout; some dominant parking. Not influenced by topography or green structure. Brick and weatherboard buildings with mainly tiled hipped roofs. with generally corrugated roofs. Dominant high fences/walls disrupt the consistency of the area.	4.5/7	Not recommended as HHA as does not score sufficiently high in Consistency Criteria
Colquhoun Place, Glendale Drive, Glenmorgan Place, Stirling Place									Link and cul-de-sac with limited connectivity. Narrow berms with irregular street trees. Consistent lot size and shape. Consistent site layout, although some dominant parking. Street and lots follow topography. Some variation in architecture and materials. Many sites are open plan, but there are a number of retaining walls and some dominant fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Comries Road									Road plays a strategic transport function but does not contribute to the quality of the area. Whilst there are some large street trees these are not consistent along the street. Lot sizes and dimensions vary, as does the placement of buildings on some lots. There is no apparent contribution of topography or green structure or any consistency in architecture (apart from a dominance of single storey dwellings). Frontage treatments vary, with some high fences and significant planting responding to the busy nature of the street.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Constance Street, Queenwood Avenue									Part of a wider connected road network. Regular street trees in berms; curves and follows topography which adds interest. Some variation in lot width and lot layout (including setback, garages in front yards and dominant parking). Redevelopments have taken place. No clear influence from topography and green structure. Lack of consistency in architecture, in part due to redevelopments. Low walls, fences and hedges dominate, although some lots vary from this, particularly when redevelopment has taken place.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cook Street (Firth St to Nixon St)									Street/block layout forming part of the wider Hamilton East street pattern. Regularly spaced street trees (some small). Variation in lot width and significant variation in lot layout due to redevelopments on both north and south side of street . Significant variation in architecture due to redevelopments, despite some retained older buildings. (especially at eastern end). Variation in street frontage, including some plaster walls, timber fences and some more open frontages.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cook Street (Gallagher to Dey)									Street/block layout forming part of the wider Hamilton East street pattern, range of street trees, some large (although in places at west end large gaps between). Carriageway appears very dominant. Whilst lots widths vary has impression of regular lot size/dimension. Some consistency with lot layout but some garages in front yards or close to frontages, an dominant parking areas (rear lots vary). Grid layout is imposed over broadly flat landform. Some noticeable variations in architecture. Some	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									variation in street frontage treatments, overall impression is medium height fences but some more dominant timber fences.		
Corbett Avenue									Cul-de-sac. Narrow berms with no street trees. Lot sizes vary from north side of street and south. Setbacks vary. Topography adds interest. Variation in dwelling design and materials. Some tall fences, retaining walls (overall inconsistent boundaries)	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Corrin Street									Linked to Tawa Street, with limited connectivity. Narrow carrageway with some street trees (not fully regular along street). Some variation in lot width. Lot layout varies with varied setback and some dominant areas of parking. Topography has influenced form and layout of street. Architecture and materials vary (with some older buildings). Frontage treatments vary including open plan, low retaining and taller fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cotter Place									Does not form a clear part of the Hamilton East grid street network. No street trees. Lots along sides of street regular, with narrow frontages at cul-de-sac head. Reasonably consistent lot layouts. Architecture not very consistent; mix of brick and weatherboard (which is typical of area). Front boundaries vary including open plan, planting and soldi fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Courtney Avenue, Maple Avenue									Part of connected road network. Maple has wide berms and regular street trees (Courtney has limited street trees and narrower berms). Some variaion in lot width and depth. Some vairaion in lot layout, with angled layouts and some ends of buildngs facing street. Some consistency in architecture. Some dominant fences, in addition to open plan and low retaining.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Croall Crescent									State Housing. Loop road which does not form direct links to outside of the area. Narrow carriageway, narrow berms and large street trees. Consistent lot size and layout (although some dominant parking). No link to topography or green network. Buildings brick or weatherboard with corrugated or tiled roofs. Range of frontage treatment, including wide range of wall and fence designs which detract from consistency of area.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Crosby Road (pre 1980 development)									Part of a wider street network. Wide, dominant road but large street trees . Inconsistent lot widths and layout varies (including garages in front yards). No apparent influence from topography or green structure. Architecture varied. Front boundaries not consistent.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Crosher Place									Cul-de-sac. Inconsistent street trees, although central reserve area with trees. Lot size and layouts vary with redevelopments. Provides green space at centre. Architecture and materials vary significantly. Mainly open frontages or railings.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cunningham Road									Provides link from Verdon Road to Vercoe Road. Consistent street trees in berms on east. Less consistent street trees on west as berm removed to provide angled parking. Reasonably regular lot size. Reasonably consistent lot layout and setbacks, although some garages in front yard areas. No apparent response to topography or green structure. Some consistency in architecture and materials brick or weatherboards). A number of open frontages and planted frontages, with low walls and a number of dominant fences. Parking along west side of street impact overall score	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Cussen Road									Cul-de-sac. Narrow curving carriageway, with regular small street trees. Lot size, shape and layout varies (garages, car ports and dominant parking in front yards). Does not directly respond to topography or green structure. Mainly weatherboard with tile roof (some variation), but overall buildings do not appear consistent. Frontages vary, open to tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dalethorpe Avenue									Not part of coherent street pattern. No berm on east side, wide berm with no footpath on west side. Limited street trees. Reasonably regular lots; some subdivision/infill. Very varied architecture and materials, and frontage treatments with some very dominant walls; not consistent.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Dalgliesh Avenue									Whilst part of a wider grid network, the blocks are long with limited north south connections, and fails provide complete connections in all directions. Very wide carriageway, narrow berms (in part no berm on south side). Very limited number of street trees. Some variation in lot widths and some buildings/garages close to street. Overall impression is variation in architecture and materials. Mainly low fences and walls, with some open plan frontages, although some large dominant parking areas seen from the street.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Darley Street									Links from Ulster Street to Maeroa Rd. Street trees (some gaps). Reasonably regular lot frontage and size, but layout varies with garages in some front yards. No apparent response to topography or green structure. Some consistency with architecture and buildings, with weatherboard or brick elevations. However, overall inconsistent appearance. Front boundaries vary, with some tall fences, garages and open areas of parking which do not contribute.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Deanwell Avenue									Part of wider connected road network. Irregular street trees although some are large. Mainly consistent lot size and shape . However some variation in lot layouts (setback, angled buildings, dominant parking). Little obvious influence of topography or green space. Some inconsistency in dwellings and some poor end elevations towards the steet. Frontages vary, from open plan, low retaining walls to tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Delamare Road									Part of a grid of connected streets , although limited connection out of the area. Street trees in berms along both sides of street. Reasonable consistency in lot size/width and lot layout (although, varies at Bupa care home area, garages in front yard area and some buildings step closer to the street). Not directly linked to topography or natural feature. Brick, tile and weatherboard buildings, with various roof shapes and designs (including single and two storey). Some open plan frontages, low retaining walls, and variety of medium/tall height fences (which disrupt the cohesiveness of the area).	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Denz Street									Note: Variation in Denz street as a whole. This assessment relates only to the 4 x two storey state houses at the end of the cul-de-sac. Cul-de-sac not providing any linkage as part of wider street network. Narrow carriageway with narrow berms; no street trees. Variation in lot size and layout; however some consistency with four two storey houses, with narrow street frontages and lots which widen to rear, and consistent lot layout with driveway to side and consistent setback. Cul-de-sac does not continue and provide linkage to open space at Stokes Road. Variation in architectural style of street as a whole (with some redevelopment). Four two storey houses exhibit different detailed design to each other, but similar style and materials (weatherboard with clay tile roof). Frontage treatments along street vary, including retaining wall, low fences, open with large areas of parking.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Deseret Road									Cul-de-sac. West side is more urban in appearance with east consisting of larger lots (although lot sizes still vary on west). No footpaths. No street trees. Lot layout (setback and position of building) varies. Sites follow topography but not a significant influence on overall design. Buildings vary in design and materials. Front boundaries vary.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
DeVere Crescent									Crescent street layout adds interest, as do the regular (small) street trees. Lot dimensions vary a little along the street due to the crescent street. This also brings some variation in setbacks; this does not bring a consistent character. There is no apparent influence of topography or green structure. Frontage treatments vary, including tall fences, low fences, planting and open plan.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dey Street (Brookfield to Clyde)									Forms eastern edge of the Hamilton East street pattern. Over setting and quality of the environment has been significantly compromised with construction of Wairere Drive. Despite fence between Dey Street and Wairere Drive, the overall space devoted to cars appears very dominant. Whilst lots size and layout is reasonably consistent, and there is variation in the architecture and in street frontage treatments. Overall the area has been significantly compromised.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dey Street (Clyde to Wilson Street)									Over setting and quality of the environment has been significantly compromised with construction of Wairere Drive. Despite fence between Dey Street and Wairere Drive, the overall space devoted to cars appears very dominant. Large redevelopments have brought lot sizes, lot layouts and architecture which are not consistent. Overall the area has been significantly compromised.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dinsdale Road									Part of wider connected street network. Only rear berems, in parts, some street trees. Lot width and size varies. Lot layout varies; setback and some dominant parking. Street follows topography and rises up hill. Architecture varies as does frontage treatments which includes some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Donny Avenue, Charmaine Crescent, Chelsea Place, Conway Place, Mayfair Avenue									Series of linked culs-de-sac (provides access to Donny Park). Nice area, but lacks overall consistency. Narrow carrageways, wide berms and street trees (although no street trees in Conway, inconsistent in Chelsea where berms are very narrow). Reasonalbel consistency in lot width and depth within 'sub areas although some redevelopment with multiple units. Varied site layout, including setbacks, dominant parking and garages in front yards and also where redevelopment. Follows topography to	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									provide access to Donny Park. Varied architecture, and some dominant fences (which disrupt consistency of area).		
Douglas Crescent, McPherson Place, Kenney Crescent, Hockin Place									Part of a wider connected street network culs-de-sac. Curve in Douglas adds interest (although also limited street trees in Douglas) . Lots shape and sizes consistent apart from end of culs-de-sac. Some varied setbacks and angled buildings, leading to less consistency. Little influence of topography or green structure. All buildngs of state housing designs, with mainly hipped tiled roofs. Mixture of mainly open frontages or medium height fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dovedale Place, Lachlan Drive, Leonard Place, Vincent Place									Link road and associated culs-de-sac. Lachlan is wide carrageway with large street trees; culs-de-sac do not have street trees. Streets follow topography. Reasonably consistent lot size and shape (varies where streets curve). Layout varies, in part due to topography. Some areas of dominant parking. Streets and lot layouts respond to topography. Architecture and materials vary. Frontages include open plan, retaining and dominant fences/walls.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dover Road									Cul-de-sac. Wide berms, with good street trees. No footpath on west side. Reasonably consistent lot width but some inconsistency in setback including garages in front yards. No apparent influence of topography. Inconsistent buildings exacerbated by redevelopment. Varied boundaries with a some dominant fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Duncan Road									Cul-de-sac, with further through connection. Narrow carriageway, some large street trees but not consistent along street. Inconsistent lot size and layout (in particular setbacks). Links to Pukete Park. Architecture inconsistent. Frontages vary significantly.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Dunvegan Place									Cul-de-sac. Street trees within two islands in centre of street (not in berms). Dominant carrageway. Some consisency in lot size. Resaonably consistent lot layout but dominant parking detracts. Street responds to topography. Reasonable consistent architecture and materials. Mainly open frontages, with some retaining due to sloping street (some tall dominant fences)	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Dyer Street									Mainly commercial on west. Large street trees, but inconsistent spacing. Lot size becoming varied t as a result of redevelopment. Lots on north respond to topography . Architecture and frontages are inconsistent.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
East Street (East of Peach Grove) and Gillett Lane									Long cul-de-sac off Peachgrove (Gillett Lane is driveway off of East Street with few characteristics expected on a street). Large vacant site at intersection with Peachgrove. Work being undertaken at time of Site Visit which will provide pedestrian access eastwards beyond end of street. Wide carriageway, with berms and street trees. Street trees not consistent, and whilst large do not have sufficient presence to overcome the appearance of the vast carriageway. Lot widths (and overall size) vary, providing some inconsistency with the spacing of buildings and overall appearance from the street. Some large areas of off street parking. There is some inconsistency with architectural styles and materials, with some site having been redeveloped. Front boundaries vary including open plan, planting, low fences, dominant higher fences and garages.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
East Street (West of Peach Grove)									The only continuous direct link from Brooklyn Road to Peachgrove Road. Relatively wide carriageway, with berms and regularly spaced street trees. Lot widths (and overall size) vary, providing some inconsistency with the spacing of buildings and overall appearance of spaciousness from the street. There are a number of lots with garages in the front yard areas, along with driveways to rear lots which further disrupt the appearance of the area. A number of lots retain trees within them, and these are an important feature of the area. There is reasonably consistency with architectural styles and materials, although some sites have been redeveloped. Front boundaries vary including open plan, planting, low fences, dominant higher fences and garages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Edgecumbe Street									Mainly commercial at south end. Large street trees, but inconsistent spacing. Lot size and lot layout inconsistent as a result of redevelopment (recent developments along with older flat developments). At northern end the street responds to the topography, dropping down towards Victoria Street and linking to Edgecumbe Park . Architecture and frontages are inconsistent.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Edinburgh Road									Part of a connected street network. Some street trees but limited by overhead electricity. Wide carriageway and inconsistent berms. Topography and curving alignment adds interest. Reasonable consistency in lot width (although depth varies), some inconsistency in site layout (including setback and garages in front yard areas). Topography evident. Whilst there are areas of consistency in architecture and materials, hipped roofs with corrugated sheet or tiles, red or buff brick, or weatherboard elevations, overall there is not consistency with significant variation. Boundaries vary including low retaining through to a number of tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Edwin Street, Grassy Downs Place									Part of a grid of connected streets (although Grassy Downs Place is a cul-de-sac off of this), although limited connection out of the area. Street trees in berms along both sides of street. Reasonable consistency in lot size/width and lot layout, although there are some areas of dominant parking which disrupt this and some buildings step closer to the street. Not directly linked to topography or natural feature. Brick, tile and plaster buildings, with various roof shapes and designs (including single and two storey). Many open plan frontages, some with dense planting, and a variety of medium height fences (which disrupt the cohesiveness of the area).	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Eliot Street - Shakespeare Avenue									Berms but no street trees. Some variation in lot shape due to curved alignment. Redeveloped sites moving away from typical set backs etc. Unclear how responds to topography . State housing; was generally consistent architecture and materials, but sites cleared and redevelopment taking place which is bringing significant variation. Frontages vary; many open plan but low fences and open fences too.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ellicott Road									Part of wider connected street network. Only rear berms, in parts, some street trees. Lot width and size reasonably consistent. Lot layout varies; setback and position of buildings (above or below street) follow the topography. Street follows topography and rises up hill. Architecture varies as does frontage treatments, although overal impression is planted boundaries or low fences..	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Emerald Place									Street does not make a positive contribution to the area. Whilst street design is consistent with street trees, lot dimensions vary due to cul-de-sac form of the street. Lot layout varies, in setback and position of buildings at end of street. The relationship of the street to the topography and green structure is seems with the reserve joining the street. Building materials vary. Generally open plan or low fences along frontages (some more dominant fences closer to Bankwood Rd).	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Enderley Avenue									Long cul-de-sac off Peachgrove, supplementing access to Tramway Road and other streets connected to this. Wide, dominant carriageway, with narrow berms. Limited street trees. Lot widths (and overall size) vary, providing some inconsistency with the spacing of buildings and overall appearance from the street. Compounded by lanes off the street providing access or rear sites. Lot layouts and setbacks vary significantly. Inconsistency with architectural styles and materials, with some sites having been redeveloped. Front boundaries vary including open plan, planting, low fences, dominant higher fences and garages.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Eton Drive/Beverley Crescent									Cul-de-sacs. Pleasant environment with regular street trees. Lot widths and lot layouts vary (inconsistent setbacks). Some dominant parking. Little influence of topography or green structure. Buildings vary in architecture and materials. Some dominant walls and fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Exeter Street									Cul-de-sac. Good street trees in front berm, although not fully consistent along street. Carrageway is wide. Lot shapes/sizes, and lot layout all vary (some perpendicular laouts, some angled, some wide frontage to street, others narrow building frontage to street). Some dominant parking. Road runs down topography adding interest. Varied architecture and materials. Mainly open (and planted) frontage, with some low fences and some retaining.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fairfield Road - River Road to Haultain									Significant link from River Road to Heaphy Terrace. Varies along length, but generally street trees and berms (some wide). Lot sizes and layouts vary (some accessed off driveways rather than direct from street). Street alignment responds to topography. Architecture and front boundaries vary significantly.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fariview Street, Watkins Street, Cowen Place, Wattle Place									All part of a connected street network, with other culs-de-sac off of it. Fairview is a very long straight street, mainly with street trees (although there are gaps in these). Lots are reasonably regularly sized on Fariview, although does vary in the culs-de-sac. Lot layout does vary, with angles buidings, varying setback etc. Little obvious influence of topography and green structure, apart from Fairview Street following the undulating topography. Architecture and materials vary, as do front boundary treatments (which include a large number of tall fences).	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fend Street,Balmoral Rise, St Pauls Road, Ngaere Avenue									Group of connected roads; forming loop from Bankwood Road. Narrow carrageway with berms and regular street trees (recongising some limitations brought by overhead wires). Lot sizes vary. Lot layout also varies with a number of garages in front yards and some areas of dominant parking. No obvious influence from topography or green structure. Some consistency in architecture (buff brick) but redevelopments have deviated from this, and are promient due to reduced setback etc. Simple steel garages in front yards also take away from this continuity. Front boundaries include low fences, low walls, low retaining through to tall fences. The latter disrupt the consistency of the area and are dominant features.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Fenwick Crescent									Loop road. Narrow carriageway, narrow berms and regular street trees. Lot shape and sizes reasonably consistent (varies at intersections and on bends), as is general site layout and setback but buildings in front yards). Some redevelopments. No apparent influence of topography. Variation in architecture, design and materials. Front boundaries include open plan, medium height fences and planting.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fernleigh Street, Cascade Place, Lovelock Place									Fernleigh is part of a connected street network (Lovelock and Cascade are culs-de-sac). Only street trees in Lovelock. Some variation in lot sizes and widths. Also some variation in lot layout, including angled buidings, long and short frontages to street, and differing typologies. Little evidence of topography or green stucture being import design elements. Some consistency of architecture, but overall impression is that it is mixed. Whilst some lots retain an open frontage, there are tall and medium height fences which reduce the consistency of the streets.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fifth Avenue									Busy road with wide carriageway and limited street trees (although those on the northern side are very large and make a significant contribution to the local area). Very inconsistent lot size and layouts as a result of large number of redevelopments. No apparent contribution from topography or to green structure. No consistency with architecture and varied frontage treatments.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Flynn Road, Bretton Terrace, Vectis Road, Foster Avenue, Sutton Crescent, Garthwood Road, Vista Terrace									Part of series of cul-de-sac, single point of entry. Consistent street trees. Reasonably consistent lot width and dimensions in each street. Reasonable consistency setbacks/layout; some dominant parking. Some consistency in architecture and materials. Some retaining walls, low fences etc and some tall fences but balanced by other good boundaries.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Forest Lake Road									Significant link between Te Rapa Road and Avalon Drive and locations to the west. Runs along ridge. Wide carriageway with berms along much of the street with some street trees. Whilst there are reasonably consistent lot sizes along street, lot layout (including setbacks) varies along street, in part as some dwellings are above or below street level, responding to topography. Street follows topography of area. Variation in architecture and materials (including redevelopments); whilst there are some good quality older buildings these are not the lasting impression. Frontage treatments vary, including dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Forsyth Street									Part of wider street network. Good, regular spaces street trees. Variation in lots, and lot layout (setback). Some garages in front yards. No apparent influence of topography. Inconsistent buildings as a result of redevelopments. Varied boundaries with a number of dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fow Street									Cul-de-sac. Wide berms, street trees and narrow carriageway. Lot size and layout varies; significant variation in setback. Garages in front yards along with significant areas of dominant car parking. Significant number of redevelopments; design and materials of developments vary. Front boundaries vary including tall fences, low fences and open plan.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fowlers Avenue									Cul-de-sac. No street trees.Lot shape and layout varies (including redevelopments). Street climbs up steep hill. Varied architecture and materials. Frontages vary, from open to walls and tall fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fox Lane (Adj. to SH1)									Forms southern edge of Hamilton East street pattern. Narrow carriageway sandwiched alongside SH1. Lot sizes and dimensions vary, as does building setback. Buildings are inconsistent as are frontage treatments (with some open with whole of front yard set over to parking and others with dominant fences.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Fox Street									Street/block layout forming part of the wider Hamilton East street pattern, substantial regularly spaced street trees. Regular lot size/dimension and layout along street frontage lots; except for area between Fox Street-Brookfield Street-Dey Street which is recent development (rear lots vary). Grid layout is imposed over broadly flat landform. Driveways to rear lots are a dominant feature and disrupt the frontages. Some consistency in architecture, but taken as a whole the overall impression is that there is a range of styles which together do not form a coherent area. Some variation in street frontage treatments, including some dominant fences	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Frances Street									Forms clear block of streets north and south of Te Aroha. Good street trees with wide berms . Lots regularly sized and general consistency with lot layout at west and centre, but varies from this in the east. inconsistent architecture, despite there being some buildings which would merit consideration in their own right. Range of front boundary treatments, including dominant tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Frederick Drive									Cul-de-sac. Narrow berms with street trees. Lot shapes and sizes vary. Layout of lots varies, including angled buildings, setback, garages in front yards and dominant parking. No overall consistency with architecture and materials. Frontages vary, including open plan through to some dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
French Street / Joffre Street									Cul-de-sac. Wide carriageway with narrow berms. Some street trees. Tall fences, redevelopments, wide driveways and dominant parking. Some uniformity in site size/width but not entirely consistent and site layout varies. Varied setbacks and dominant parking. Position of Joffre Street appears to be to provide views over lake. Redevelopments with different building styles and materials takes away from continuity of older buildings. Some tall fences (particularly French Street).	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Galbraith Avenue									Cul-de-sac without linkages beyond. Narrow street, with berm on one side and footpath on the other. No street trees. Lot shapes, sizes and layouts vary (including buildings close to street frontages) No obvious response to topography or links to green structure. Frontages vary, but includes a number of dominant fences.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Garden Heights Avenue									Part of a wider road network but limited connection out of area. Curving alignment adds interest but wide carrageway. Regular/good street trees. Lot shapes and widths reasonably consistent given curving alignment of street. Site layout varies (variation in setback and placement of buildings). Varied buildings/architecture, some redevelopment, and varied frontages.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Garnett Avenue									Dominant wide carriageway with in parts only one berm. No street trees. Lots (not on intersections) are generally similar width and size. Setbacks vary. No apparent response to topography, although street fronts reserve/water world. Some redevelopment; impacts consistency of development. Fences vary, although lasting impression is of fences, including some dominant high fences. Overall, the street dominates the character of the area.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Garrick Place									Cul-de-sac from Te Rapa Road. Provides pedestrian access to Vardon Park. Regular, but small, street trees within berms. Regular, wide but shallow lots. Reasonably consistent lot layout, although some dominant parking areas. No apparent influence of topography, although does provide link to Vardon Park. Architecture and materials reasonably consistent (single storey brick with hipped roofs, and some gabled roofs). Frontages mainly open, but some very dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Gerrand Place									Cul-de-sac layout adds little to character, although narrow street with street trees is attractive. Lot layout and sizing not consistent, little evidence of design responding to green structure of area. Buildings of varying design and materials. Mainly open plan frontages but some low walls and fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Gibson Road									Part of wider connected road network; relatively limited connections into area give its size. Wide carrageway with narrow berms with street trees. Reasonably regular lot width and size; some more intensive development close to Poaka Avenue. Site layout varies, with some buildings on set above and street level, with setback responding to this and dominant areas of parking. Development responds to topography. Some consistency in architecture and materials. Frontages vary, from open, various heights of fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Gilbass Avenue, Hastings Place, Rimmington Drive									Series of cul-de-sac, do not connect more widely. Inconsistent street tree planting. Inconsistent lot frontage and shape. Reasonably consistent lot layout. Dominant areas of parking. Varied architecture and materials, and varied boundaries including some retaining and tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Gillies Avenue/Griffiths									Consistent berms and generally regularly, generally large, spaced street trees (no berms or street trees in Griffiths place). Lot widths (and overall size) as a result of the alignment of the railway to the south. This provides some inconsistency with the spacing of buildings and overall appearance of spaciousness from the street. There are some lots with garages in the front yard areas, these are not too disruptive to the overall appearance of the area. A number of lots retain trees within them, and these are an important feature of the area. There is reasonably consistency with architectural styles and materials. Front boundaries vary including open plan, planting, low fences, and a limited number of dominant higher fences and garages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Glading Place									Cul-de-sac. Very narrow carriageway. Inconsistent street trees in berms. Inconsistent lot sizes and setbacks. Some dominant parking. Topography and green structure do not appear to have influenced the layout. Architecture varies. Tall dominant fences.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Glen Lynne Avenue (East, Chartwell section)									Street layout responds to the topography and makes a contribution to the character of the area. The carriageway is wide and reasonably dominant, with only a small length of central median. Whilst at the east end there are regular street trees, this is less so further to the west, with reliance on planting within lots and reserve areas. Lots vary in shape and width. Buildings along the street vary, as do frontage treatment (including low walls, fences and planting).	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Glen Lynne Avenue (West, Queenwood section)									Part of a wider street network. Wide carriageway with regular street trees. Regular lot size and shape. Some variation in lot layout, including setback, garages in front yard. Little evidence of influence of topography or green structure (part from where Tauhara Park meets road at junction of east and west sections of the street. Some variation in dwellings from different materials etc. Front boundaries vary with some dominant tall walls and fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Glenview Terrace									Part of a wider road network. Road follows topography but wide carrageway. Regular/good street trees. Lot shapes and widths vary. Site layout varies (variation in setback and placement of buildings). Varied buildings/architecture, some redevelopment, and varied frontages.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Golden Place									Cul-de-sac. Narrow carriageway with regular street trees. Some variation in lot width. Reasonably regular site layout; some dominant parking. Not influenced by topography or green structure. Mainly brick facades, some weatherboard with generally corrugated roofs. Mainly gables; some hipped roofs. Mainly open frontages; some low open fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Goldsmith Street Incl. East end of Rimu Street									Curved street alignment, wide berms and street trees within Goldsmith contribute to the character of the area. Lot shape and size varies within and outside of block (and due to typology). Lot layout varies with some garages in front yard areas and with different typologies/newer development. Street alignment responds to gulley area outside. Some consistency in architecture and materials of older buildings, but infill development dilutes this. Some dominant high fences and large areas of parking on frontages.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Goodall Street									Cul-de-sac. Curving aligment, berm only on one side and no street trees. Some consistency in lot size, but varies where street curves. Lot layout responds to topography with some buildngs above and some below street. Many do not provide positiv efrontage to the street. Street follows topography. Architecture design and materials vary. Frontage treatments vary and include some large areas of retaining bank and retaining walls.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Gordon Street									Cul-de-sac. Narrow street. Street trees in Mullane only. Lot size, shape and layout varies. Some dominant parking. Mullane fronts green space at school. Architecture varies. Mixed boundaries. Some dominant tall fences detract from the streets.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Grandview Road									Part of connected network. Very dominant carrageway/traffic. Some street trees (varies along length). Consistent lot shape and size. Lot layout varies, including setbacks and garages in front yards. Range of architecture. Overall impression is of variation. large number of tall fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Grange Avenue									Part of connected network. Dominant carrageway, with large street trees (although not fully regular/consistent along the street). Some consistency in lot shape, although width varies. Lot layout varies; angled buildings, some end elevations to the street, setback varies. Some redevelopments. Consistent maintly transportable architecture. Frontages vary, from low fences, to taller fences to fully planted. Overall impression is of planting along frontages.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Greta Street									Cul-de-sac. Regular street trees but straight alignment of carrageway makes it dominant. Reasonalby regular lot size and shape, but layouts varies including setbacks and garages in front yards, and dominant parking. Architecture/materials varies and some dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Grey Street (north end, Dawson Street to Te Aroha Street)									Excluding commercial and community use sites - Key route into Hamilton East from the north; significant traffic. Road runs through cutting with houses adjacent (south) and above (and on west also below) when closer to Te Aroha intersection (these are accessed by service roads). Southern area of no significant character. Houses off service lanes have reasonably regular lot frontage width and lot layout, although some newer developments disrupt this.. Respond to original topography of area. Reasonable consistency in architecture and materials (mainly weatherboard	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									and some brick), although disrupted by some newer developments. Varied front boundaries, including walls and fences.		
Grove Place, Jasmine Avenue, Madison Place, Tattersfield Place,									Link road and series of culs-de-sac. Narrow berms and very limited street trees. Generally consistent lot width and shape. Layout inconsistent with angled buildings and varied setback. Architecture and materials consistent with artificial weatherboard and gabled roofs being predominant (albeit low quality). Boundaries vary, including tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Halberg Crescent, Lydiard Place									Loop road (and cul-de-sac). Curving alignment adds interest to street, and narrow carrageway but very few (one?) street trees. A very large berm area in north east. Lots shape and sizes do vary but on the whole site layout is very consistent and impression is of overall consistency in layout, size and shape of lots. Little obvious influence of topography or green structure. All buildngs of state housing designs, with a mixture of hipped and gabled tiled roofs. However the variation in buildngs materials (brick, weatherboard etc) impact on the apparent consistency of the area. Many frontages are open, but some have tall fences, low fences and/or dense planting.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hamblyn Crescent									Part of connected road network. Mainly street trees (some parts inconsistent). Regular lot size and shape. Lot layout varies with inconsistent setback, some angled layouts and end elevations facing street. Overall impression is of varied architecture and materials (including some two storey). Frontages vary including low retaining, medium and tall fences and planting.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hamilton Parade									Single sided street, overlooking the river (with footpath alongside river). Large berm on west side, with informally arranged large tree within this. Lot width reasonably consistent along street frontage. Building setback reasonably consistent. Street follows alignment of river, and buildings viewed against backdrop of rising ground and development to the rear. Architecture is not consistent. Frontages generally open with trees or some planting within the front yard area.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Hammond Street										Significant proportion of redevelopment. Part of the partly connected block pattern. Wide berms with large street trees. Lots reasonably consistent in width but lot layout varies where redevelopment has taken place and setback varies in older sites too. Some dominant parking areas and garages in front yards. Architecture is varied due to redevelopments. Frontage treatment varies including some tall fences, open fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hardley Street										Cul-de-sac. Narrow carriageway with large street trees. West side is commercial. Some consistency in lot sizes and layout, architecture and materials in south only. Overall impression is that the area is inconsistent.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Harlech Place										Cul-de-sac. Only rear berms with no street trees. Lot sizes and layouts vary. Some dominant parking. Architecture and materials vary. Mainly open frontages, but some tall dominant fences at start of street.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Haultain Terrace										Provides link from Fairfield Road to Clarkin Rd. Large street trees. Reasonably regular lots; lot shapes vary in south where street curves; some redevelopment. Reasonably consistent architecture and materials (weatherboard and some brick), but two storey redevelopment of two storey varies significantly. Frontage treatments consistent with fences, open plan and planting.	5/7	Not recommended as HHA as not Representative
Hawk Street										Cul-de-sac. Narrow berms with no street trees. Lot size and shape vary. Lot layout varies; angled buildings and many end elevations towards street and some dominat garages. Whilst some consistency with materials (including split face and weatherboard), overall impression is that it is varied. Front boundaries mainly low/medium fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hazelwood Avenue										Cul-de-sac. Wide carrageway. Lot width and size not consistent. Lot layout varies with some end elevations facing street. Varied architecture and materials. Frontages open plan, planted or low retaining.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Heaphy Terrace									Significant north-south route. Wide dominant carriageway, with street trees in parts (but not within study area and insufficient to overcome the dominance of the road). Lot sizes/width varies as does setback of buildings. Diverse building styles and frontage treatments along street (although could break into 'zones' and find consistency). Many responding to busy environment with tall fences or dense planting.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Heaphy Terrace (north of Boundary Road)									Significant north-south route. Wide dominant carriageway, with street trees in parts but not consistent (and insufficient to overcome the dominance of the road). Lot sizes/width reasonably consistent as is setback of buildings. Diverse building styles and frontage treatments along street (although could break into 'zones' and find consistency). Many responding to busy environment with tall fences or dense planting.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Heaphy Terrace (south of Boundary Road)									Significant north-south route. Wide dominant carriageway, with street trees in parts but not consistent (and insufficient to overcome the dominance of the road). Lot sizes/width vary, as does setback of buildings. Diverse building styles and frontage treatments along street, many responding to busy environment with tall fences or dense planting.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Heath Street, Cotton Street									Part of wider street network. Wide carriageway with only limited street trees. Variation in lots, and lot layout (setback). No apparent influence of topography but does include Heath Park. Inconsistent buildings; with redevelopment. Varied boundaries with a number of dominant fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Herbert Road									Part of a wider street network. Wide carriageway with regular street trees. Redevelopment has taken place. Variation in lot sizes/shape, and in lot layout including setback. Little evidence of influence of topography but long frontage with Chartwell Park . Architecture and front boundaries vary significantly, especailly with new development.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Higgins Road									Part of wider connected network. Commercial to east side of street (and some commercial on west). No street trees on residential side. Wide dominant carrageway. . Variation in lot width and size. Variation in lot layout, including some cleared sites and dominant garages. Architecture and materials and frontages all vary; includes a large number of dominant tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Hillcrest Road									Part of wide street network. Wide carriageway and significant traffic flows. Variation in lot width and depth. Variation in lot layout (setbacks; garages and redevelopments) Topography adds interest to street does not overcome significant lack of interest of the street design. Whilst there are some interesting houses (Art Deco, Cottages and other older buildings) overall architecture is varied. Generally planted, open or medium height fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hilton Road									Part of wider street network. Wide carriageway, with large street trees on north side (less on south due to overhead wires). Variation in lots, and lot layout (setback). Some garages and dominant parking in front yards. No apparent influence of topography. Inconsistent buildings exacerbated by redevelopment. Varied boundaries with a some dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hobson Street									Consistent street trees (smaller on the east side of street). Regular lot frontages, but depth varies as significant number of rear lots; leading a number of dominant driveways to rear lots. Lot layout varies (some buildings not perpendicular to street) and some garages in front yard areas. No obvious responses to topography or links to green structure. Some consistency in architecture and materials (weatherboard and brick) but overall impression of variation (with newer developments deviating from older). Frontages vary with some very dominant fences and walls.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Holden Avenue									Whilst part of a wider grid network, the blocks are long with limited north south connections, and fails provide complete connections in all directions. Small street trees . Lot size and layout varies with sites subdivided, and some garages close to street. Lot layout also responds to rising topography. Street rises with landform. Some consistency with architecture and materials, but varies, with new infill. Some dominant tall fences/retaining.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Holland Road									Only south side of street within Area Plan area; both north and south of street considered in this assessment. Provides link from Heaphy Terrace to Peachgrove Road. Curving street alignment brings interest with substantial, regular street trees. Lot size and lot layout as consistent as can be achieved with curving alignment of street. Not clear how street alignment has been influenced by topography, and does not relate to any green structure. Architecture is generally consistent (some redevelopment is bringing changes to this). Frontage treatments are mainly low fences, but there are some dominant fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Holloway Place									Cul-de-sac; does not contribute to the connectivity of the wider local grid street network. . Regularly spaced street trees. Lot shape/layout varies. No apparent response to topography or links to green structure. Overall the impression is of variation of architecture and materials. Mainly open plan layouts or low walls, with planting.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Horne Street - Selwyn to Tidd									Redevelopments have taken place. Part of the partly connected block pattern between Pembroke street and the River. Good sized regularly spaced street trees in berms. Lots vary in width and depth. Lot layout varies where redevelopment has taken place and setback varies in older sites too. Some dominant parking in front yards. Street runs parallel to ridge. Architecture is varied. Frontage treatment varies including tall fences, open railings.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Horne Street - Tidd to Park Terrace									Less varied than above. Some redevelopment (not recent). Part of the partly connected block pattern between Pembroke street and the River. Good sized regularly spaced street trees in berms. Lots vary in width and depth. Lot layout varies where redevelopment has taken place and setback varies in older sites too. Street runs parallel to ridge. Architecture is varied. Frontage treatment varies including some tall fences, open fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Houchens Road									Part of a wider road network. Very wide carrageway, with street trees only on one side . Lot shapes and widths vary. Site layout varies (significant variation in setback). Varied buildings/architecture, and varied frontages.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Howden Road									Forms part of a series of streets off west side of Heaphy Road, but does not form part of a wider connected street pattern. Street trees in wider berms. Broadly lot shape and layout in east-west section, with varied layout in north-south section. Street layout is imposed over broadly flat landform. Whilst there are older weatherboard buildings in the east-west section, these do not create a clear character, and buildings vary significantly in the north-south section. Varied frontage treatments, including walls and some dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Howell Avenue/Louise Place									Part of a wider network of streets. Good size, regular street trees. Wide carriageway. Variation in lot width. Some variation in lot layout, although mainly narrow frontages to street. Some dominant parking. Street follows topography; adds interest. Some consistency in dwellings, mainly brick with gabled roofs. Mainly open frontages or low fences; some retaining walls and taller fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Hudson Street (excluding Hammond Park)									Part of a wider connected network of streets. Wide carriageway; only one footpath in central section. Consistent street trees. Some variation in lot width/depth. Lot layout varies (setback, orientation of garages etc and some dominant parking). Street follows topography which adds interest. Inconsistent buildings; architecture and materials. Low walls, retaining and open plan frontages with a number of dominant fences at the south.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Huia Avenue									Part of a grid network of streets to the west of Forest Lake Road. Regular street trees; with topography add significantly to the character of the street. Reasonably consistent lot width and size (varies with infill). Lot layout varies. Street sits on topography, via other local streets provides access to Minogue Park. Variation in buildings (potentially some railway cottages?). Frontages a mix of low fences, planting, retaining.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Hukanui Road									Wide, dominant road, providing strategic link. Includes some good large street trees. Whilst there is some consistency in lot shape and size along the street (apart from where there are non-residential uses), there is variation in the design and architecture of buildings and in the frontage treatments (many of which respond to the dominance of the road). Some redevelopments which do not add to the consistency of the area.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Insoll Avenue									Part of a wider connected street network. Wide carriageway with some good sized street trees (but irregular). Lot dimensions vary, with redevelopments. Significant variation in site layout, particularly with redevelopments. Road follow topography but topography and green structure do not appear to have significantly influenced the design of the area. Buildings are a mixture of ages and designs. A wide range of frontage treatments.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Irene Crescent									Cul-de-sac. No street trees.Lot shape and layout varies (differing width frontages). Lot layout varies with some buildings end on to street and at angle to the street. Some areas of dominant parking. Varied architecture and materials. Generally open frontages, although some walls/planting.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Irvine Street									Part of connected network. Wide berm with regular street trees. Consistent lot width and shape. Site layouts vary, including setback. Architecture and materials vary. Site frontages vary from open plan through to tall fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Joanna Place									Part of wider connected road network. Infrequent street trees although many are large. Consistent lot size and shape (apart from at bend in street). However some variation in lot layouts (setback, angled buildings, dominat parking). Little obvious influence of topography or green space. Some inconsistency in dwellings and some poor end elevations towards the steet. Frontages vary, from open plan, low retaining walls to tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
John Street									Wide berms, with footpath only on west side. No street trees. Inconsistent lot size and lot layout (including setbacks). No apparent contribution from topography or to green structure. No consistency with architecture and varied frontage treatments (although no overly dominant fences).	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Johns View Terrace									Part of a wider network of streets. Narrow berms and footpaths with street trees. Lots widths and shapes vary. Some inconsistency in lot layout (angled buildings). Topography (rising/falling road) adds to interest of area. Varied architecture and materials (brick, plaster and weatherboard) Mixed front boundaries including open plan, planting, railings and tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Johnson Street, Rothwell Street									Cul-de-sac. Wide berms with large street trees. Lot sizes and shapes are reasonably consistent (except at multi unit site and around stream). Lot layout varies, including setbacks and some redevelopment. Some dominant parking. Stream through area is maintained and cuts across street. Architecture and materials vary. Some dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Kahikatea Drive									Part of a connected network of streets. Narrow berms, irregular street trees and wide carriageways. Lot widths vary on bends and corner sites. Site layout varies; angled placement of buildings and setbacks (garages in front yards). Some consistency in buildings; brick and weatherboard. Significant variation in front boundaries including some dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Kakanui Avenue									Part of a wider connected street network (although provides link across rather than critical route). Rising topography and bend in street provide interest. Berms and street trees, although design and regularity of trees varies. Lot sizes relatively even, apart from on bend. Ground rises to east, with buildings set above street level, and below on west. Broadly similar site layout, apart from responding to topography. Some areas of dominant parking. Development responds to topography. Mainly hipped roofs, brick, block and weatherboard; however there is some variation in buildings. Front boundaries include planting, low fences, walls and retaining. Some retaining within front yards is dominant.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Karen Crescent/Lethborg Street/Evelyn Court									Part of a connected network (south section of Karen Crescent is cul-de-sac). Narrow berms with street trees. Reasonably regular lot size and shape, but lot layout varies. No significant influence of topography. Some consistency with architecture (mainly weatherboard transportable homes). Frontage treatment vary, including fences, planting and open. Some redevelopments.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Keats Crsecent, Shakespeare Avenue, Masefield Drive									Part of a wider connected street network. Narrow carrageway, some street trees (not in Shakespeare). Overall lot width and depth inconsistent. Some variation in lot layout including buildings angled on the site, varied setback, garages in front yards. Some continuity with building designs, as generally state house designs. Front boundaries vary,from open through to dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Kensington Place									Cul-de-sac. Curving street alignment adds interest. Good street trees, although they are not consistent along the street. Lot shape and dimension vary. Lot layout(setbacks) also vary. Some dominant car parking. No apparent influence from topography or green structure. Whilst some similarities in architecture (apart from redevelopment close to the start of the street), overall the impression is not of consistency. Front boundaries vary but a number of tall fences which disrupt the consistency of the street.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Kingsley Street									Short cul-de-sac. Narrow carriageway with berms and regularly spaced street trees. Lot shape/layout varies close to Vardon Rd and at end of cul-de-sac. Lot layout generally consistent with some variation in east side centre of street. No apparent response to topography or links to green structure. Some consistency in architecture, but overall the impression is of variation. Mainly open plan layouts or low walls, with planting (taller fences in centre of street)	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Kingsway Crescent									Cul-de-sac which does not contribute to connectivity of wider local grid network. Some street trees. Lot sizes and layouts vary, responding to topography (with buildings above and below street level). Some response to typology although does not link to green network. Architecture and materials vary. Frontages vary, with some dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Kiwi Avenue									Part of a grid network of streets to the west of Forest Lake Road. Some inconsistency in spacing and size of street trees. Inconsistent lot width and size. Lot layout varies. Street sits on topography, via other local street provides access to Minogue Park. Some consistency in buildings but overall impression is that there is variation. Frontages vary, with some dominant fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Kotahi Avenue									Small cul-de-sac off of Victoria Street. Not visited. Does not appear to display usual characteristics expected in a street. Some buildings of quality, but overall likely to not meet criteria.		Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Krippner Place									Cul-de-sac. Wide arrrageway and no berms or street trees. Lot shape varies at end of cul-de-sac, as does lot layout. Some consistency with architecture. Tall fences disrupt the area.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lafferty Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the block are long, although Lafferty Street (with Miro Street) assists with breaking up the blocks and improving the connectivity. Street sits on top of steep topography. Narrow carriageway. Regular street trees in berms. A number of the sites were corner lots, facing other streets, so present long frontage to Lafferty. However, some redeveloped (multiple units on some). This has impacted lot size and lot layout/setbacks. Strong response to topography. Whilst there are some good	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									quality buildings on some corners, overall there is not consistency in architecture and buildings. Boundaries vary, with some tall fences particularly and some dominant areas of driveway .		
Lake Road (in area of intersection with Queens Avenue)									Provides important cross city connection; busy route. Wide carriageway with footpaths and irregular street trees. Lot shape and width more regular on north, in part due to topography. Some historic weatherboard buildings. However, recent and historic redevelopments throughout street disrupt overall consistency. Boundaries vary with a number of tall fences; recognising that this is a busy street.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lancewood Avenue, Filmer Place									Cul-de-sacs. Reasonably regualr lot frontages (although overall size and shape varies). Varition in lot layout. Links to Mahoe Park. Some inconsistency in dwelling designs (some two storey). Front boundaries vary with open plan through to various fence/walls.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lansdowne Crescent, Ridgeway Place, Splitt Avenue									Series of linked roads/cul-de-sac. Wide carrageway, irregular street trees in berms. Some consistency in lot width, althugh overall variation in width and shape. Inconsistent layout including setback and some dominant parking. Building architecture varies. Some dominant retaining walls and some taller/dominant fences	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lawrence Street									Narrow carriageway and curve in street provides some interest, regular street trees along street. Lot shape and sizes vary on north and south side of street, providing an inconsistent appearance. Some consistency in buildings, with use of brick on many. Some large dominant fences take away from the character of the street.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lee Place, Rawlings Street, Willis Street									Part of a wider connected street network (although limited connections to wider area). Limited street trees. Good consistency in lot width, and shape. Some variation in layout including setback, garages in front yards, dominant parking. Consistent state house architecture. Variation in front boundaries including open plan through to tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Leslie Place									Cul-de-sac. Only one street tree. Regular lot sizes (even at end of cul-de-sac). Howevresome variationin lot layout (angled buildings). Little obvious contribution of topography and green space. Some consistency with dwellings but a number of poor end elvations facing the street. Frontages vary from open paln to a number of tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lilac Street, Bembridge Place, Katherine Place									Culs-de-sac. Good street trees in berms alongside wide carrageway (less in Bembridge and Katherine). Regular lot size (varies a little on bends). Reasonably consistent site layouts, frontage follow the street although areas of dominant parking. Little response to green structure; dwellings back onto green area, not face it. Some consistency with dwellings although a number of poor end elevations facing the street. Mainly low fences along frontages, although some open plan and taller fences. number of tall fences, although some open frontages.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Livingstone Avenue, Magnolia Crescent, Simon Place									Part of connected network. Street trees. Curving alignment on road. Lot width and sizes vary. Lot layout varies including setback (in part due to westside of street lots higher than street and some on east side lower than street. Some influecne of topography. Architecture and materials vary (including mix of single storey and two storey). Range of boundareis including retaining, and a number of tall fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lugton Street, Mooney Street									Loop off side of connected road network. Very wide berms with street trees. Regular lot size and shape. Lot layout varies withinconsistent setback, some angled layouts and many end elevations towards street frontage. Some redevelopment. Architecture and materials reasonably consistent, with brick, split face and weatherboard with gabled roofs. Mainly open plan or low fences but some taller fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Lyon Street									Part of a connected network. Large street trees in berms. Regular size lots, but setbacks are inconsistent and there are some redevelopments (which has led to changes to the pattern of development) Architecture, building typologies and frontage treatments all vary, particulary with redevelopments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Macdiarmid Road									Curving street linking from Beerescourt Road to Victoria Street. Wide carriageway (with traffic calming).Some street trees; mainly as part of traffic calming. Lots on outside of bend generally consistent width and size. Site layout varies, particularly on inside of bend. Some garages and buildings close to site frontages. On inside of bend many lots are wider. Not apparent response to topography or link to green structure. Architecture varies, particularly with more recent development. Frontages vary, with open plan, low fences and some dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

MacDonald Road,									Part of a series of connected roads. Wide berms with regular street trees. Narrow carriageway. Lots reasonably consistent (in groups along the street). Lot layout varies, with varying setback, angled buildings and garages in front yards. Also some redevelopments. Buildings imposed on the topography. Variation in buildings, including redevelopments. Front boundaries vary, but significant number of dominant fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
MacFarlane Street (Sillary to Brookfield)									Part of a connected block structure to the west of Grey Street. Small street trees in narrow berms plus large street trees in central median; despite trees the carriageway remain quite dominant. Lot frontages vary, although some consistency in building setbacks and layout of sites (instance of garage direct on frontage). Some consistency in architecture and materials on east side, but lacks continuity on the west side, where more recent development are quite prominent and disruptive. Street follows topography with rising ground to east. Range of frontage treatments, including open, fences, retaining and planting. Driveways to rear lots are wide and disrupt the continuity of the frontages.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Macmurdo Avenue, Oban Avenue, Colstone Street, Forth Crescent									Series of linked road, although limited access from MacDonald Road. Narrow street with mainly regular street trees in narrow berms (does vary a little throughout the area). Lot width and depth reasonably consistent through area. Lot layout less consistent, with garages in front yards, angled buildings, some dominant parking. Links to Rest hills Park. Mainly brick buildings or weatherboard with both hipped and gabled roofs with mainly corrugated streel covering. Mainly low walls, fences, retaining and/or planting; although there are some more dominant fences, particularly in Colstone.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Madill Road									Pre-1980 section only. Part of a grid of connected streets, although limited connection out of the area. Wide carriageway, and street trees on east side. Reasonable consistency in lot size/width and lot layout. Whilst street runs down hill not directly linked to topography or natural feature (no direct link to River). Brick, tile and plaster buildings, with various roof shapes and designs (including single and two storey). However, there are some buildings which disrupt the appearance of the area. Many open plan frontages, some with dense planting. However there are also dominant walls and fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Maeroa Road									Links Victoria Street with Ulster Street; via Cardrona Road links to Edgecumbe Park. Berms with regularly spaces street trees; wide carriageway. Some variation in lot width, variation in setback. Varied architecture (includes some very nice buildings). A number of tall, dominant fences and walls.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Magee Place, McIntosh Street									Linked culs-de-sac. Slight curve in Magee and rising topography of McIntosh adds interest . Narrow carrageway and no street trees. There are some large trees n front yards. Lots shape and sizes very consistent apart from end of culs-de-sac. Some influence of topography or in McIntosh. All buildngs of state housing designs, with a mixture of hipped and gabled tiled roofs. Some have a ground floor garage cut into the site where ground slopes; appear very consistent. Many frontages are open, but some have tall fences, low fences and/or dense planting.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mahoe Street									Part of a wider linked road network. Street trees only on one side of street at east end (at west end where topography is more level there are trees on both sides of the street). Varied lot sizes and varied lot layout, particulary setback, in reponse to the differing topography/levels across the street (showing how topography has influenced the design) - greater consistency at west end. Architecture and materials vary, as do front boundaries which include a range of fences, retaining walls, and planting.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Malcolm Street (pre 1980 section)									Part of a wider connected network of streets. Good size, regular street trees. Average carriageway width. Reasonable consistency in lot width. Reasonable consistency in lot layout. Some dominant parking. Street follows topography; adds interest. Some variation in dwelling design etc. Frontages vary, with some retaining walls and dominant taller fences and walls.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Manning Street									Cul-de-sac. Wide berms, small street trees and narrow carriageway. Lot size and layout varies. Garages in front yards. Significant number of redevelopments. Front boundaries vary including tall fences, low fences and open plan.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mansel Avenue									Forms part of a wider connected street network. Wide carriageway and significant traffic flows. Inconsistent street trees along the two sections of the street. Lot width and depth inconsistent. Some variation in lot layout (particularly setback) and some garages and sleepouts in front yards. Some rise and fall along street, but not significant. Some continuity in architecture and materials (brick and weatherboard elevations) but area does not stand apart. Mixture of frontage treatments, with open plan, but medium fences provide the lasting impression.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Marama Street (south)									cul-de-sac. Wide carriageway, with narrow berms and regular street trees. Irregular lot sizes and layout. Buildings heights respond to local topography (above and below street level). Mixed architecture, although small group of 3 buildings on west side of street which reflect historic significance of area. Front boundaries vary. Some dominant parking.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Mardon Road									Wide, dominant carriageway. Berms. Large trees along southern side (although large breaks at intersections, where there are commercial uses etc. Variation in lot size and lot layouts (with a number of garages within front yard areas). No apparent influence from topography or links to a green structure (although Enderley park does front the street). Diverse architecture and materials. Frontage treatments vary, including garages on the frontage.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Marnane Terrace									Cul-de-sac does not provide access to adjacent golf club. Berms with street trees. Street becomes more spacious along its length. Lot shapes and dimensions vary, as does lot layout (especially at south end). Some dominant parking. Road responds to topography but no links to green structure. Some continuity of architecture, and brick, plaster, weatherboard, but older dwelling disrupts cohesiveness. Some dominant walls/fences and retaining.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Marne Street									Cul-de-sac so does not play any significant role in the overall layout or connectivity of the wider street network. Short street, with mainly wide berms with established street trees (except in front of 6B where no berm) . Lots along each side, evenly sized with larger lots at end of street. Lot layout similar for most lots, except for those at end of street. Cul-de-sac, rather than linked street heading north, has allowed retention of bush area to north which is viewed behind the dwellings.. Two more recent dwellings deviate from weatherboard which typifies older dwellings. Frontages include a number of dominant timber fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Marshall Street - West End - East end see Yeats Crescent									Provides link from Heaphy Terrace to Peachgrove Road. Alignment/shape of street deviates in Yeats Crescent areas (see separate assessment). Street design (footpath along street or within berm alters along its length. Generally regular lot size (width and depth) on straight parts of street. Reasonably consistent lot layout; some garages in front yards. Unclear how responds to topography . Sections of consistent architecture and materials. Some buildings may be railway cottages forming block with those in Oxford Street (Needs to be checked). Frontages vary, with some dominant fences and garage close to frontage. The area of Railway Cottages would score more highly if considered as group with those in Oxford Street.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mary Street									Connected street and cul-de-sac. Street trees in berms, but street design varies. Lot size and shape varies, setbacks are inconsistent and there are some prominent redevelopments. Architecture, building typologies and frontage treatments all vary, particulary with redevelopments.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Masons Avenue									Cul-de-sac so does not play any significant role in the overall layout or connectivity of the wider street network. Curving alignment provides interest. Wide berms with regular street trees on west, and gaps along east side . Lots vary in dimensions and size. Lot layout generally consistent, recognising that setback alters along curved street (some garages/car ports in front yards). Cul-de-sac, rather than linked street heading south, has allowed retention of bush area to south (although there does not appear to be a link to this). Whilst there is some consistency in dwellings (mainly weatherboard with some Huntly brick) a number of more recent developments do stand out, due to their overall design, materials and paved areas. which is viewed behind the dwellings.. Two more recent dwellings deviate from weatherboard which typifies older dwellings. Frontages are generally low fences/walls, many with planting.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Masters Avenue									A long street forming part of a wider connected street network. Wide carriageway and significant traffic flows. Some very good street trees, but there are areas with no trees. Lot width and depth reasonably consistent within each section of the street (gradually varies along the width of the street). Some variation in lot layout and some areas of dominant parking. Topography adds interest to street. Overall there is a lack of continuity in architecture although some continuity with materials (brick and weatherboard elevations). Mixture of frontage treatments, but medium to high fences provide the lasting impression.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Matthews Crescent, Minifie Avenue									Part of a network of linked streets. Irregular street trees. Overall lots are not consistnet. Some variation in lot layout, setback, dominant parking.. No obvious influence of topography or green structure. Some variation in architecture and building design (some two storey). Front boundaries vary; open through to medium fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
McCracken Avenue									Part of a wider network of streets. Medium berms and footpaths with street trees. Lots widths and shapes vary. Some inconsistency in lot layout (whether wide building frontage or narrow building frontage to street) and some garages in front yards. Topography (some buildings above street level and some below adds to interest of area. Varied architecture and materials. Varied front boundaries including retaining walls and some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
McGregor Place									Cul-de-sac. Curving alignment, with narrow berms and street trees. Lot shape and sizes varies, as does site layout and setback (including garages in front yards. Street follows topography. Some consistency in architecture, design and materials, but some exceptions to this. Front boundaries include areas of retaining, tall fences, retaining and planting - overall inconsistent.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

McLaren Place									Cul-de-sac. Very narrow berms and no street trees. Some inconsistnet lot shapes/sizes, and layout. Some dominant parking. Some influence of topography as buildings above street level, but not a signifcant issue which has influenced the overall design. Dwelling designs vary. Mix of frontages including some very dominant walls/fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mcmeekan Avenue, Upham Place									Part of a wider linked network of streets. Wide carrageway. Regular street trees (Mcmeekan only). Lots appear generally consistent size. Generally consistent lot layout, with short building frontage to the street. No obvious influence of topography or green structure. Some variation in building design and materials. Frontages mainly open with some low retaining (and limited taller walls).	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
McNicol Street, Martin Street, Rumney Street									Linked cul-de-sacs. Street trees in wide berms (berms more narrow in Martin and Rumney). Varied lot shape and width, and varied layout/setbacks (particularly where redevelopment has taken place and garages in front yards). Follows topography and runs towards school sites. Architecture varies, particularly with redevelopments. A number of dominant fences and buildngs with reduced setback have negative impact on consistency of the streets.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Menzies Street									Short cul-de-sac off Te Rapa Road. Narrow carriageway, with street trees on both side of street (footpath on only one side of street). Some variation in lot width and depth. Lot layout (including setback) varies; some dwellings above street level. No apparent response to topography or links to green structure. Materials reasonably consistent (red and buff brick colours), but some variation. Mainly open frontages (with planting) disrupted by driveways to rear lots and large areas of parking in front yards.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mews Place									Cul-de-sac; does not contribute to the connectivity of the wider local grid street network (which itself is below parr). Narrow berms, with no street trees. Curving, narrow carriageway. Lot sizes, dimensions and resulting layouts vary (setbacks vary), with some rear lots too. No influence from topography or links to green structure. Mainly brick buildings but diversity in roof shapes and significant variation in bricks used brings overall impression of variation. Mainly open plan frontages.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Michael Avenue									Part of a connected street network. Regular street trees in berms. Lot shape and layout varies (differing width frontages). Lot layout varies with some buildings end on to street and at angle to the street. Some consistency in architecture and materials. Generally open frontages, although some walls/planting.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Minchin Crescent									Cul-de-sac without linkages beyond. Narrow street, with no berms and footpaths on both sides. No street trees. Lot shapes, sizes and layouts vary on inside of bend but more consistent on outside. No obvious response to topography or links to green structure. Recent developments take away from consistency of architecture. Frontages vary, includes some fences and large driveways/parking.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Miro Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the block are long, although Miro Street (with Lafferty Street) assists with breaking up the blocks and improving the connectivity. Street sits on rising topography. Narrow carriageway. Regular street trees in berms. A number of the sites are corner lots, facing other streets, so present long frontage to Miro. However, some redeveloped (multiple units on some). This has impacted lot size and lot layout/setbacks. Strong response to topography. Whilst there are some good quality buildings on some corners, overall there is not consistency in architecture and buildings. Boundaries vary, with some tall fences and some dominant areas of driveway .	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mitcham Avenue									Whilst part of a wider grid network, the blocks are long with limited north south connections, and fails provide complete connections in all directions (Mitcham Av fails to connect northwards, although does provide access to Minogue Park at north end). Reasonably dominant wide carriageway. Irregular street trees. Lot size and layout varies (layout responds to topography with sites above and below street level). Street rises and falls with landform. Architecture varies. Reasonably consistent front boundaries, many with planting and glimpsed views into lots (although some fences). A number of dominant tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Moncrieff Avenue									Cul-de-sac so does not play any significant role in the overall layout or connectivity of the wider street network. Short street, with relatively wide berms with street tree . Lots along each side, vary in frontage width and depth. Setbacks/lot layout varies. Cul-de-sac, rather than linked street heading north, has allowed retention of bush area to west which is viewed behind the dwellings (although the number of dwellings off of private driveways at end of street has a negative impact on these views). Dwellings are, overall, not consistent with a range of different dwelling types and materials. Frontages vary including open plan, low fences, planting and some more dominant timber fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Montana Place, Mountbatten Place									Cu-de-sac. Only rear berms and no street trees. Lot shape and size varies. Layout and setback not consistent. Architecture varies and materials varies. Frontages vary including open plan through to tall walls.	0.5/7	

Morrinsville Road									Part of wider strategic street network. Very wide carriageway and significant traffic flows. No significant street trees. Reasonable consistency in lot width and depth. Variation in lot layout; setbacks and areas of dominant parking. Varied architecture and some redevelopment. Some tall dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Morris Road, Willow Road									Part of a wider connected street network. Wide carriageway, regular street trees. Lot width and depth inconsistent. Some variation in lot layout including buildings angled on the site. Provides access to Jansen Park (although dwellings back on to this). Some continuity in architecture and materials (brick and weatherboard elevations) but area does not stand apart. Mixture of frontage treatments, with open plan, but medium fences provide the lasting impression.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Morrison Crescent									Cul-de-sac. Small Street trees; not at end of street. Irregular lot shape and size. Varied site layout; setback, dominant parking and garages in front yards. Some redevelopment; further impacts on consistency. No apparent influence from topography or green structure. Architecture and materials vary with redevelopments. Boundaries vary, with some open frontages and range of fences and walls (some dominant).	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mount View Road									Part of a network of linked streets. Wide berms with street trees. Some consistency of lots widths Some variation in lot layout. No obvious influence from topography or green structure. Some variation in architecture and building design (redevelopments with dominant garages and parking). Front boundaries vary; open through to tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Mullane Street, Gordon Street									Cul-de-sac. Narrow street. Street trees. Lot size, shape and layout varies. Some dominant parking. Fronts green space at school. Architecture varies. Mixed boundaries. Some dominant tall fences detract .	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Naylor Street (Fox Street to Dey Street)									Street/block layout forming part of the wider Hamilton East street pattern. No street trees. No berm on north side. Variation in lot width and in lot layout . Low retaining along the front of some lots. Some consistency in architecture (more brick than in areas to the west). Variation in street frontage treatments, with some dominant fences.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Nelson Street									Does not form part of the wider Hamilton East block pattern, although does align with Old Farm Road to the north. Street trees (with some gaps). Regular lot width and lot layout (one garage set forward of main building). Some consistency in architecture and materials. Variation in street frontage treatments.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
New Street									Forms part of a group of streets linking from Te Aroha to Claudelands Road. Street trees. Inconsistent lot sizes and layouts (semi-detached single storey buildings and two storey flats). Inconsistency in architecture and front boundary treatments.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Newcastle Road									Part of wider connected street network. Only rear berms, in parts, some street trees. Lot width and size varies. Lot layout varies; setback and position of buildings (above or below street) follow the topography. Street follows topography and rises up hill. Architecture varies as does frontage treatments which includes some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Nixon Street (Wellington Street to Cook Street)									West side of street is in existing residential intensification zone. Street/block layout forming part of the wider Hamilton East street pattern, wide carriageway. Good street trees. Generally consistent lot size/dimension and layout along street frontage lots, particularly on East side of street. Rear lots vary. Lot layout reasonably consistent despite varied lot shape. Grid layout is imposed over broadly flat landform. Some variation in architecture (both sides of street, but more so on west) which has an impact on the impression of consistency. Some variation in street frontage treatments, including a number of dominant fences. Driveways to rear lots on east side quite dominant and take away from the continuity of the street frontage. Would score more highly and meet criteria if scored only East side of street.	4/7	Not Recommend HHA- as does not score sufficiently high in Consistency Criteria
Norton Road									Key route into the City Centre from the north. Significant traffic flows, with wide carriageway. Narrow berms (and sections where there is not a berm) with reasonably regular street trees. Residential lots have relatively consistent frontage width to street, although vary in depth due to subdivision. Lot layout and setbacks vary. No obvious response to topography or links to green structure. Whilst there are a large number of good quality older houses, there are many other flat and residential developments which do not reflect the character of these. Significant number of high, dominant fences responding to the significant traffic along the street.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Oakley Avenue									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent. Grid layout arranged following topography alongside the river. The high proportion of newer developments (including two storey flats) disrupt the continuity of the older buildings. Frontages vary from open plan to dominant fences. At western end some low retaining walls along front boundaries. Dominance of trees reduces apparent importance of front boundaries to overall character of the area.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Odette Street, Richardson Road, St.Lukes Place									Part of a wider connected street network. Some street trees, but irregular. Come consistency in lot width, and shape. Inconsistent layout including setback, garages in fron yards, some redevelopments. Inconsistent architecture. Variation in front boundaries including open plan, low to medium fences, and some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ohaupo Road									Part of a wider connected street network. Dominant multi lane road. Lot shapes, sizes and layouts vary. Building design and materials, and frontages, all vary.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Old Farm Road									Part of connected street network. Some street trees. Lots sizes and layouts vary; significnat number of redevelopments. Variation in architecture and frontages; redevelopments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Old Farm Road & Cassidy Street									East side of Old Farm Road and n north side of Cassidy Street = new development; this has impacted representativeness of the streets as a whole. Some large street trees; mainly on sides of street which have not been redeveloped. Regular lot size and setback in areas not redeveloped. Lot layout responds to typology. Some garages/car ports in front yards which disrupt overall consistency of lot layout. Broadly consistent State Housing typologies. Frontages mainly medium height timber fences in Old Farm Road, with more dominant higher hedges and walls seen in Cassidy Road; these have had a negative impact on consistency of the area.	5/7	Not recommended as HHA as not Representative

Olwyn Terrace, Aberfoyle Street (east section)									Cul-de-sac. Wide berms with large street trees. Lot sizes and shapes are consistent, except end of cul-de-sac. Lot layout varies, including setbacks and some garages in front yards. Some dominant parking. Architecture and materials vary. Some dominant fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Opal Place									Cul-de-sac. Whilst street design is consistent with small street trees, lot dimensions vary due to cul-de-sac form of the street. Lot layout varies, in setback and position of buildings (redevelopments have taken place). Provides linkage to Donny Park. Architecture and materials vary, particularly with redevelopments. Generally open plan or low fences/retaining along frontages (but taller more dominant fences disrupt consistency of area).	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Orchard Avenue, Newport Place, Sandringham Road									Series of culs-de-sac; Sandringham link from Tramway Rd to Orchard Av. Newport links from Orchard Av. Very narrow berms and footpaths with no street trees. Lot widths, shapes and overall size all vary. Setbacks are reasonably consistent, although layout of buildings vary at ends of culs-de-sac. Significant variation with architectural styles and materials. Front boundaries reasonably consistent with open plan and planting.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Palmer Street									Forms part of a group of streets linking from Te Aroha to Claudelands Road. West side of street is commercial. East side, mixed street trees (includes 2 x palms which do not make significant contribution to the street scene). Lots and lot layout not regular; large area of parking at northern end against street. Some consistency in architecture but overall impression is that it is not coherent or clear character. Range of front boundaries, including block walls and fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Palmerston Street									Busy street; part of wider connected street network. Wide carriageways with wide berms (position of footpath varies). Levels change across street. Lot sizes on south quite consistent apart from at retirement village; overall varied. Varied architecture and materials (whilst there are some good older buildings). Varied boundaries, including terraced landscaping at retirement village.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pamela Place, Susan Place									Culs-de-sac. No street trees. Regular lot sizes (although less so south side of Pamela). However, some variation in lot layout (angled buildings and setback). Little obvious contribution of topography and green space. Some consistency with dwellings although a number of poor end elevations facing the street and varied materials. High number of tall fences, although some open frontages.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Panair Crescent									Cul-de-sac. Narrow berms with consistent street trees. Reasonably regular lot frontages (lot dimensions alter at end of cul-de-sac lots). Inconsistent setback and lot layout. Some consistency with architecture, design and materials. Many dominant tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Park Terrace									Not part of connected network. Berms vary in width and street trees on one side only. Lot dimensions and layout varies (both redevelopment and older) Follows above river. Architecture varies as do boundaries which include tall fences through to open frontages.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Parkdale Place									Cul-de-sac. Narrow carrageway and street trees in narrow berm . Irregular lot size and shape. Layouts vary including setbacks and and dominant parking. Architecture/materials varies and dominant fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Partington Place									Short cul-de-sac off Vercoe Road. Very narrow street; narrow carriageway and narrow berms. Street trees on straight section at south end (from Vercoe) only. Varied lot frontage and shape as a result of the curved alignment of the street, resulting in variation in layout and setbacks. Does not reflect topography or link to any green structure. Variation in architecture and materials. Taller walls and planting as enter street, than more open frontages at north.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Paterson Street, Rhode Street									Part of connected network. Wide berms and some street trees (more consistent in Patterson Street). Some consistency in lot size, but overall appearance of consistency disrupted by redevelopments and other more recent developments (which also impact consistency of lot layout). Architecture/materials and frontage treatments vary (particularly with redevelopments) and include a number of dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Patricia Avenue, Robert Grigg Place, Scott Avenue									Part of connected street network. Some street trees. Some variation in lot size and layout (setbacks, end elevations facing street). Some consistency in architecture and materials. Some open frontages, low walls and planting, but also some tall fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Paul Crescent, Ross Crescent									Loop roads. Curved designs adds interest, street trees (although less consistent in Paul). Lots shape and sizes reasonably consistent. Some varied setbacks, angled buildings garages in front yards, leading to less consistency. Little influence of topography obut both link to Fairfield Park. All buildngs of state housing designs, with mix of hipped and gabled roofs. Mixture of open frontages, planted frontages, medium height fences and tall fences.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Paulette Place									Narrow carriageway but lacks the regular street trees seen in Lawrence Street. Lot shape and sizes relatively consistent, apart from end of street, which brings an inconsistent appearance (and where lot layout is not consistent). Buildings are varied. Frontage treatments are inconsistent, with some open plan and a range of fences (some being high and dominant)	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Peachgrove Road									Only small residential area within study area. Busy road with significant traffic. Limited street trees; traffic is dominant. Lot widths generally similar, but overall dimensions and setback varies due to curved street. Architecture varies. Frontages not consistent and dominated by driveways.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Peacockes Road									Part of a wider connected network; although limited links in and out. Footpath on one side of street only. No street trees. Reasonable consistency in lot width, but varied site layout (including dominant parking and garages in front yards). Architecture, materials and frontage treatments vary.	1.5.7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pearl Place									Curving street provides interest, although street trees are irregular. Lot sizes and frontage widths consistent. Most lot layouts consistent. Variation in building designs and materials and frontage treatments (including tall fencing and open plan).	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Pearson Avenue, Short Street, Daisy Street									Poorly connected street network with only a two points of entry and culs-de-sac which should (given their proximity to other roads) connect through. Wide berms with reasonable numbers of street trees. Some consistency in original lot size on south side of Pearson Av, but many now subdivided; overall does not feel consistent. Lot layouts vary, with some dominant garages on street and large areas of hard surface for parking. No apparent influence of topography or reflection of any green structure. Architecture varies. Frontages vary; whilst some are open plan or have attractive planting, there are a number of dominant fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pelorus Street									Part of a wider road network but limited connection out of area. Curving alignment and follows topography; adds interest. Regular/good street trees. Lot shapes and widths vary, but overall impression is consistent given curving alignment of street. Site layout varies (variation in setback and placement of buildings, some dominant parking). Varied buildings/architecture, and varied frontages.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pine Avenue, Urlich Avenue									Part of series of linked roads. Relativley narrow carrageway, overall irregular street trees in berms (size varies). Some consistency in lot width, and shape (although there is some variation given the length of the street and curving alignment). Inconsistent layout including setback and various angled and perpedicaular buildings, dominant parking and garages in front yards. Some consisntency in architecture but building materials varies. Variation in front boundaries including open plan, low to medium fences, and some more dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pollen Crescent									Cul de sac. Narrow carrageway, limited street trees in berms (size varies). Inconsistent lot width, and shape. Inconsistent layout including angled layouts. Come consistency in architecture. Variation in front boundaries including open plan, low to medium fences, and a number of very dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Portal Crescent									Links from Vercoe Rd to Beerescourt Road; no significant role in network. Small (irregularly spaced) street trees. Lot frontage, lot depth and lot shape varies with curved alignment of street. Some variation in setback and a number of garages and dominant parking areas within front yards. Does not reflect topography or link to any green structure. Some consistency in architecture and materials; predominance of simple hipped roof bungalows with weatherboard, plaster or brick elevations, but not overall impression of homogeneity. Variation in frontage treatments (low fences/walls, open plan etc but also a number of dominant fences).	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Portree Place									The cul-de-sac layout is imposed on the topography. The street trees are irregular. Lots vary in shape and width. Buildings along the street vary, as do frontage treatment (including low walls, fences and planting).	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Priscilla Crescent									Part of a network of linked streets. Very irregular street trees. Overall lots are not consistent in size, width or layout (in part due to topogaraphy and levels across street. Some influence from topography. Some variation in architecture and building design. Front boundaries vary; open through to tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Prisk Street									Part of a network of linked streets. Street trees. Some consistency of lots although does vary in centre of street. Some variation in lot layout including some dominant parking. Some influence from topography. Some variation in architecture and building design. Front boundaries vary; open through to tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pukeke Road									Part of connected street network. Regular street trees. Lot sizes reasonably regular (many angled buildings). Little influence of topography or green structure. Buildings are not consistent. Front boundaries vary, many medium and tall fences - overall inconsistent.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Pulham Crescent, McDowall Place									Loop street/cul-de-sac. Regular street trees (vary in size in each street). Lot size and shape reasonably regular. Lot layout varies; some garages in front yards. Some areas of dominant parking. Some consistency in dwellings, but those which vary stand out and give impression of inconsistency (some redevelopment). Front boundaries vary with open plan, low retaining through to dominant fences (the latter having a significant impact on quality and appearance of area).	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Queens Avenue , Upper Kent Street , Islington Street									Provides connection from Killarney Road to Lake Road. Wide carriageway with berms and footpaths (also has on street cycle lanes). Regular street trees on east side; less regular on west due to overhead power lines. Lot shape and width and lot layout vary, in part due to topography (buildings on east side are above street level) and also redevelopments. Layouts respond to topography. Large number of historic weatherboard buildings, along with some brick and plater too. However, large redevelopment at corner of Fraser Street and other recent and historic redevelopments	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									throughout street. Boundaries vary with a number of tall fences; recognising that this is a busy street.		
Radiata Street, Rutland Street, Smart Place									Radiata part of a wider connected network with cul-de-sacs off of it. Small street trees in Radiata but missing from the other streets. Some consistency in lot size and shape, but lot layout varies (some buildings on higher ground above the street). Some influence from topography. Dwellings vary in design as do front boundaries which include open frontages, low retaining through to tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Radnor Street									Steeply sloping towards River; part of connected block pattern. Narrow berm (missing at top of street) and only one footpath. Good street trees. Varied lot width and layout (setbacks); redevelopments. Varied architecture and materials. Frontages vary including some dominant plaster walls.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ranungawari Drive (etc)									Road layout designed to make use of land between reserve and Wairere Drive; poorly connected to wider area. Curving streets and street trees/planting add interest. Lot size and layout reasonably regular, but development imposed onto the landscape. Architectural styles and materials show some consistency. Inconsistent frontage treatments with retaining walls, fences, open plan and planting.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Resthill Crescent									Loop road. Narrow street with mainly regular street trees in narrow berms. Lot width and depth reasonably consistent (duplex block varies). Lot layout reasonably consistent. Some dominant parking. Buildings imposed on topography; also links to Resthill Park. Mainly brick buildings with both hipped and gabled roofs with both tiles or corrugated. Mixed frontages with planting; with some retaining walls although there are some more dominant fences. Change in levels limits contribution that buildings make to street (as above street level). .	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rhonda Avenue, Marion Place, Margaret Place									Part of a wider street network. Good street trees, although some areas with less trees along the street. Reasonanalby consistent lot size (varies on bends) but lot layout with buildings at differing angles and dominant parking in front yards. Little obvious influence of topography but does provide a frontage to Deanwell Park . Some consistency with dwellings (although poor end elevations facing street). Frontages vary. Whislt this includes a number of tall fences, these are not a dominant feature in the street.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Richan Street, Tomin Road									Part of series of linked roads/cul-de-sac. Relativley narrow carrageway, regular street trees in berms (size varies). Some consistency in lot width, and shape (although there is some variation). Inconsistent layout including setback and various angled and perpedicaular buildings, dominant parking and garages in front yards. Some consisntency in architecture but building materials varies. Variation in front boundaries including open plan, low to medium fences, and some more dominant fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ridout Street									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the block are long. Street laid over steep topography, and responds in its curving alignment up the hill. Reasonably wide carriageway. Regularly spaced street trees. Lot size and dimensions vary; smaller lots in east section and larger lots in west, closer to top of hill. Lot layout and setbacks vary (partly due to changes in topography); some garages in front yard areas. Strong response to topography. Some consistency in architecture and buildings. Boundaries vary, with some tall fences, and dominant areas of parking and garages.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rigter Place									Attractive curving cul-de-sac off of East Street. Narrow berms, footpath only on west side and some street trees. Dwellings at south end back onto railway. Lot shapes (and overall size) and the layout of buildings vary, as a result of the alignment of the road, providing the street with a less formal appearance. Total consistency with architectural styles and materials, from use of transportable buildings on all lots. Front boundaries reasonably consistent with open plan, low fences and planting. Tall dominant fences only seen at entrance to cul-de-sac on buildings which front east street. Overall, despite the overall consistency of the street, its score is impacted by the building types.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rimu Street (East of Maeroa Road)									Wide carriageway, linking to City Centre via Seddon Road. Street trees are reasonably regular, although some gaps in them. Curved street alignment brings greater interest and contributes to the character and interest of the area. Lot size and dimensions reasonably consistent (main variation is at bends in street). Lot layout and setbacks of older building is reasonably consistent, although some garages in front yard areas, and redevelopment (particularly on north side) has reduced setback. Alignment of street appears to follow gulley to south. There are some good quality buildings in the street, and reasonable consistency in architecture and materials (weatherboard and some brick). There are a significant number of very tall fences and some dominant garages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rimu Street (West of Maeroa Road)									Part of grid network of street between Forest Lake Road and Maeroa Road; some of the block are long, although connectivity improved with Lafferty Street and Miro Street breaking up blocks. Street laid over steep topography. Curves and rises and dips in street add interest and character. Reasonably wide carriageway. Street trees are irregular. Some parts of north side has no berm. Lot size and dimensions consistent (apart from where subdivided; even in these circumstances only driveways take away from the uniform appearance). Setbacks vary; likely as result of topography with some buildings being above and below the level of the street. Some garages in front yard areas. Strong response to topography. Whilst there are some good quality buildings in the street, overall there is not consistency in architecture and	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									buildings. Boundaries vary, with some tall fences particularly and some dominant areas of driveway and garages.		
Riro Street (East Section) & Opoia Road									Located on a flat area of land alongside the River. Riro Street connects from River Road to Opoia Road, which in turn connects through to Jesmond Park. There are good sized street trees along the west side of the street with smaller (replanted) trees along the east side. Whilst lot widths are reasonably consistent, lot depths vary, due to the embankment to the east, due to the location of the river to the west and subdivision of lots. Lot layout varies significantly. Whilst there are a group of consistent weatherboard buildings in the north-east, there is significant variation in architecture, typology and materials including two storey flats. Front boundaries vary, including a number of dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
River Road (Boundary Road to Clarkin Road)									Road follows alignment of Waikato River, providing important linkage. Inconsistent street trees and lack of berms in areas. Lot size and dimension, and lot layout all vary (with different typologies along street). Overall, d buildings are inconsistent. Many boundary treatments include high fences and walls.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
River Road (north of Clarkin Road)									Significant role in the east of river street network. Significant traffic flows. Some very significant street trees, although frequency and spacing varies. Lot sizes and shape and layout along the river, responding to topography and development to the east. Follows the river and links to river with areas of reserve. Varied buildings and frontage treatments.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
River Road (south of Claudelands Rd) including Memorial Drive and Rothbrook Street									Road follows alignment of Waikato River, providing important linkage. Inconsistent street trees and no berm on west. Lot size and dimension, and lot layout all vary (with different typologies along street). Overall, despite there being some older buildings which display similar design and material, buildings are inconsistent. Many boundary treatments include high fences and walls.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Riverview Terrace									Provides linkage from River Road to Casey, with the main part of the street running parallel to River Road (and the Waikato River). The street includes wide berms, regularly spaced street trees and a narrow carriageway (with build outs to slow traffic). Lot widths vary but depth is regular; the variation of lot width is noticeable from the street and impacts on the cohesiveness of the area. Many buildings on the west are set below street level, reducing their contribution to the character of the street. Architecture and material varies significantly (including both single storey and two storey dwellings). Whilst there are some open front boundaries there most are walls with planting above, or taller fences, all designed to provide privacy to the houses.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rodney Street									Part of connected road network. Mainly street trees. Regular lot size and shape. Lot layout varies with inconsistent setback, some angled layouts and end elevations facing street. Reasonably consistent architecture and materials. Frontages vary including low retaining, medium and tall fences and open plan.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rosalind Street									Part of a wider linked network. Regualr street trees either side of a wide carriageway. Reasonably consistent lot sizes. Lot layouts vary; garages in front yard, dominat parking and redevelopent at east end. No obvious contribution from topography or green structure. Some consistency with architecture, disrupted by redevelopment and also varied materials. Many frontages are open or medium height fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rothesay Place									Cul-de-sac. Narrow berms with some street trees. Lot sizes and layouts vary. Some dominant parking and garages in front yards. Street and site layout responds to topography. Architecture and materials vary. Mainly open frontages, but some fences (including tall dominant fences).	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rotokauri Road, Odlin Crescent,									Part of connected network. Dominat carrageway and some street trees (although not consistent along street). Lots consistent size and shape on north side, vary significantly on south side. Site layout varies, including setback and garages in front yards. Architecture and materials vary. Many dominant front fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Roy Street, Vernall Street									Part of connected network. Narrow berms with street trees. Some consistency of lot size and shape (varies at south). Some variation in site layout; setback and garages in front yards and dominant parking. Varied architecture and materials. Many planted front boundaries and low fences. Some taller fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ruapehu Street									Forms part of wider grid with other mountain streets. Less attractive than streets to the north; does not have street trees. Views along street are less attractive than Freemont and Egmont; due to curve at end of street at east end. Generally regular lot pattern and lot layout However buildings and front boundaries are less consistent than street to the north; some dominant tall fences..	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Russleigh Drive (east portion of street only)									Loop road. Wide carriageway and narrow berms with street trees. Lot size and shape varies from one side of street to the other. Lot layout consistent on west side of street only. Some dominant parking. Overlaid on topography with no links to green structure. Mainly brick and block buildings. some dominant retaining and tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Rutherford Street									Lots have already been redeveloped. Street layout does not connect well with surrounding network, although narrow carriageway and regular street trees (which include mature trees) do add to the character of the area. Lot sizes and layout, and the consistency of architecture and consistency in frontages have been impacted by redevelopments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Ryan Avenue, Breidis Place									Part of a connected street network. Lot sizes and widths reasonably consistent. Some variation in lot layout, including angled buidings and setback (particulary evident in Breidis Place) but overall the impression is reasonably consistent. Many driveways altered from lines of concrete to more substantial areas. Little evidence of topography or green stucture being import design elements. some consistency as state house designs, althugh varied use of brick (red and buff) and weatherboard. Whilst some lots retain an open frontage, there are many tall and medium height fences which reduce the consistency of the streets.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Sacha Place									Cul-de-sac. Narrow carrageway. No street trees. Some consistency in lot size and shape, but varies at end of cul-de-sac. Layouts vary ininlcuding position of buildings and angled to street. Architecture/materials varies and dominant fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sale Street									Forms part of a series of streets off west side of Heaphy Road, but does not form part of a wider connected street pattern. Street trees on west only. Infill development only. Street layout is imposed over broadly flat landform. Infill development is not consistent with older development in joined streets. Variation in street frontage treatments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sandford Place									Cul-de-sac does not link to mall beyond. Very limited street trees. Lot shape and dimension varies. No obvious influence from topography. Buildings and frontage treatments not consistent.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sandwich Road									Part of a connected street network. Wide carriageway. Regular street trees in berms. Lot sizes/dimensions, and lot layout vary (including setbacks and garages in front yard). No apparent influence of topography and green structure. Dwellings vary (including redevelopments). Frontage treatments vary, from open to tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sapphire Place									Street does not make a positive contribution to the area. Whilst street design is consistent with street trees, lot dimensions vary due to cul-de-sac form of the street. Lot layout varies, in setback and position of buildings at end of street. The relationship of the street to the topography and green structure is seems with the reserve joining the street. Building materials vary. Generally open plan or low fences along frontages (some more dominant fences closer to Bankwood Rd).	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Saxbys Road									Part of a wider street network. Footpath only on north side. Frequency of street trees is inconsistent. Reasonanalby consistent lot size (in pre 1980 area) but lot layout with buildings at differing angles. So dominant parking and garages in front yards. Little obvious influence of topography and green structure. Some consistency with dwellings (although poor end elevations facing street). Frontages vary and include a number of dominant tall fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Seamer Place									Cul-de-sac. Good street trees in narrow berms. Reasonably consistent lot width but lot layout varies (including angled versus perpendicular, setback etc). No apparent influence of topography or green structure. Architecture varies. Front boundaries vary; some tall fences but not dominant.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Seddon Road - east of intersection with Goldsmith Street									Key linkage to Mill Steet and city centre. Wide carriageway, with flush central median. No berms or street trees. Lot sizes and layout (setback) vary. Road runs with topography. Architecture and buildings vary, along with some tall fences s on front boundaries.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Seddon Road - west of intersection with Goldsmith Street									Key linkage to Mill Steet and city centre. Wide carriageway, with wide berms and limited street trees. Lot sizes and layout vary (garages in front yard areas). No significant response to topography or green structure. Architecture and of buildings vary, along with tall fences and garages on front boundaries.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Seddon Street (southern section)									Part of connected street network. No berm or street trees. Building set above street with garages and high retaining wall at street level. Lots of consistent size. Layouts vary due to topography of sites. Architecture and materials vary, as do walls, parking and garages at site frontage.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sefton Crescent									Cul-de-sac form does not contribute to area. There are very few street trees. Whilst there is some consistency in lot size/design and layout, there is not consistency in architecture/materials and variation in front boundary treatment. Overall the area feels like a poor quality environment.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
SH1 (Grey Street to Nixon Street									Street/block layout forming part of the wider Hamilton East street pattern, narrow carriageway with development only on north side. Footpath (no berms) on north side only. No street trees. Varied lot size/dimension and lot layout (rear lots vary). Lot layout varies with different typologies. Grid layout is imposed over broadly flat landform. Significant inconsistency in architecture and front boundaries (including some open areas of parking through to dominant fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

SH1 Nixon Street to Galloway Street									Street/block layout forming part of the wider Hamilton East street pattern. As west end, narrow footpath, no berm or street trees. Towards east berm area introduced and becomes a large open area containing trees by Galloway Street. However this remains alongside a very busy street which negatively impacts the quality of the environment. Reasonably regular lot size/dimension and lot layout recognising there are different typologies(rear lots vary). Grid layout is imposed over broadly flat landform. Consistency in age and style of architecture. Variation in front boundaries, (including some open plan but mainly dominant fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sheriff Place									Cul-de-sac. No street trees. Varied lot width and depth. Lot layout varies (setback and dominant parking). Inconsistent buildings; architecture and materials. Inconsistent frontages; open plan, through to dominant walls.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sillary Street									Street/block layout forming part of the wider Hamilton East street pattern, narrow carriageway with development only on north side. Footpath (no berms) on north side only. No street trees. Varied lot size/dimension and lot layout (rear lots vary). Lot layout varies with different typologies. Grid layout is imposed over broadly flat landform. Significant inconsistency in architecture and front boundaries (including some open areas of parking through to dominant fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Silva Crescent									Part of a wider connected network of streets. Over whole, inconsistent street trees. Reasonably regular lot width (although depth varies). Lot layout varies (setback and dominant parking). Street follows topography which adds interest. Inconsistent buildings; architecture and materials. Inconsistent frontages; open plan, low retaining walls and planting.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Snell Drive									Part of a wider connected street network. Wide carrageway with no street trees. Whislt lot widths vary, the overall impression is of consistent development along the street. Some variation in site layout, angles of buildings, placing of the building including setback. Provides access to the area of bush and reserve at Snell Drive Walkway. Buildngs of state housing designs, with a mixture of hipped and gabled tiled roofs; appear reasonably consistent. Many frontages are open, but some have fences, lor dense planting.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Spenser Road									Reasonably narrow carriageway with street trees at north end. Reasonably consistent lot sizes for detached dwellings in south (those at Fifth Avenue intersection redeveloped) and for terraced dwellings at north end. Unclear how responds to topography . State housing; generally consistent architecture and materials. Many open frontages, although some medium height timber fences. Overall, northern area around terraced single storey units most consistent, with some fences now around front yard areas. However, overall area is not of any particularly noteworthy quality.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
St Andrew Terrace/Braid Road									Loop road off of a connected road network. In part narrow carriageway and wide berms, but limited street trees. Footpath on one side of street only. Lot sizes and shapes vary. Responds to location of Golf Course; overlooks this. Variation in architecture. Mix of frontages; some retaining, low walls/fences, dominant fences. Some redevelopment.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
St.Kilda Place, Hendon Road, Northolt Road, Terence Street, Reeves Close									Discrete areas of roads with limited access to it. Wide carrageway. Street tres only in St.Kilda. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Stanley Street									Part of the Claudelands connected street block structure. Narrow carriageways with large street trees. Lot size relatively consistent. Grid layout arranged following topography alongside the river. The high proportion of newer developments (including two storey flats) disrupt the continuity of the older buildings. Frontages vary from open plan to dominant fences; dominance of trees reduces apparent importance of front boundaries to overall character of the area.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Steele Road									Links into Te Rapa Road, but whilst part of a wider grid network, the blocks are long with limited north south connections, and fails provide complete connections in all directions. Wide, dominant carriageway (narrows at west end). Consistent street trees; particularly at east to centre. Lot size and layout varies with topography (some sites are above or below street level) and with recent redevelopment of sites. Street rises and falls with landform. Architecture varies, both historically and with new infill. Frontages are inconsistent, with open plan, panting, different fences, planted banks etc.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Storey Avenue									Part of a wider grid network, the blocks are long with limited north south connections, and fails provide complete connections in all directions. Areas where street trees are only on one side of street (where there is overhead power on the other), and some gaps; more complete at western end. Curve in street and rising ground add significantly to interest and character of western end. some variation in lot width, although this is not immediately obvious from street. Many lots subdivided. Some variation in setbacks and some buildings and garages set forward quite close to street frontage. As west end lot layout response to topography, with buildings set above street on north side and below street on south side. Street responds to rising topography at western end. Whilst many buildings exhibit similar materials (brick and weatherboard) there is some variation of styles which disrupts the overall continuity of the street. Many attractive frontages, with good planting, although there are also some dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Strowan Avenue									Not part of coherent street pattern. Large street trees. Reasonably regular lots; some redevelopment. Varied architecture and materials, and frontage treatments with some very dominant walls; not consistent.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Sussex Street									Cul-de-sac. No street trees. Inconsistent lot size and shape. Inconsistent lot layouts. No obvious influence of topography or green structure. Dwellings vary. Frontages include low retaining (plaster and timber), other open fences, open frontages, overall not consistent.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tainui Street									Part of connected street network. No berm or street trees. Building set above street with garages, retaining wall driveays, parking and garages at street level. Lots vary in size and shape. Layouts vary due to topography of sites (and where large building developed at south end). Architecture and materials vary. Front boundaries vary with retaining etc as detailed above.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tamihana Avenue									Provides linkage from River Road to Casey. The street includes mainly only rear berms. Irregularly spaced street trees and a narrow carriageway (with build outs to slow traffic). Lot size/dimensions and lot layout all vary (including setbacks). Whilst there are some period buildings, overall architecture and material varies significantly (including both single storey and two storey dwellings). Front boundaries vary, including dominant fences and walls. Overall, whilst it is an attractive street it is not consistent and relies upon private planting to provide its treed appearance (apart from aa single group of street trees close to the west end)..	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Taniwha Street (East Side only)									One of a small grid of street connecting with Norton Road and via pedestrian routes to Mill Street trees within berms along most of the street. Wide carriageway; impacts on cohesiveness of areas with the street trees not able to mitigate width of street. Lot depth and frontage vary. Lot layout varies due to typologies, landform/topography etc. Whilst there is some continuity with architecture and materials the overall impression is that the street is diverse with a range of ages and designs (or modified buildings). Frontages include some very attracted open frontages with planting but lasting impression is of dominant fences and also areas of retaining responding to the rising land alongside the street.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tarbett Road									Cul-de-sac. Limited street trees. Narrow carriageway. Lot widths vary. Setbacks vary. Topography adds some interest. Some existing architectural variation. There is a development site in the street which is likely to bring greater variation. Walls and low fences along frontages.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tauhara Drive									Cul-de-sac. Narrow, curving alignment, dropping with topography. Regular street trees. Pleasant street. Lot dimensions, shapes and layouts vary. Road and buildings work with the topography and provide access to recreational land. Buildings vary, as do front boundaries, from open to low fences to heavily planted.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tawa Road									Cul-de-sac with limited connectivity. Wide carrageway, with street trees (although not consistent along street). Lot width and size varies. Lot layout varies with some redevelopments and some older building set back on elevated sites. Topography has influenced site layouts. Variation in architecture, materials and site frontages.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Taylor Terrace (north section)									Cul-de-sac. Narrow carriageway with small street trees on east side, some other larger trees. Footpath only on east side. Reasonably regular lot width (in sealed part of street). Lot layout inconsistent due to garages in front yard. Some dominant parking. No apparent influence of topography or green structure. Inconsistent architecture and front boundaries, which vary from open to some taller dominant walls/fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Taylor Terrace (south section)									Part of a connected street network. Wide carriageway. Large street trees but only on one side of street. Lot sizes/dimensions, and lot layout vary (redevelopment). No apparent influence of topography and green structure. Dwellings vary (including redevelopments). Frontage treatments vary, from hedges to tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Te Anau Place, Manapouri Place									Linked Culs-de-sac. Narrow carrageway and no street trees . Irregular lot size and shape and layouts vary including setbacks, garages in front yards, and dominant parking. Architecture/materials varies and dominant fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Te Rapa Road									Key route into city centre. Very wide dominant road, with multiple traffic lanes, very limited areas of berm, limited areas of planted central median and no street trees. Area is very dominated by traffic. Lot shapes, sizes and layouts are not consistent along the street. Whilst historically it appears that there would have been consistency of architecture, more recent developments have disrupted this. Whilst there is a variety of building frontages, the overall impression is of tall fences enclosing the street. Overall, the harsh urban environment created by the large, busy road dominates the overall character of this area.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Teddy Street									Short cul-de-sac not providing any pedestrian access beyond. Wide berms, with good size street trees on north. Varied lot size and layout. Responds to topography, although not a particularly positive response. Architecture and frontages vary, with different typologies and ages of buildings.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Templeview, west of Tuhikaramea Road (Goodwin Terrace, Cowley Drive, Foster Road, Market Street, McKay Drive, Maynard Place,									Forms a series of connected streets, although only one main entry from Tuhikaramea Road. Narrow berms and few street trees. Along the straight sections of road lots have consistent width, although varies where the streets curve. Lot layout varies; with differing setbacks in part responding to topography. The overall impression is the lot size and layout does vary. The layout of sites does respond to topography. Architecture, materials etc varies, as does front boundary treatment, which includes retaining walls, low fences, planting and open plan.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Tennyson Road/Dryden Road									Large cleared site in Tennyson Rd. Street trees more consistent in Tennyson Rd (only one side of street in Dryden). Some variation in lot shape due to curved alignment; however appearance is regular overall. Unclear how responds to topography . State housing; consistent architecture and materials (some redevelopment), Frontages vary, but not too many dominant fences. Overall, consistent but not of any noteworthy quality.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Thomson Avenue									Part of wider connected street network. Wide berms with some street trees. Lot width and size varies. Lot layout varies; setback and some redevelopments. On east side some buildings above street level, on west some below street level. Street follows topography and rises up hill. Architecture varies as does frontage treatments which includes some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Thorpe Street, Sadler Street, Powells Road, Raymond Street, Craig Place									Part of a wider connected network with cul-de-sacs off of it. Wide carrageway with street trees alongside. Reasonably consistent lot size and shape, but lot layout varies (some angled buildings, limited number of varied setbacks and garages in front yards). Little influence from topography. Dwellings vary in design as do front boundaries which include open frontages and include some tall fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tisdall Street/Tisdall Terrace									Part of connected grid. Two carriageways separated by change in levels. Street has berms and street trees. Varied lot size and lot layout. Varied architecture with recent developments. Some dominant fences/walls.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tongariro Street									Carriageway is wide and the dominant feature, with only small street trees. Less attractive than streets to the north. Curved street pattern provides some interest, but less consistency in buildings and boundaries with some dominant tall fences..	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Torrington Avenue									One of a small grid of street connecting with Norton Road and via pedestrian routes to Mill Street Trees within berms along most of the street . South section of street is far wider carriageway; impacts on cohesiveness of areas. Lot depth and frontage vary. Lot layout reasonably consistent apart from where two storey flat development or buildings front one of the other streets. Some continuity with architecture and materials but disrupted by flat development, although the landscape character of street assists	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

									with mitigating some of the effect of this. Frontages include some dominant fences and some large areas of parking in front yards.		
Tramway Road									Part of a wider connected street network. Wide carrageway with irregular street trees. Lot sizes/dimensions and lot layout all vary. Exacerbated where there have been redevelopments. Little evidence that topography and green structure have influenced the design of the area. Architecture, materials and front boundaries all vary.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tramway Road/Waikai Close									Long cul-de-sac from Fifth Avenue and Enderley Avenue. Block to east of Tramway (Waikai Close) is new development. Narrow berms. Very limited street trees. Lot sizes and layout vary. Redevelopment and new development means there is little consistency in architecture or materials. Frontage treatments vary.	0/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tranmere Road									Provides link from Clarkin Rd to Heaphy Terrace. Large street trees. Reasonably regular lots and lot layout (recognising varies for different typologies) - some garages in front yards. Some variation in architecture and materials, with greater variation from redevelopments. Frontage treatments mainly open plan or low walls/fences, a few dominant fences and garages detract.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tudor Crescent									Some lots have already been redeveloped. Street layout does not connect well with surrounding network, although curving alignment, narrow carriageway and regular street trees do add to the character of the area. Lot sizes and layout, and the consistency of architecture and consistency in frontages have been impacted by redevelopments.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Tuhikaramea Road									Part of connected network. Dominant wide carrageway. Limited street trees. Lot size and shape varies, as does lot layout with some buildings set above road behind retaining walls, builndgs below street level and dominant garages and areas of parking. Lots respond to original topography. Architecture and frontages vary (including as noted above tall retaining walls), tall fences etc.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Tui Avenue									Part of a grid network of streets to the west of Forest Lake Road that provides connection to Minogue Park. Single sides street, with west of street along boundary with mainline railway. Footpath only on the east side Large street trees only on western side of street in northern section of the road. Inconsistent lot shape and size. Lot layout varies; some garages in front yard areas. Some consistency in buildings, but the overall impression is of diversity. Frontages vary, but many dominant fences given the close proximity of the street to the railway.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Valley Terrace									Development along one side of street only. Not part of a connected network. Small street trees. Narrow carriageway. Reasonably consistent lot width, although variation in depth. Some inconsistency in setback. Some consistency in buildings but some newer buildings/alterations etc. Mix of plaster and weatherboard, with tile. Some variation in frontages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Vardon Road									South side of street only within study area. Provides connection from Te Rapa Road to Beerescourt Rd. Very wide dominant carriageway. Regular street trees, although relatively small and do not mitigate the dominance of the wide carriageway. Lots on south side reasonably regular width/size, with more variation (and wider lots) on north side of street. Some garages and large areas of parking within front yards, but building position relatively consistent. No significant views into Vardon Park from street. Some consistency with architecture. Front boundaries vary including many dominant fences (and garages) on street frontages.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Vercoe Road									Provides connection from Te Rapa Road to Beerescourt Rd. Very wide dominant carriageway. Street trees on part of southern side of street only; insufficient to mitigate the dominance of the wide carriageway. Lots on south side reasonably regular width/size, with more variation on north side of street. Lot depths vary. Inconsistent building setbacks. Architecture is not consistent (despite some older buildings at west end, esp. north side). Front boundaries vary including large open driveways, open plan, low fences/walls and planting. A few dominant fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Verel Street & Balloch Street									Forms part of a series of streets off west side of Heaphy Road, but does not form part of a wider connected street pattern. Regularly spaced street trees (large trees in Verel and small in Balloch). Lot widths vary as does lot layout. Street layout is imposed over broadly flat landform, but does not link to area of bush beyond. Lack of consistency in architecture and materials. Some variation in street frontage treatments, although mainly low walls and low fences.	3/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Victoria Street									Key route into city centre. Wide dominant road, with berms only in the south. No street trees. Area is very dominated by traffic. Lot shapes, sizes and layouts are not consistent along the street. Road follows the river, and local topography, with areas of retaining alongside. Whilst historically it appears that there would have been consistency of architecture, and a number of quality older buildings remain in the area, more recent developments have disrupted this. Whilst there is a variety of building frontages, the overall impression is of tall fences enclosing the street. Overall, the harsh urban environment created by the large, busy road dominates the overall character of this area.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Vine Street									Cul-de-sac. Narrow carriageway with regular street trees on one side and irregular on other side. Some consistency in lot width, except at west end (redevelopments). Some variation in lot layout; setback, angled to street, garages in front yards etc and reduced setback of redevelopment. Some dominant parking. Not influenced by topography or green structure. Redevelopment has brought variation in building styles. Varied frontages; including dominant tall fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Vivian Street,									Short street forming part of a wider network. No berms or street trees. Lots in centre of street (away from intersections) are consistent in size but layout varies. No aparent significant influence of topography or green structure. Architecture and materials not consistent. Some open frontages but also dominant tall fences.	1.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Waimarie Street									Part of connected network. Wide carrageway with no street trees. Reasonably consistent lot sizes on south of street, but varies on north. Site layout varies, some garages in front yards, dominant driveways and some redevelopments. Architecture and materials vary. Some retaining walls, tall fences and open plan.	2/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Wake Street									Provides indirect access to commercial areas. Regular (small) street trees. Reasonably regular lot dimensions and setbacks. There is no apparent influence of topography or green structure. Buildings relatively consistent in design and materials. Frontage treatments vary, including tall fences, low fences, planting and open plan.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

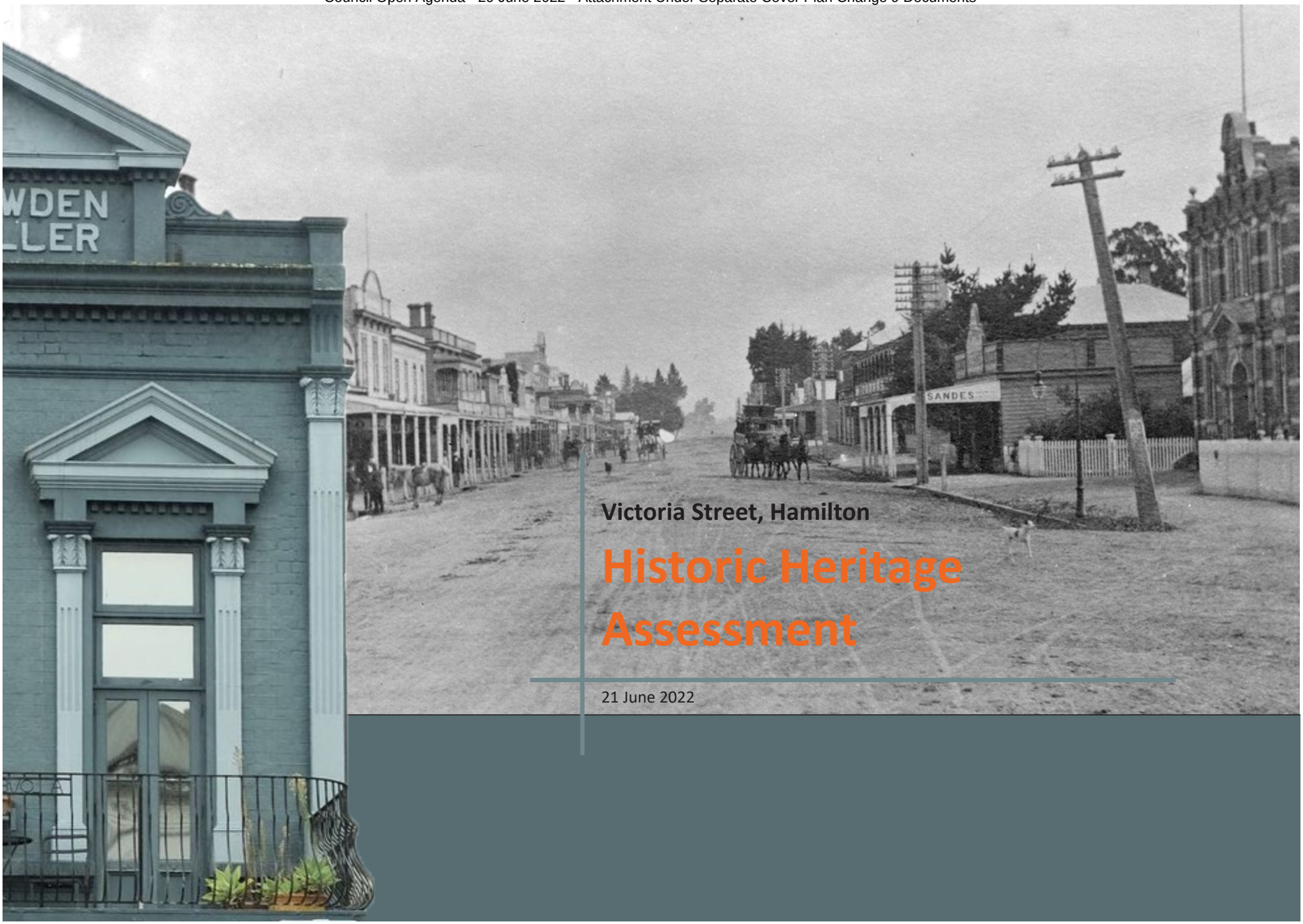
Walker Terrace									Cul-de-sac. No berms or street trees. Lot sizes and shapes are inconsistent. Lot layout varies, including setbacks and some dominant parking. Vacent redevelopment site. Architecture and materials vary. Some dominant fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Walsh Street									Part of a grid network of streets to the west of Forest Lake Road. Provides connection to Minogue Park. Relatively wide carriageway. Some inconsistency in spacing and size of street trees, although the size of the largest provides makes them a significant feature in the street. northeast side of street, reasonable consistency in lot width and size, southwest side less consistent. Lot layout varies with topography and with style and age of buildings. Street sits on topography, leading to Minogue Park. More consistency in buildings at west end. Frontages vary, with mix of fences (some dominant) and open plan frontages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Walter Street									Mid block link from Alfred Street through to Holland Road. Wide carriageway. Berms but very limited street trees (at southern end only). Lot sizes diverse. Lot layout varies with typology. Some large area of parking, and redevelopment at northern end. No apparent influence from topography or green structure. Architecture and material vary, as do frontages which include a number of dominant fences.	1/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Wanaka Place									Cul-de-sac. Narrow carrageway and no street trees . Irregular regular lot size and shape but layouts vary including setbacks and garages in front yards, and dominant parking. Architecture/materials varies and dominant fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Warwick Avenue									Cul-de-sac. Wide berms and street trees. Inconsistent lot sizes and setbacks (including redevelopment). Some dominant parking. Topography and green structure do not appear to have influenced the layout. Architecture varies. A number of dominant tall fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Wellington Street (Firth St to Nixon St)									Street/block layout forming part of the wider Hamilton East street pattern. Good street trees. Variation in lot width and significant variation in lot layout due to redevelopments on both north and south side of street . Significant variation in architecture due to redevelopments, despite some retained good quality older buildings. Variation in street frontage, although generally low fences predominate.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Westney Place									Cul-de-sac; does not contribute to the connectivity of the wider local grid street network. No berms or street trees. Lot shape/size consistent along sides of street, with variation at end of cul-de-sac. Lot layout reasonably consistent. Street drops down hill with topography, with individual houses designed to fit with the contour. Mainly buff brick or weatherboard buildings with gable or hipped roofs; overall the impression is of reasonable consistency of architecture and materials. Frontages mainly open plan, or low fences/walls (some retaining) with planting.	5/7	Not recommended as HHA, as whilst the street does score sufficiently highly against some Consistency Criteria it is not sufficiently Representative.
Wha Street/Dudley Terrace & Toru Street									Does not form part of a wider connected road pattern. Very few street trees and dominant carriageway. Lot widths and depths vary very significantly (those on north taking in parts of gulley area). Lot layout varies. Influenced by topography only by development being confined to flatter land. Varied architecture, materials and building typologies. A number of dominant tall fences.	0.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Wilfred Street									Part of a grid of connected streets, although limited connection out of the area. Street trees in berms along both sides of street. Reasonable consistency in lot size/width. There is some inconsistency in lot layout (setback) and areas of dominant parking which disrupt this. Not directly linked to topography or natural feature. Brick, tile and plaster buildings, with various roof shapes and designs (including single and two storey); some building appear very large and dominant. Many open plan frontages, some with dense planting, and some fences .	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Winstone Avenue, Bellwood Place, Sharpley Place									Part of a wider connected grid network. Curving alignment of road adds interest. Limited street trees. Lot sizes vary, although in the south (former/state housing) provides the impression of being more consistent. Street falls from north to south, recognising local topography. In the south there is some consistency as state house designs, althugh varied use of brick (red and buff) and weatherboard. Whilst some lots retain an open frontage, there are many tall and medium height fences which reduce the consistency of the streets.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Winter Street									Forms part of a series of streets off west side of Heaphy Road, but does not form part of a wider connected street pattern. Regularly spaced street trees. Regular lot size/dimension and layout along street frontage. Street layout is imposed over broadly flat landform, but does not link to area of bush beyond. Some consistency in architecture and materials in group at west end of street but otherwise varied. Some variation in street frontage treatments, including dominant timber fences.	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Woodstock Road									Varies along length. East section, not part of coherent street pattern. Narrow berms, no street trees. Reasonably regular lots. Western end follow topography; but imposed on this rather than positive response. Varied architecture and materials. Varied frontage treatments with some dominant walls; not consistent.	4/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Wordsworth Crescent									Curving street with berms but no street trees. Some variation in lot shape due to curved alignment; however appearance is regular overall. Unclear how responds to topography . State housing; generally consistent architecture and materials. Frontages vary, but not too many dominant fences. Overall, consistent but not of any noteworthy quality.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Wye Street									One of a small grid of street connecting with Norton Road and via pedestrian routes to Mill Street trees within berms at each end of the street, although a gap in centre of street. Lot depth and frontage vary. Lot layout reasonably consistent apart from where two storey flat developments . Some continuity with architecture and materials but disrupted by flat developments, although the landscape character of street assists with mitigating some of the effect of this. Appears to be group of railway cottages on north side in centre of street. Frontages include some dominant fences and some large areas of parking in front yards.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Wymer Terrace									Narrow carrageway with regular street trees. Varied lot sizes/shapes, and varied lot layout (particularly setback). Links to Donny Park and follows topography towards River Road. Varied architecture and boundaries (including some dominant walls and fences)	3.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Yeats Crescent and east end of Marshall Street and Butler Place									Provides link from Heaphy Terrace to Peachgrove Road. Alignment/shape of Marshall Street moves away from the straight alignment seen in the west in the area of Yeats Crescent. Street trees more consistent in Marshall Street; few in Yeats Crescent. Some variation in lot shape due to curved alignment; however appearance is regular overall. Unclear how responds to topography . State housing; consistent architecture and materials, Frontages vary, but not too many dominant fences. Overall, consistent but not of any noteworthy quality..	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Young Street									Relatively wide carriageway, with berms and generally regularly spaced street trees (some gaps). Lot widths (and overall size) vary, providing some inconsistency with the spacing of buildings and overall appearance of spaciousness from the street. There are some lots with garages in the front yard areas, these are not too disruptive to the overall appearance of the area. A number of lots retain trees within them, and these are an important feature of the area. There is reasonably consistency with architectural styles and materials. Front boundaries vary including planting, low fences, dominant higher fences and garages.	4.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria
Yvonne Street, Thornton Place, Cricket Place									Yvonne part of a wider connected network (others are Culs-de-sac). Mainly regular street trees (some gaps). Consistent lot size and lot layout (although some dominant parking and garages in front yards which disrupt this). No apparent influecne of topography or green stucture. Range of buildings and materials. Many open frontages (or low wall) but also a number of dominant fences.	2.5/7	Not recommended as HHA as not Representative and does not score sufficiently high in Consistency Criteria

Appendix 4 - Victoria Street, Hamilton Historic Heritage Assessment



Victoria Street, Hamilton

Historic Heritage Assessment

21 June 2022

Aim:

Strengthen the vibrancy of the central city through enhancing the historic heritage of Victoria Street

Encouraging development that supports the historic heritage and vitality of the area

Support the integration of Victoria Street with the river and surrounding areas

To recognise the contribution heritage makes to Hamilton's identity, sense of place and belonging. The city celebrates its past by identifying, protecting and showcasing its heritage for future generations

Ka whakamiri noa au i ngā taonga tuku iho; kia tūhononono ai te pito o nehe ki te pito o nāianei

Vision, Hamilton Heritage Plan, 2016

Cities that have successfully revived or transformed their central cities have recognised the importance of a having a clear and distinctive identity that reflects the prosperity and character of their city.

Hamilton Central City Transformation Plan, 2016

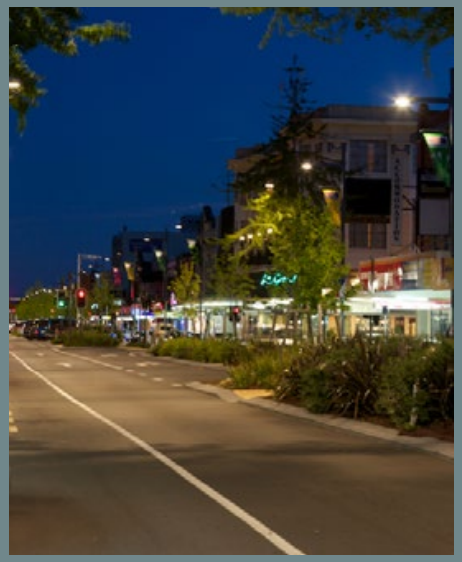
Prepared By:

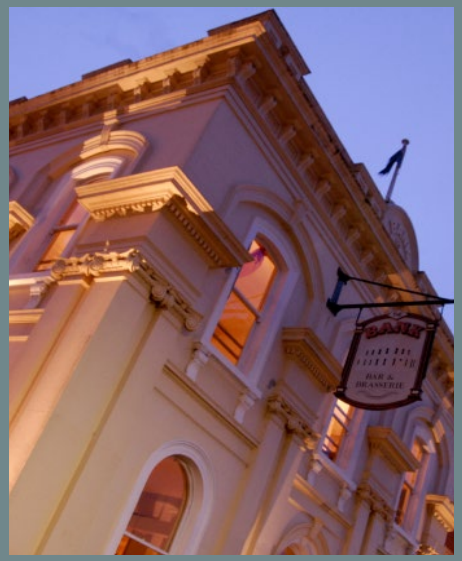
Richard Knott Limited

Urban Design | Masterplanning | Built Heritage | Town Planning

Hamilton City Council
Te kaunihera o Kirikiriroa

Front Cover: *Howdens Jewellers, 1092. Photography of Victoria Street at the turn of the centuary looking north from the Arts Post (HCL_02114).*





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Introduction

A key aim of this report is to develop principles for the strengthening of the vitality of Victoria Street Area through the enhancement of the historic heritage values of the area. Future development should consider these values while ensuring the strengthening of linkages between Victoria Street and the River and surrounding areas.

This report identifies that the Victoria Street Area has historic heritage values which should be protected from inappropriate subdivision, use and development, and encourages the management of the area in a manner which enhances its identified historic heritage values and supports the revitalisation of the central city. It has been prepared in response to the Vision and Goals of the Hamilton Heritage Plan 2016, and in particular Goals 1 and 2 which indicate:

1. **Identification Tautuhi**
   All historic and natural heritage is identified and documented
2. **Protection Whakangungu**
   Heritage is conserved for future generations.

In preparing the report and undertaking the associated analysis, consideration has also been given to the overarching purpose of the Waikato-Tainui Environmental Plan.

The broad study area for the project, based on an initial walk around with HCC officers is shown in Figure 1.

This project is part of a series of reviews being undertaken across the city, to identify historic heritage items and historic heritage areas, and to bring these together in a unified chapter within the District Plan.

There is no specific methodology within the Operative District Plan which sets out what matters should be considered when assessing whether an area exhibits historic heritage values. A specific methodology has therefore been prepared for use in Hamilton, informed by good practice and taking into account local circumstances.

The methodology is based around consideration of a number of factors which are seen to contribute to an areas historic heritage values, including:

- Historic Development
- Location and Setting
- Architectural Quality and Built Form
- Open Space, Parks and Gardens and Trees

Each of these matters is considered in this report.

Following this an overall summary combines these to consider whether taken as a whole the area is of such historic heritage value that it is desirable to protect, maintain and enhance its values. Detailed boundaries are also considered.

Preparation of this Report

This Assessment has been prepared by Richard Knott with the support of Mark Roberts, Laura Galt and Alice Morris of HCC, who have coordinated the project, carried out significant research and provided substantial input into this report.

Methodology

Within New Zealand there is no one agreed method to identify historic heritage areas, define the values of an area or how best to protect it from inappropriate subdivision or development. Councils and practitioners therefore generally develop their own methodology for their own project based upon accepted good practice and influenced by local circumstances.

Whilst the Hamilton Operative District Plan includes criteria for the identification of Historic Buildings and Structures in Appendix 8 (8-1.2), this advice focuses on the qualities of buildings and structures, and is therefore not immediately adaptable to use in the assessment of a wider area where a broader range of factors may influence the overall special character of the area.

The advice from Heritage New Zealand (Information Sheet 2: Assessment criteria to assist in the identification of Historic Heritage Values and also included in Sustainable Management of Historic Heritage, Guide No.3, District Plans), also focuses on individual buildings/items and is therefore less useful as a guide for the study of a wider area.

Given this gap, a methodology[1] has been developed for the assessment of the Historic Heritage values of areas across the City. This was initially used to assess residential areas and suburban centres, but is equally applicable to this central city location. This methodology has been based on New Zealand and International good practice, and identifies and assesses a board range of matters which contribute to the historic heritage values of an area.

Good Practice

Historic England

Historic England have for many years provided guidance on the identification of the character and appearance of Conservation Areas. Conservation Areas are (generally urban) areas which have been identified as being of special architectural or historic interest and which as a result are considered worthy of preservation or enhancement. I am familiar with this methodology and have produced and led studies based upon this.

Historic England notes that there are different types of special architectural and historic interest which could lead to the designation of an area, including:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations
- Areas linked to a particular industry or individual with a particular local interest
- Where an earlier, historically significant, layout is visible in the modern street pattern
- Where a particular style of architecture or traditional building materials predominate
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes.

In order to identify and assess these matters, their methodology considers the following factors, which in part echoes the matters noted from the AUP-OP and Christchurch Suburban Character Areas Assessment:

- Location and Setting
- Historic Development
- Architectural Quality and Built Form
- Open Space, Parks and gardens, and Trees
- Character Zones
- Positive Contributors
- Locally Important Building

Hamilton Criteria

Historic Heritage Areas in Hamilton

Historic Heritage Areas are areas which are representative of an identified Heritage Theme, which are consistent in their physical and visual qualities including street pattern, lot layout and density, green structure, housing typologies and street frontage treatments, and which are considered to be of at least moderate heritage value locally, regionally or nationally.

Assessment Criteria for the Identification of Historic Heritage Areas in Hamilton

- That the area is representative of a Heritage Theme which has historic heritage significance to the development of the city including:
  - Early establishment of a service town
  - Railway workers suburbs
  - Comprehensive state housing schemes and control by the State Advances Corporation
  - The construction company era
  - The dominance of the private car and changing suburban form

and

- The area displays consistency in physical and visual qualities that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:
  - A consistent Street/Block Layout which makes a positive contribution to the heritage significance and quality of the area
  - Consistent Street Design, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.
  - Consistency in Lot Size, Dimensions and Development Density, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.
  - Consistent Lot Layout, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.
  - Whether the overall Topography and Green Structure of the area makes a positive contribution to the heritage significance and quality of the area.
  - Consistency of styles of Architecture and Building Typologies, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.
  - Consistency in Street Frontage Treatments, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.

These criteria to be considered at street, group of streets or block level as appropriate.

1 Hamilton City Historic Heritage Area Assessment, 21st June 2022, Richard Knott Limited

Proposed Methodology

Pulling upon professional experience and upon the identified good practice, and with an appreciation of the location and form of the study area, the following methodology will be followed for the project:

- First, to gain a good understanding of the values of the area, each of the Historic England matters will be assessed as to whether they have Considerable Significance, Some Significance, or No Significance.
- With this knowledge and understanding the area is then be considered against the Hamilton Criteria.

To be identified as a Historic Heritage Area on balance the area should be considered as having overall high or moderate value against the criterion

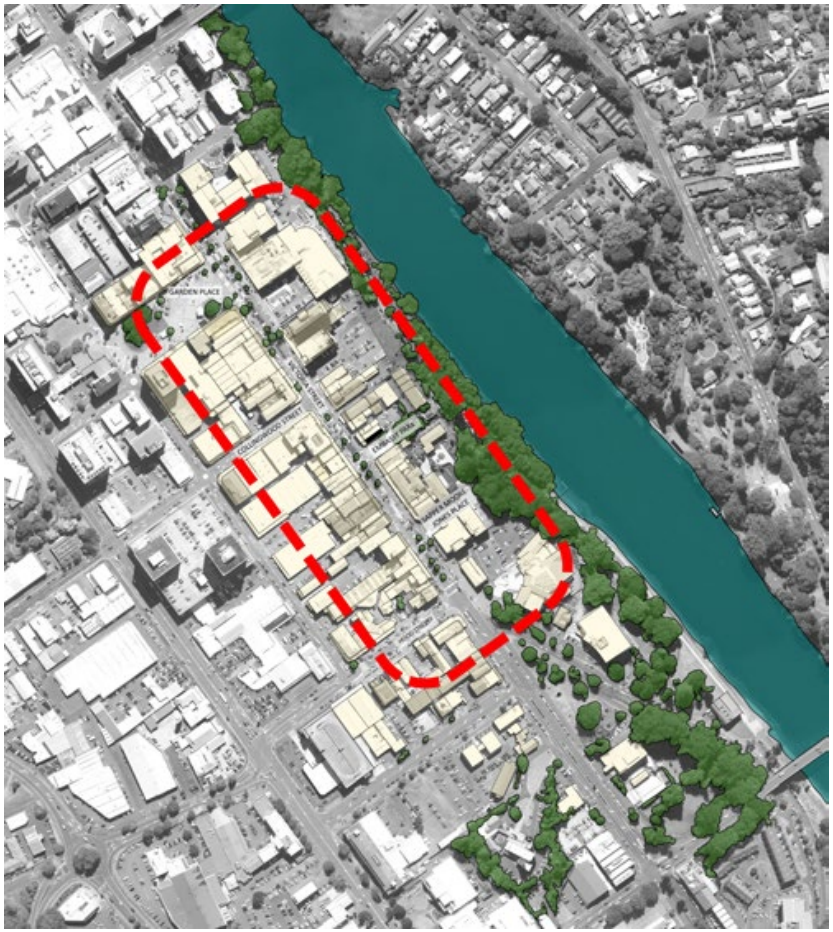


Figure 1: The study area

Contributing Matters:

Historic Development

e.g.:

- Periods of development
- Influences
- Historic Associations
- Archaeological Potential

Architectural Quality and Built Form

e.g.:

- Scale and Form
- Relationship of Buildings to the Street
- Density / Pattern of development
- Dominant architectural styles
- Prevalent types and periods of buildings
- Essential characteristics of buildings and relationship to topography, streets etc
- Building materials
- Streetscapes and Townscape
- Previous and existing uses
- Buildings, groups or sites which contribute positively to area
- Visual coherence
- Landmark Buildings/Structures

Location and Setting

e.g.:

- Position/relationship with main settlement
- General structure, 'subdivision' pattern, character and plan form
- Landmarks Features
- Existing general condition and potential forces of change
- Views within, from and of the area
- Topography

Open Space, Parks and Gardens and Trees

e.g.:

- Key public spaces
- Important private spaces
- Important groups of trees or single trees
- Biodiversity value

Areas Excluded from the Study

Once the decision was taken to instigate this project, and to consider whether the general Victoria Street Area should be identified as a Historic Heritage Area, an initial walk around was undertaken with HCC officers to better define the extent of the study area.

The final study area is shown on Figure 2, this being an area which was considered to generally show a reasonably uniform historic heritage values and which included a number of buildings already recognised as being of heritage significance.

The initial walk around enabled a number of distinct areas to be immediately excluded from the study area:

1. **That part of Victoria Street, north of Garden Place.**
It was clear from the initial walk around that this area exhibited a different character to the section of Victoria Street to the south of Garden Place. In particular, the area to the north shows a greater degree of redevelopment than the area to the south, with a lesser concentration of historic buildings and buildings of character.

2. **Garden Place**
Garden Place exhibits a very different character to Victoria Street; in particular it is a large open space with no traffic passing through the centre of the square, rather than a more intimate, contained street environment which is dynamic with traffic moving through it. Buildings around Garden Place are generally at least 3 storeys high, with a number being taller than this. Whilst three storey buildings are seen in key locations along Victoria Street, the general lasting impression is that it is characterised by buildings which are two storeys high.

3. **Hood Street**
Whilst this area shows buildings generally creating a continuous frontage to the street, the overall visual character of this area is distinctly different to the section of Victoria Street within the study area,with buildings away from the Victoria Street/Hood Street intersection being mainly single storey compared to the two storey or greater typical of Victoria Street.

4. **The Waikato Museum and Grantham Street**
This area is characterised by a large pavilion building set within a wider area of open land and does not reflect the overall character of the section of Victoria Street within the study area.

5. **That part of Victoria Street south of Hood Street.**
Within this area, the general layout of buildings is more spacious. Generally, buildings are not set together creating a continuous frontage to the street to the same extent as seen in the area to the north of Hood Street, and in addition the eastern side of the street is initially formed by the reserve area located between Victoria Street and Grantham Street.

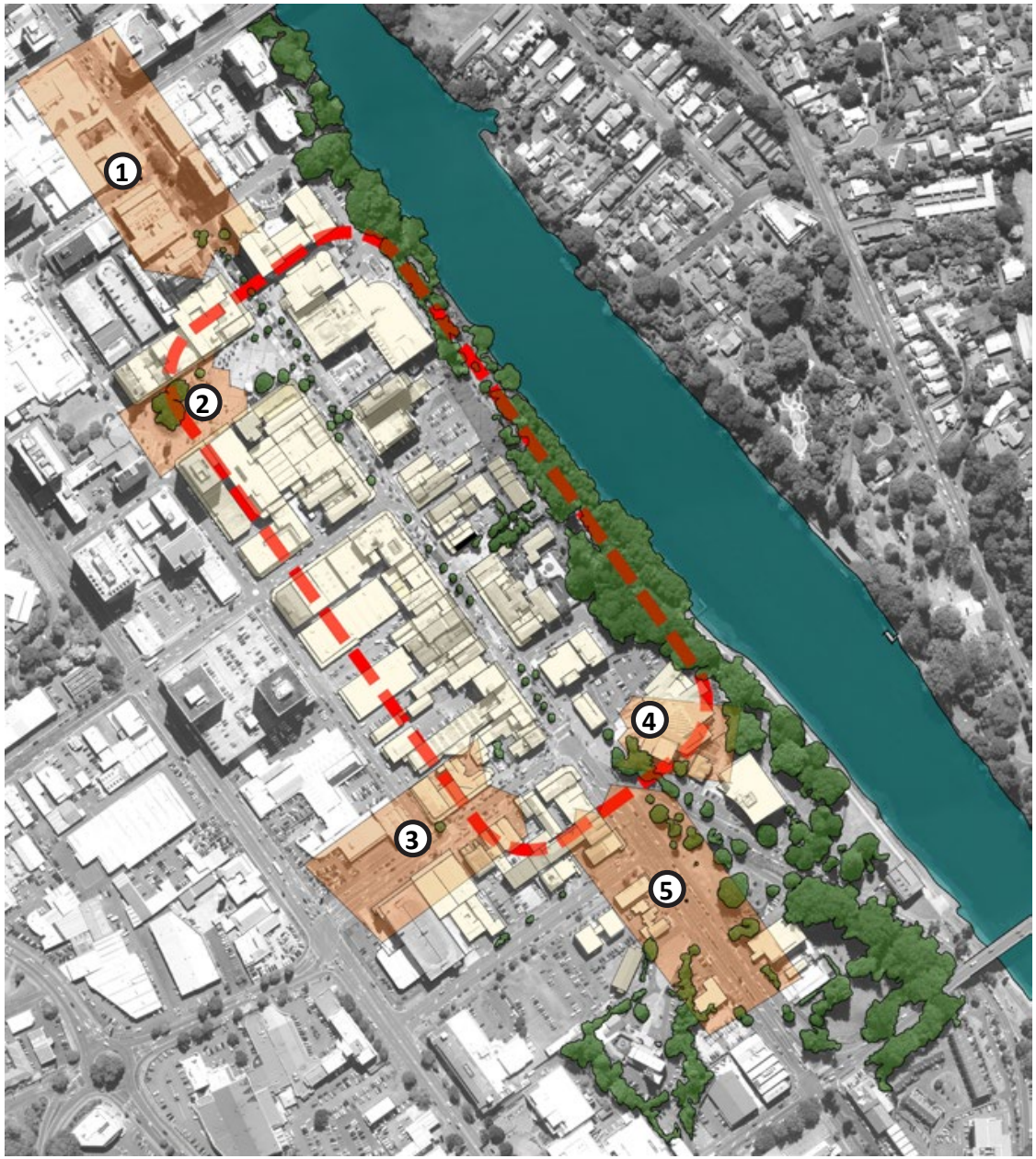


Figure 2: Areas excluded from study

Historic Development

The history of Hamilton Kirikiriroa has been dominated by the Waikato River. During the history of the city the river has been a key transport route and also used for recreational purposes.

Pre-European

The Hamilton area has a history of some 700-800 years of Maori occupation and settlement. Waikato is the ancestral region of tribes descended from people who came to New Zealand on the Tainui waka (canoe) in the 13th century . The waka, commanded by Hoturoa, explored both coasts of the central North Island before making its final landfall at Matetu on the Kāwhia Harbour. The Tainui people explored the area around Kāwhia and settled there first, before spreading to the north, east and south, absorbing other tribes already in occupation.

For the Tainui tribes, the harbours, rivers and swamps of Waikato provided food and other resources, and its mountain ranges were strongholds. These places became identified with ancestors, and were celebrated in sayings and songs. Settlements sprang up throughout the region, usually on hilltops or beside lakes. Whāingaroa and Aotea harbours were traditional centres of population, as were mountains such as Maungatautari.

As waka traffic increased along the rivers in the 19th century, numbers of riverbank settlements multiplied. Major settlements on the Waikato River, for example, included Kirikiriroa (meaning "long strip of cultivated land"), Kaitotehe pā at Taupiri, and Ngāruawāhia

In the early 1800s, before the confiscation and occupation of present day Hamilton by European settlers numerous sub tribe of Tainui, cultivated the river terraces and utilised the river as both a food source and a means of transport. At that time the river was the major means of communication and connection with other settled areas. This is highlighted by the numerous pa sites, traditional gardens, and agricultural features along the Waikato River along with the river and the elaborate network of tracks that were established to connect the Pa and cultivation areas together. The main Maori settlements (Pa) in the area of Hamilton were:

On the western banks of the Waikato River:

- Kirikiriroa Pa occupied by Ngati Wairere, and
- Te Rapa (near the Waikato Hospital) occupied by Nagti Koura

On the eastern bank of the Waikato River the major Pa sites were:

- Te Nihinihi Pa (near Cobham Bridge) occupied by Ngati Koura and Ngati Hanui at various times duringits existence.
- Opoia Pa (near eastern side of Claudelands Bridge) occupied at one point in time by the following hapuNgati Parekirangi, Ngati Haanui and Ngati Paretaua.

Miropiko Pa (in the area known as Claudelands) occupied by Ngati Wairere. Kirikiriroa Pa was the largest settlement in the area and had a large population and was a thriving community at the time the European traders and missionaries arrived in the area in the 1830's. It was a fully fortified Pa Whakairo (Pa with carved palisades) located near the centre of the Waikato basin. The Ngati Wairere people burned large areas of scrub, fern and bush and had built up the Waikato River terraces replacing the soils within these with a coarse-textured ash and sand creating a thick blackish layer of artificial soils that was used for the growing Kumara.

To the south of Kirikiriroa is a hill which currently occupied by the Waikato Institute of Technology. This hill is considered significant to the local hapu and seen as a tribal landmark. Before the Europeans settled in the area and developed Hamilton the topography of this hill was considerably different. The hill was known as Te Kopu Mania O Kirikiriroa or the smooth belly of Kirikiriroa. The fertile soils allowed for the cultivation of Kumara, and Rauruhe. Also located on the lower slopes of the hill were a number of springs or Puna.

On the peak of the ridge a ceremonial altar or Tuahu named Te Ahurewa was established to maintain and protect the Mauri of the hill, its fertility and life sustaining properties. The hill was also an observation point for the local hapu to track the stars and constellations which mark the different phases of planting and harvesting of crops.

Te Ao Katoa, a Ngati Koura high priest performed the last ancient ritual on the hill during his visit to the area with King Tawhiao in 1881. The ritual was to remove the tapu from the hill so that the Mauri of the hill would not be desecrated by Europeans settlers occupying the areas and constructing houses on the slopes of the hill. Members of the local hapu who were buried on the hill were exhumed by Hakopa Te Waharoa and Te Puke Waharoa from the time of the arrival of the first settlers in 1864.

With the arrival of the European traders and missionaries in the early 1830's and 1840's, the iwi and their hapu quickly adopted the new technology. They produced flax, wheat, kumara, potatoes and fruit that was transported down the river to markets in Auckland and even further afield to Australia. However following the battle at Rangiriri in 1864 and the British troops traveled up the Waikato River on gunboats the Ngati Wairirere abandoned Kirikiriroa Pa and travelled across country to reoccupy the Pa at Hukanui now known as Gordonton. Following the abandonment of the Pa, the occupying British troops established a garrison on the site.

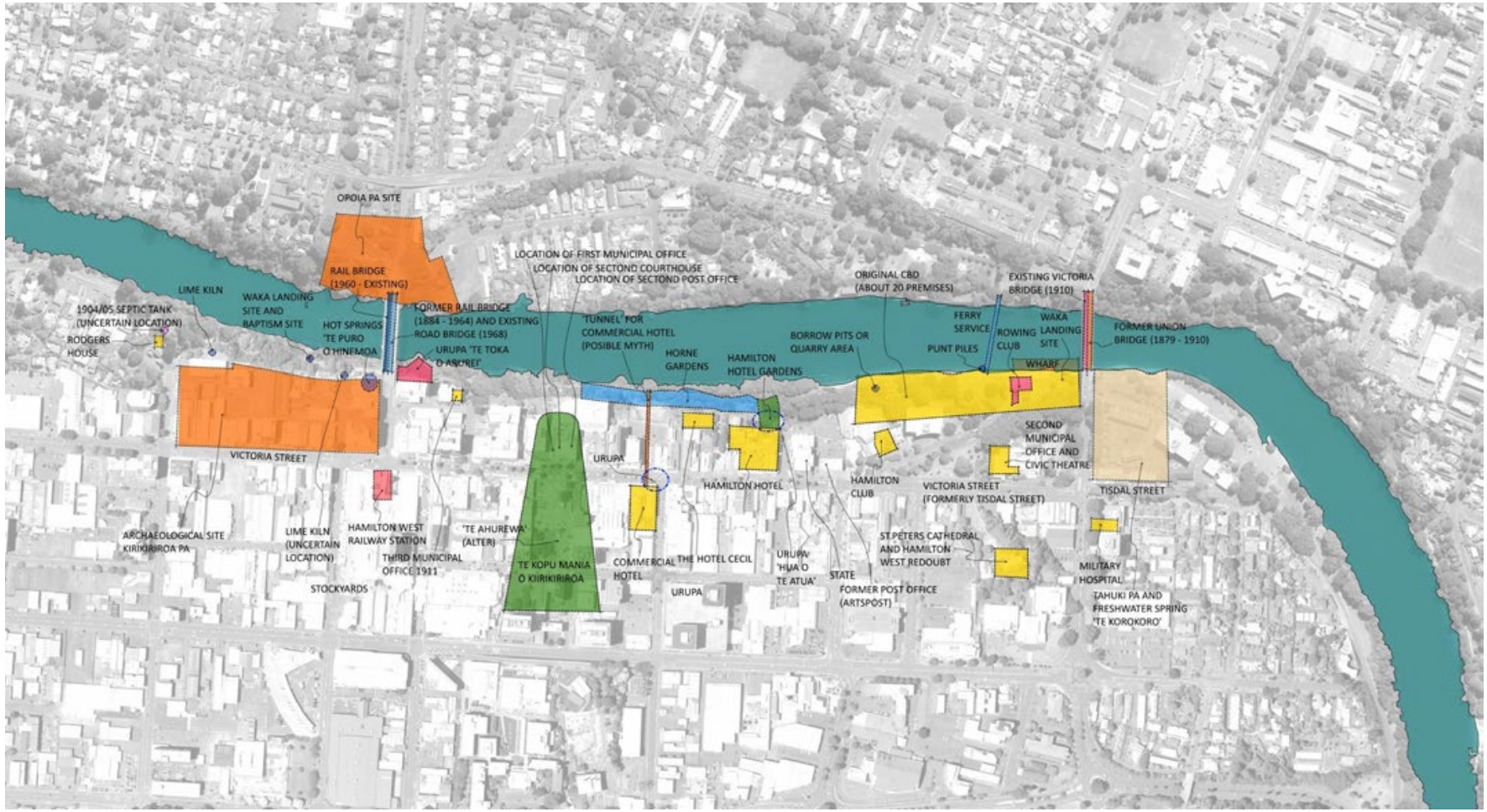


Figure 3: Archaeology in the Area (based upon information from Central City Riverside Archaeological and Cultural Assessment; Opus International Consultants for HCC, 2000)

European Settlers

In 1864, following the Maori wars, a number of defensive militia posts were established throughout the Waikato Region. Hamilton was one of these posts along with Alexandra (Now Pirongia) Kihikihi, Cambridge and Pukerimu. The establishment of the European settlement of Hamilton began with arrival of the first detachment of soldiers from the 4th Waikato Militia lead by Captain William Steele on the 24 August 1864. They were followed by the main body of the fourth Waikato Regiment a total of 1465 settlers. Of these settlers 432 were men, 282 were women and 751 were children. The men of the militia were each entitled to a town allotment and an area of rural land. They came ashore on the east bank of the Waikato River at the site of today's Memorial Park.

The 4th Waikato Militia Regiment built redoubts on opposite sides of the river, on the western side on the hill known to the local iwi as Pukerangiora, on which the St Peters Cathedral is now located and on the eastern side of the river at the end of Bridge Street.

The redoubt on the eastern side of the Waikato River was known as Moule's Redoubt after the commanding officer of the 4th Waikato Militia, Colonel William Moule. The redoubt was built on the site of Tararahi Pa which was occupied Ngati Parekirangi in the late 1700's who later abandoned the Pa and reconstructed and occupied Waipahhihi Pa overlooking the Hamilton East gully near Claudelands.

In 1865, William Moule, the commanding officer of the 4th Waikato, named the new settlement Hamilton after Captain John Charles Fane Hamilton, a naval officer who had been killed at the Battle of Gate Pa, near Tauranga, in April 1864.

The Militia settlers and their families struggled to survive as they were only supplied with rations for the first year of their settlement. Many abandoned their land and returned to Australia (from where many had been recruited) or headed for the Coromandel area, hoping to strike gold.

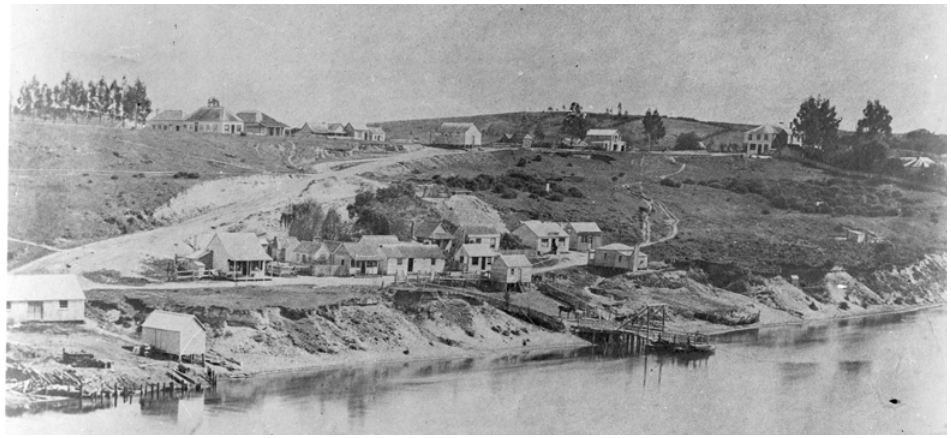
When Hamilton became a borough in 1878 its population had fallen rather than increased. The population was only 1241 some 224 less that the original band of settlers. Those who stayed and survived the hardships played a vital part in the establishment of Hamilton.

One of the only commodities that was adequately available and there was a market for was Flax. The industry within Hamilton relied on the flax mill erected by Mr Isaac Coates along the Waikato River. Flax was transported from throughout the district to be milled at the factory before being shipped out of the region along the Waikato River.

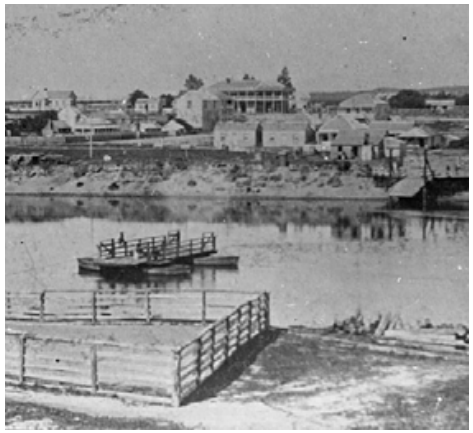
Other elements of infrastructure steadily followed. In 1886 the Waikato Hospital Board was formed. The streets of Hamilton were lit by gas in 1895 and the water works were completed in 1903. The next year the telephone exchange opened with 39 subscribers.

By 1906 the population of Hamilton was over 2100 with a further 800 people living outside the boundary in Claudelands and Frankton. The borough of Hamilton continued to expand, taking in Claudelands in 1912 and in 1917 amalgamating with Frankton. The 1945 census revealed Hamilton's population to have reached 22,000, enabling the borough to formally call itself a city. The original Hamilton borough had an area of 752 hectares; the city currently occupies approximately 9,860 hectares and has a population of over 150 000.

Below: Early photography of the devleopment of the commercial area around the punt with Grantham Street connecting the area to development along Victoria Street (HCL_00480)



Below: Photography of the punt used to cross the Waikato River until 1877 when the Union Bridge was built (HCL_02812)



Below:Photography of Victoria Street in early 1900's looking south from near St Peter's Cathedral (HCL_02820)

Below: Photography of the timber Union Bridge built in 1877 and joined West and East Hamilton until 1908 when it was replaced by the current Victoria Bridge. (HCL_00372)

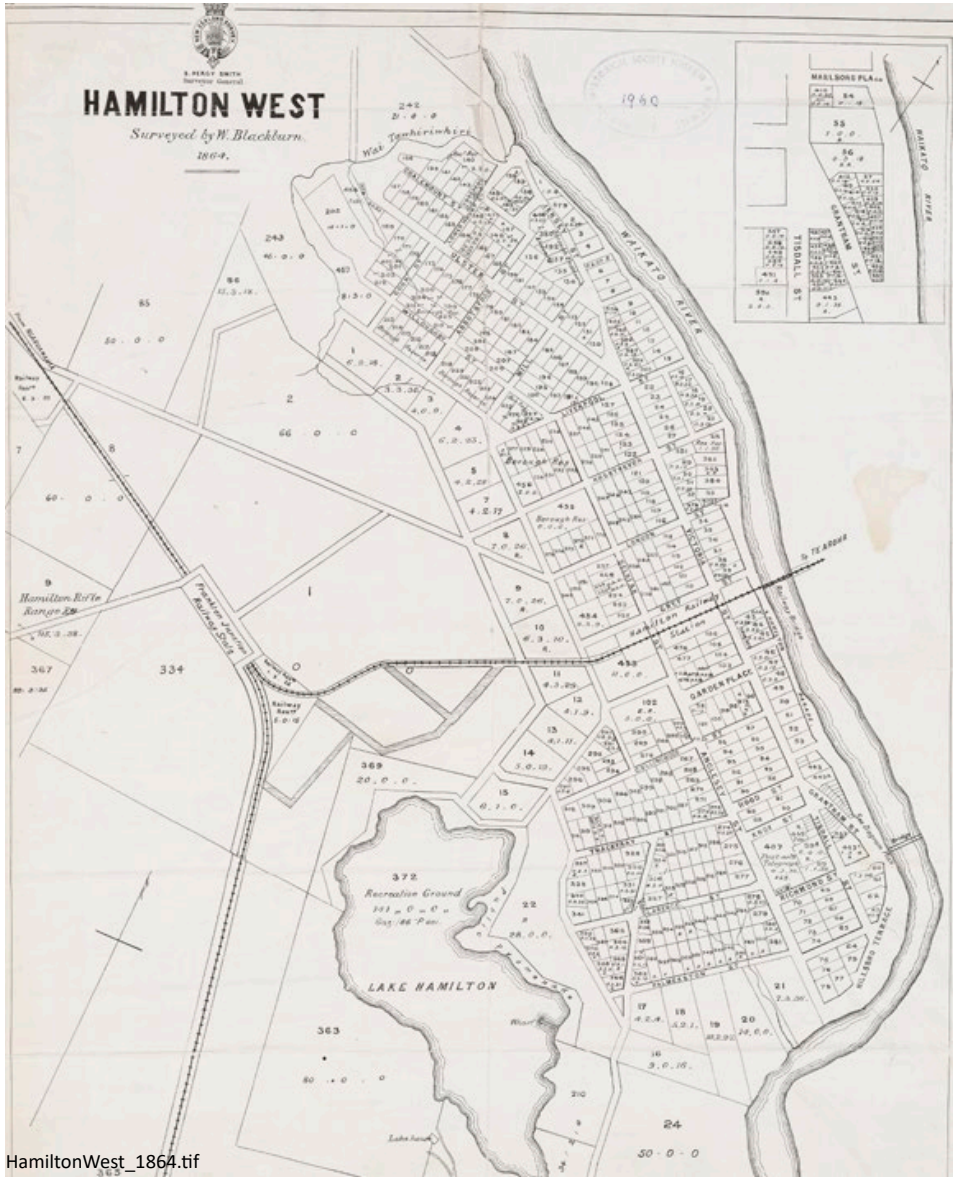


Figure 4: Hamilton City Centre, 1864 (Hamilton City Council, Libraries)

Above: Photography of the Rawhiti II on her maiden voyage loading vehicles at the wharf on Grantham Street, 1925 (HCL_00015).

History of the Central City

The early human occupation was by Hapu from the Tainui waka, who establishing Paa on both sides of the river. The major Paa located in the proximity to the central city area were:

- Kirikirioa Paa (Ngaati Wairere) on the western banks of the River;
- Opoia Paa (occupied over time by Ngaati Parekirangi, Ngaati Haanui and Ngaati Paretaua) on the eastern side of the River in the location of today's Claudelands Bridge; and
- Miropiko Paa (Ngaati Wairere) located along River Road in Claudelands.

Following the Waikato Wars, 1863 to 1865, the many Paa had been deserted and British troops utilised these settlement areas for militia posts. Formal European settlement and the renaming of the area from Kirikiriroa to Hamilton occurred with the arrival of the 4th Waikato Regiment in 1864.

The original European settlement straddled the western and eastern sides of the River. They were connected by punt and developed as two separate towns, known as 'Highway Township Districts'. Each was administered by a separate Highway Board. It wasn't until 1877 that the two were amalgamated and became the Hamilton Borough.

The new Hamilton Borough Council established its Chambers in two adjoining military huts on the western side of the River in 1878.

In 1879 the original Union Bridge was constructed, physically linking the two former Highway Board areas, and taking away the need for the punt which has previously been the only connection between the two towns. This was replaced by the still existing Victoria Bridge in 1910.

On the western side, today's central business area, the business area was at that time located on Grantham Street situated around the wharf. The wharf was a key junction for the movement of people and goods into and out of the area and the majority of the first commercial buildings were therefore located in Grantham Street.

Improved road links to Auckland and the wider area led to a decreased dependency on river transport, and as a result the commercial centre gradually moved from Grantham Street to Victoria Street.

In 1865 the original Hamilton Hotel building was erected on the Corner of Victoria and Sapper Moore Jones Streets (2017 locational reference) and additional development followed. In 1875, with the steady growth of the town's population, Hamilton had a printing press (the Waikato Times), breweries, brickyards, biscuit manufactures, agricultural suppliers, saddlers, tailors, sawmills, flour mills and both vehicle and furniture factories.

Early maps show Victoria Street only running from Hood to Liverpool Street; the southern section of what is now known as Victoria Street was at that time named Tisdall Street, and the northern section known as Jersey Street. Around World War One the Council tidied up street names and Tisdall was pushed back to where it is today and Jersey disappeared and became part of Victoria Street.

Between 1874 and 1899 there were five major fires in this area of Victoria Street, destroying a number of the original buildings and businesses. However, each time buildings and businesses were rebuilt and re-established. As the buildings that had been destroyed by fire had been of timber construction in 1901 the Hamilton Borough Council introduced building regulations establishing a 'brick and stone' building area in Victoria Street. All new buildings now had to be of stone or brick construction. This area was extended in 1907 to include Ward Street on the western side of Victoria Street and to Garden Place on the eastern side of the Street and further extended in 1910 to include the area on both sides of Victoria Street up to London Street.

Above: Photography of Victoria Street taken in 1906 looking south (Alexandra Building to the right) (HCL_00487)

Below: Photography of Victoria Street in the early 1900's. The Alexandra Building can be seen to the right (HCL_02375)

Above: Photography of Victoria Street in the early 1900's

Below: Original Commercial Hotel built in 1875 and replace by existing hotel in 1937

Above: Photography of Victoria Street in the early 1900's. The Bank building can be seen to the left.

Above: Photography showing earlier Howden's building located on Victoria Street which was replaced in 1902 by the current building (HCL_02591)

The original (Council) Chambers constructed in 1878 consisted of two military huts with a facade and were located on Victoria Street Opposite Garden Place on the north side of the later built Carnegie Library. In 1905 new Council Chambers and a Town Hall were erected and opened at the south end of Victoria Street near the existing Municipal Pools. This building was the Council Chambers until 1932 when the Council relocated again, Area Character Assessment, Victoria Street, Hamilton 10 to a newly constructed building in Alma Street. The main part of the 1905 building was then converted into the Civic Theatre which was demolished in 1967. The southern portion was used for the municipal swimming pools clubrooms and offices.

In 1897 the first purpose built civic Post Office and Courts building was constructed on Victoria Street. This building was destroyed by fire in 1899. A substantial replacement brick building was constructed on the same site in 1901. This building remains today and is known as the 'Arts Post Building', at the intersection of Victoria and Hood Street. This building was extended in 1916 and remained the City's Post Office until a 'Chief Post Office' was built further north along Victoria Street opposite Garden Place in 1940.

Original 'road' access to Hamilton from Auckland had been via existing well-established Māori walking tracks. After 1864 some Māori tracks were developed for horse transport. By 1869 the Great South Road was established for horse and coach transport from Auckland to Hamilton (later becoming part of SH1). A regular coach service to Auckland was operating by 1876.

Further roads were constructed linking Hamilton to Cambridge, Morrinsville, Te Aroha, Raglan and other settlements during the 1870s and 1880s. Most were not metalled until the 20th century.

The improved road access encouraged more businesses to establish away from the wharf and into the southern area of Victoria Street. By the mid-1870s the majority of businesses had relocated from Grantham Street onto Victoria Street. The Railway to Auckland opened in 1868 and the Frankton Railway Station in 1877. A line from Frankton was extended to Hamilton in 1879 and then across the River following the construction of a railway bridge in 1884, linking Hamilton to Thames.

The road improvements and the introduction of rail was also the catalyst for the continued development of businesses along Victoria Street northwards.

Conclusion

Overall the Study Area has **Considerable** Historic Development significance:

- It represents one of the first areas in Hamilton settled by Maori and later by European settlers.
- It is the location of some of the first 'City Centre' commercial development.
- It is the location of a number of important civic buildings.
- The overall layout of the area remains relatively unaltered.

Location and Setting

As noted above, the original commercial centre of Hamilton was located along Grantham Street, with easy access from the Wharf. With the development of improved roads, providing access to Auckland and to surrounding Waikato towns, the focus for transport moved away from the River and new buildings were developed along Victoria Street within the study area.

Since this time Victoria Street has operated as the 'city centre'. Victoria Street runs broadly north-south, alongside the Waikato River and is located on level ground, outside of the River gully and high above the River. A number of other roads link to Victoria Street at right angles, most running westwards towards Anglesea Steet and the wider city. The close proximity of the River to Victoria Street has limited the ability to develop significant developments beyond the eastern side of Victoria Street.

Due to the commercial nature of the street, buildings have been designed to front the street. Buildings on the eastern side of the street have as a result placed their back towards the River. There has therefore historically been little relationship between these buildings and the River, despite the close proximity of the two. As it has not been seen as important to front or interact with the River, the riverbanks are covered in trees and other landscape planting. This provides a backdrop to the lower Victoria Street area, and in part blocks views eastwards from Victoria Street towards the river and beyond through the various gaps, lanes and roads.

There are views westwards from the street, along Hood Street, Collingwood Street and Garden Place.

As part of the desire to better connect the street with the riverside area, new open spaces have been created which link the two areas. The first of these is located on the site of The Embassy Theatre. This has recently been revamped to celebrate the birth of the Rocky Horror Picture Show at the theatre. A further space is being created close to the intersection of Collingwood Street with Victoria Street; this is known as Victoria on the River.

Whilst the creation of these spaces is laudable, they come at a cost to the character of this section of Victoria Street. The area has historically been characterised by buildings located hard to the street edge, enclosing the street space, with a limited number of lanes or roads linking eastwards to the river. The creation of these spaces is at odds with this character and creates gaps in the streetscape which impact upon the original character of the street.

In the case of Victoria on the River, the retention of the 'narrow neck' linking this to Victoria Street, and resisting the opportunity to remove buildings along Victoria Street is critical to the ensuring that the character of Victoria Street is conserved.

The development of the shopping malls to the north of Garden Place, at Centre Place and Downtown Plaza (now both Centre Place) and in out of town locations at The Base, Westfield Chartwell and other smaller but easy to access locations across the city, has forced this section of Victoria Street to reconsider its role. This has led to a rebirth of the area, with the establishment of new uses to encourage people into the central city. Now a significant number of ground floor uses are food and drink related, including restaurants and bars. Many of these are relatively quiet during the day time, but come to life during the evening/night.

This change of dominant use within the area has led to the alteration of the ground floor frontages of many units. Shop fronts have been removed and replaced by new frontages. These are often plain in appearance and/or do not reflect the architecture above. Many have reduced areas of glazing compared to that expected in a shop front.

As result of these changes, along with the shading effects of the verandahs, during the daytime pedestrians are in parts of the street presented with frontages which feel uninviting and uninteresting. Coupled to this, the overall

Figure 5: Study area location within city context

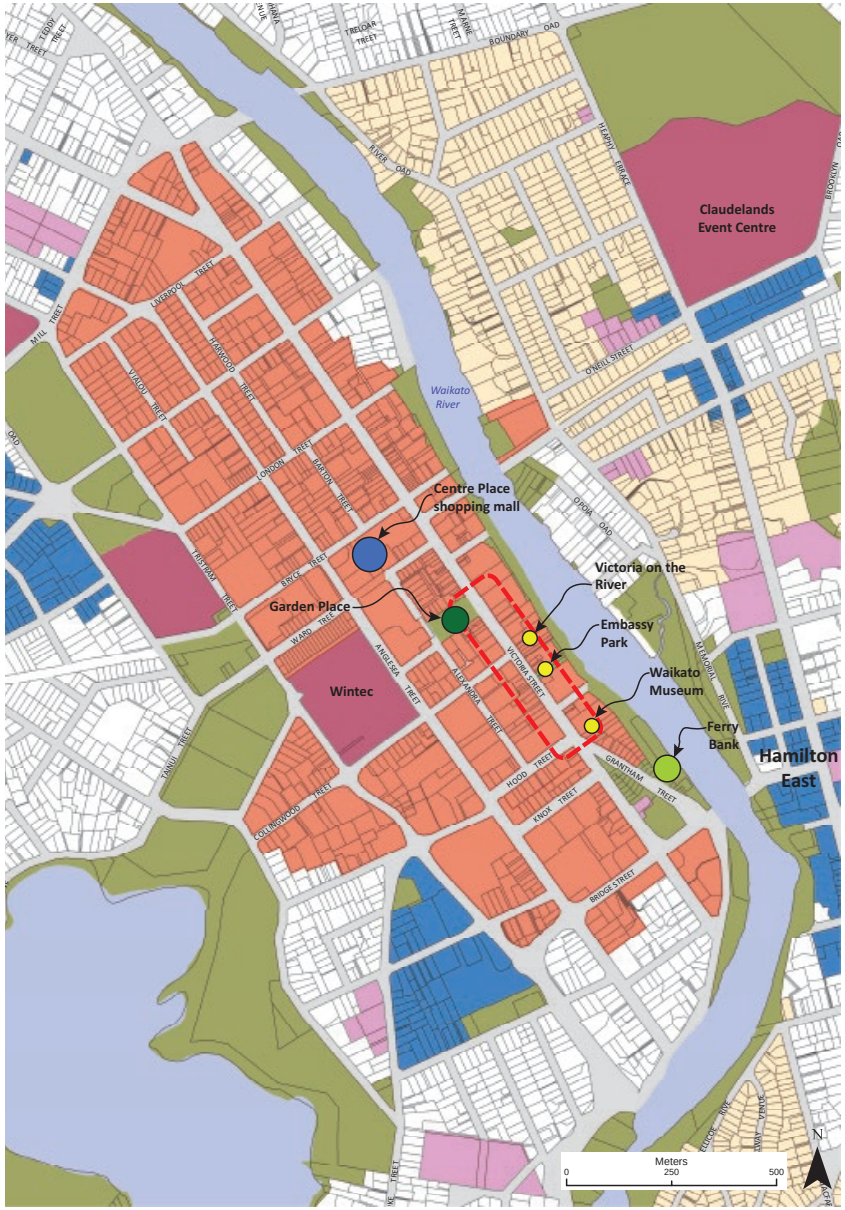


Figure 6: Study area setting

condition of buildings varies. Whilst a number of buildings are in good condition, the overall lasting impression is that many buildings would benefit from investment.

Victoria Street was the subject of a comprehensive street improvement project in recent years. As a result, the footpaths, carriageways are street planting are all in good condition. There is a central median along the length of Victoria Street in this area, flanked by a single traffic lane in each direction and in most locations a line of parallel on street car parking on each side of the street.

The central median is mainly raised and includes well established trees and other landscape planting, which give the street an attractive, intimate appearance. In some sections, the median area is used for angled car parking. The length of these stretches of angled parking has been kept short, and as a result they do not appear over dominant and do not detract from the overall appearance of the street.

In the centre of this section of the street, near 161 Victoria Street, is a statue of Sapper Horace Moore-Jones, a wartime artist who died while rescuing others from the devastating Hamilton Hotel fire in 1922.

Conclusion

Overall the Study Area has **Considerable** Location and Setting significance:

- It was located so as to be initially easily accessible to the Waikato River
- It is located on higher ground away from the river, allowing easier access from the new road network.
- It became the centre of this new road network, linking to the wider region and to Auckland
- Together the street, surrounding buildings and uses create an area of distinct character and appearance.
- The area remains significant as key location in the city centre.

Architectural Quality and Built Form

Heritage Significance of Buildings

The area contains a significant number of buildings which are of significance to the local area, to the City and to New Zealand as a whole. Seventeen buildings with the study area are included on in Schedule 8A: Built Heritage (structures, buildings and associated sites) of the Operative District Plan. These date from 1877 into the 1900's - the 'Brick and Stone era' of development within the area. These are further identified in Figure 4.

Six of the scheduled buildings are also included on the New Zealand Heritage List/Rārangi Kōrero of significant heritage places with two of these been category I buildings.

These buildings are a significant factor in the overall character of the area and there enhancement and ongoing uses is key to ensuring the revitalisantion and vibrancy of Victoria Street in the long term

Harker's Building

Wesley Chambers

Commercial Hotel

Victoria Buildings

PODP ID#	Heritage Item	Address	Age	Plan Category	Key Heritage Criteria	HNZPT Category and ID
H5	Former Bank of New Zealand	117 Victoria St	1877-78	A	a b c d f	I (768) (NZHPT Heritage Order)
H34	Barton and Ross Building	131-141 Victoria St	1928	A	a b c f	-
H35	Former Post Office/ Social Welfare	132 Victoria St	1901	A	a b c f	II (5299)
H36	Former Hamilton Hotel	170-186 Victoria St	1922	A	a b c f	II (4203)
H37	Wesley Chambers	237 Victoria St	1909	A	a b c d f	II (5301)
H38	Commercial Hotel	287 Victoria St	1937	A	a b c f	-
H39	Central Post Office	346 Victoria St	1939	A	a b c d f	-
H40	Pascoe's Building	357 Victoria St	1916	A	a b c f	II (5298)
H71	Howdens Jewellers	179 Victoria St	1906	B	a b c f	-
H72	Paul's Book Arcade	211 Victoria St	1910	A	a b c f	I (7438)
H73	Alexandra Building	221 Victoria St	1903	B	a b c	-
H74	Victoria Buildings	260 Victoria St	1915	B	a b c	-
H89	Hamilton Buildings	109 Victoria St	1917	B	a b c	-
H90	Harker's Building	191 Victoria St	1914	B	a b c	-
H91	Former Guthrie Bowron	254 Victoria St	1916	B	a b c	-
H92	Grocotts Building	213-217 Victoria St	1924	B	a b c	-
H93	H & J Court Ltd	303 Victoria St	1920 (modification of a 1910 building)	B	a b c	-

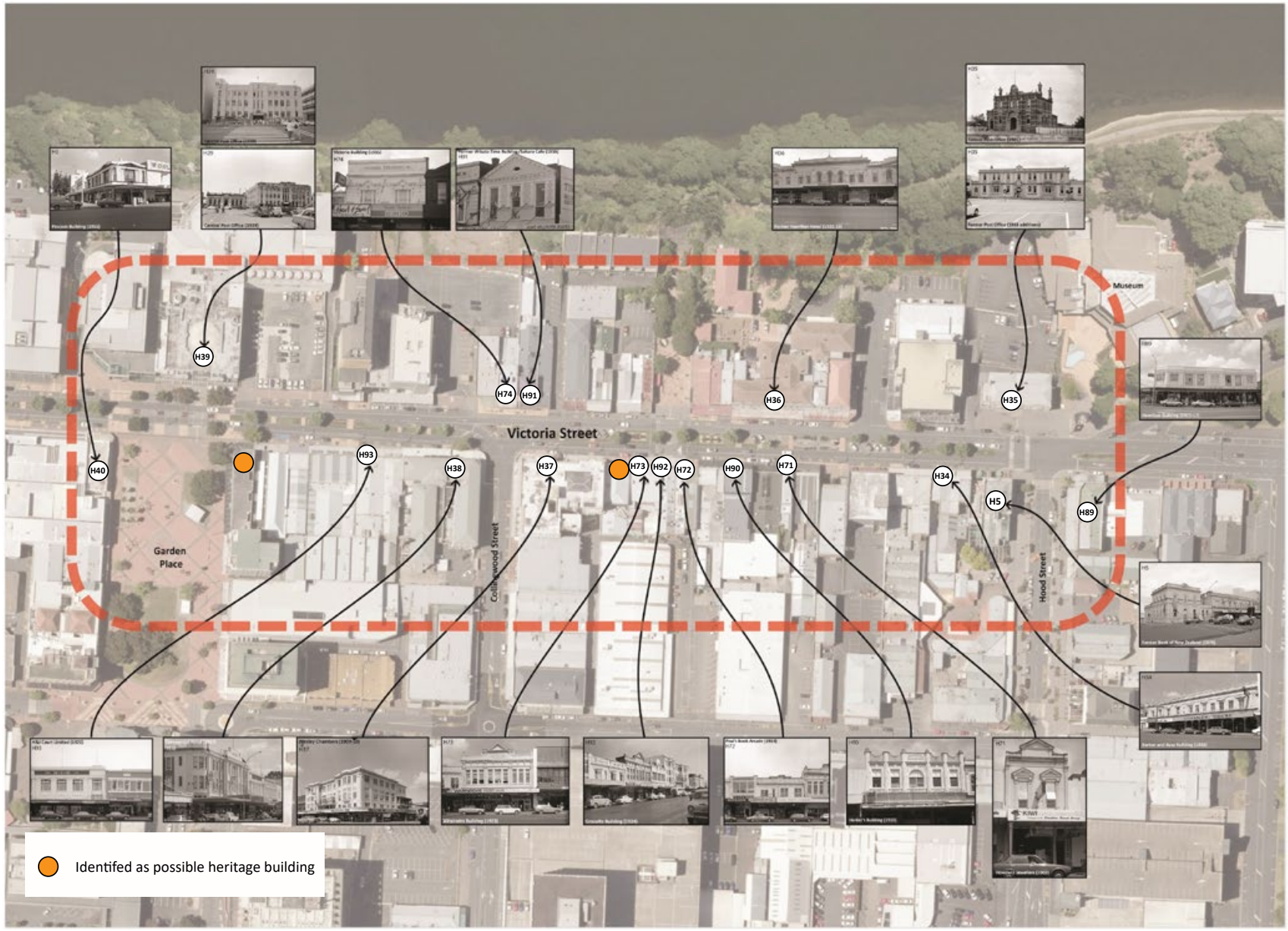


Figure 7: Heritage buildings within the study area

Age, Style and Materials

Whilst the Study Area contains a range of architectural styles, reflecting its evolution from the mid/late 19th Century (see Figure 8), there are a number of features (see Figures 6) which provide continuity and contribute to its overall collective character and appearance:

- The scheduled and listed heritage buildings which shape the overall character and appearance of the area.
- Other buildings which contribute to the overall character and appearance of the area.
- That buildings are generally built on the back edge of the footpath and many are two storeys or taller; this provides enclosure and definition to the street and provides interest for pedestrians.
- At ground level, many of the buildings have narrow shop fronts; these contribute to the creating a human scale, and provides interest to pedestrians by bringing the opportunity for a diversity of ownership and uses.
- The majority of buildings have painted plaster or brick elevations; whilst the architectural detail of these varies the materials provide continuity and a sense of identity. Many of these are a legacy of the 'Brick and Stone' era.
- There are verandahs over the footpath, providing shelter for users, providing continuity along the street and also contributing to the sense of enclosure within the street.

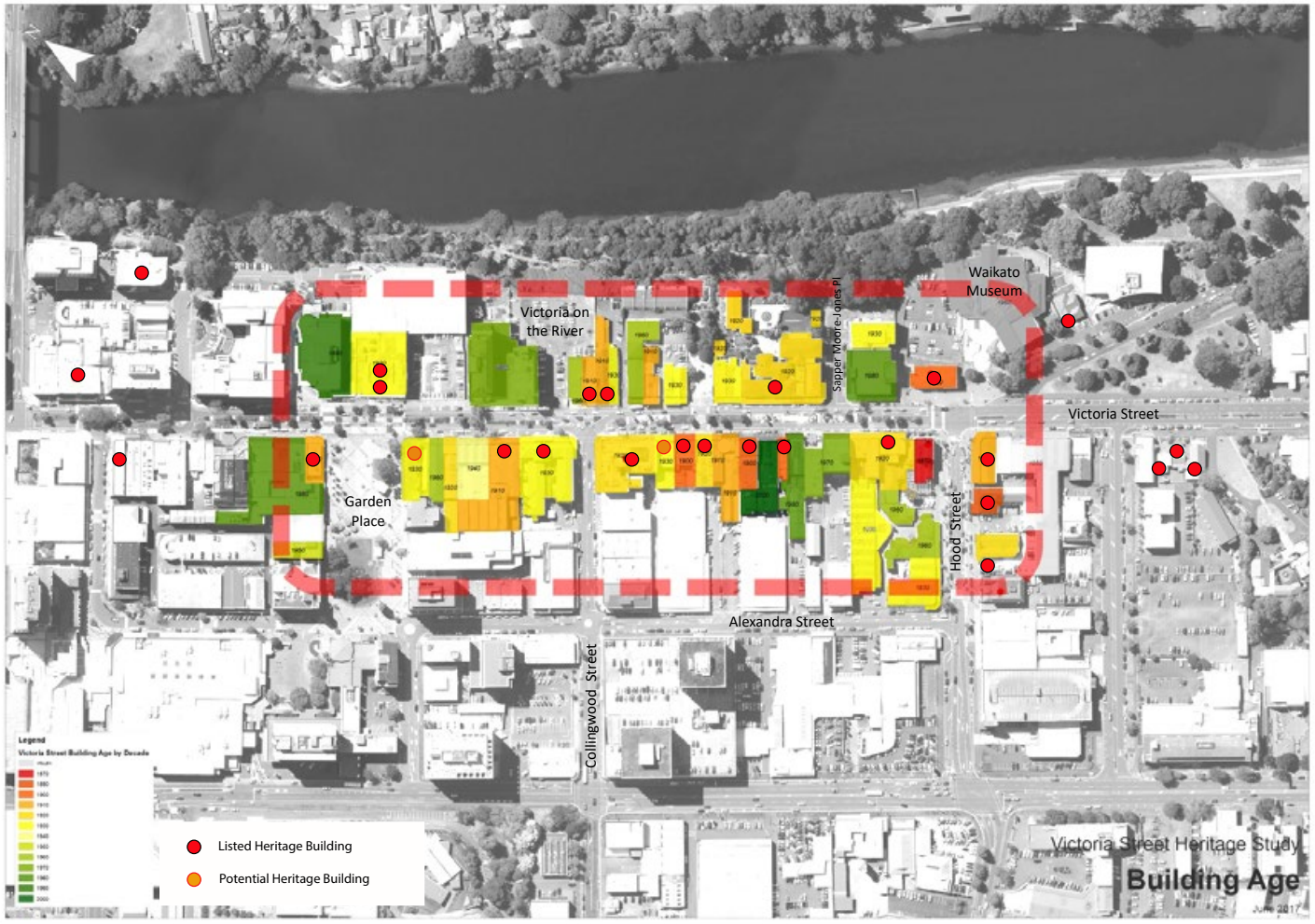


Figure 8: Building age and heritage buildings within the study area

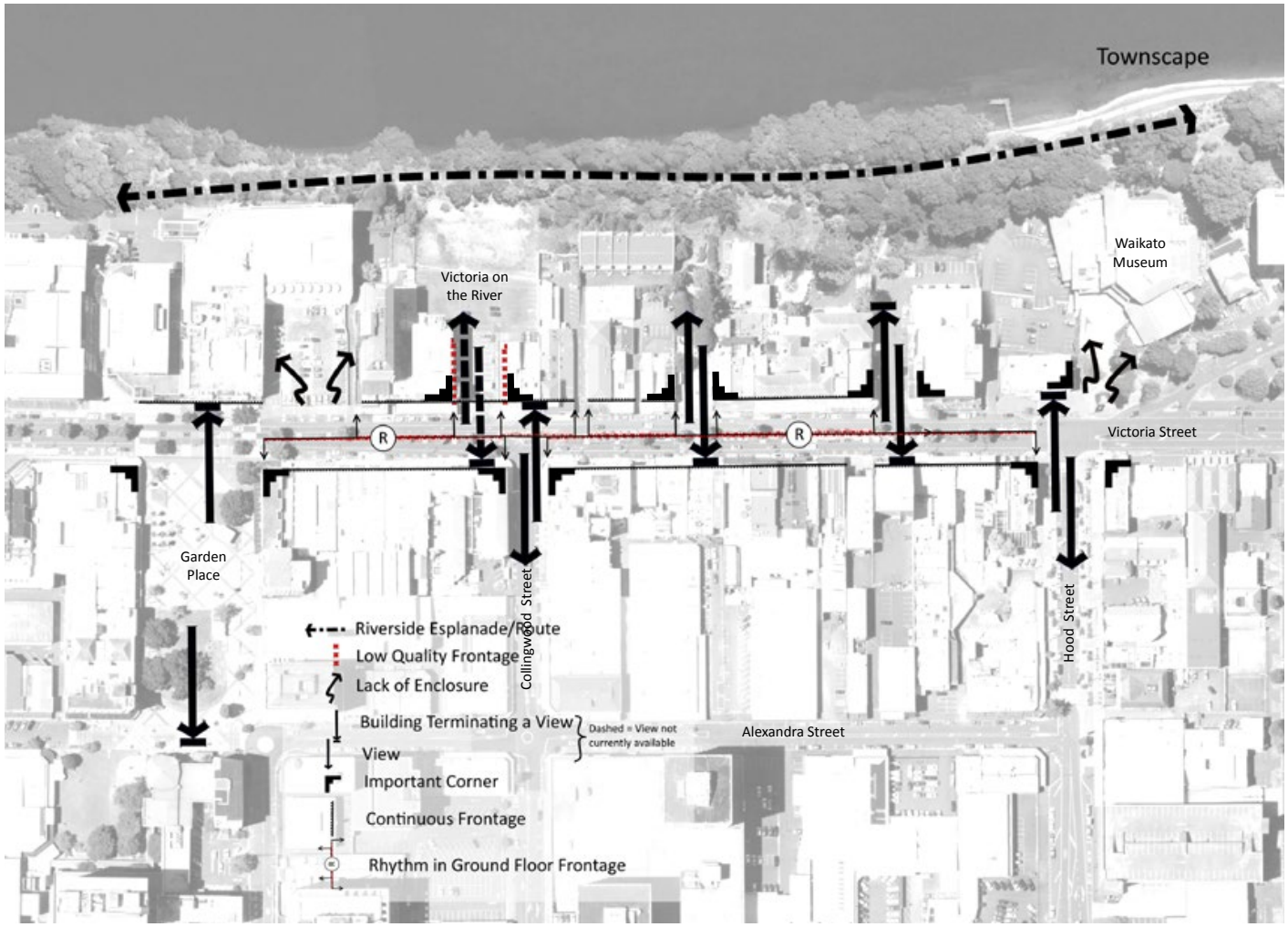


Figure 9: Townscape analysis

Townscape

The area is of significant townscape interest (Figure 9), and as a result has a clear and important sense of place (identity); there are few locations within the area where the street is not enclosed by strong building frontages.

The rhythm of shop fronts at ground floor enhance the human scale of the area and provide interest for pedestrians, such that it feels a vibrant and interesting place to be within.

Views into the area, from side streets and open spaces, are generally stopped by buildings. This contributes to the urban character of the area. The maintenance of these frontages (marked on Figure 9) is essential to these views and to the overall character and quality of the area.

There are a number of key spaces within the area; these add to its interest and variety. Whilst the streetscape is attractive, well maintained and of generally good quality within each of these spaces, the surrounding buildings are essential to their overall quality and character, ensuring that the key spaces feel well contained and generally of a human scale. The corner buildings are particularly important in achieving this; they each provide enclosure and act as 'gateways' to the side streets.

The identified spaces are each a landmark in their own right; in addition to these the area contains two additional important landmarks:

- The Sapper Moore-Jones sculpture
- Tongue of the Dog public art

Impact of Uses

As noted above, the change of dominant use within the area from retail to food and drink, has led to the alteration of the ground floor of many units and traditional shopfronts have been removed and replaced by new frontages. These are often plain in appearance and/or do not reflect traditional detailing or the architecture of the façade above. Many have reduced areas of glazing compared to that expected in a shopfront. In additional, changing fashions and expectations have led to the introduction of inappropriate signage on shop fronts, verandahs and facades. These signs are in many case over-large and of inappropriate materials, and as a result do not respect the overall architectural form or materials of the parent building.

During the daytime, as result of the change of use of the ground floors, the reduced areas of glazing and the poor-quality signage, along with the shading effects of the verandahs, pedestrians are in parts of the street presented with an area which feels uninviting and uninteresting. Coupled to this, the overall condition of buildings varies.

At night time, the impact of the physical changes to the buildings are less obvious as frontages are lit and the footpaths become busier and more dynamic.

As a result, the area has a distinctly different daytime and night time character. During the day it is the buildings, spaces and other built features which more significantly influence its character and feeling, whilst at night it is the increased numbers of people and associated activity which dominate.

Below: Two heritage buildings that terminate the view into Victoria Street from Collingwood Street

Figure 10: Significnat spaces and frontages important in views

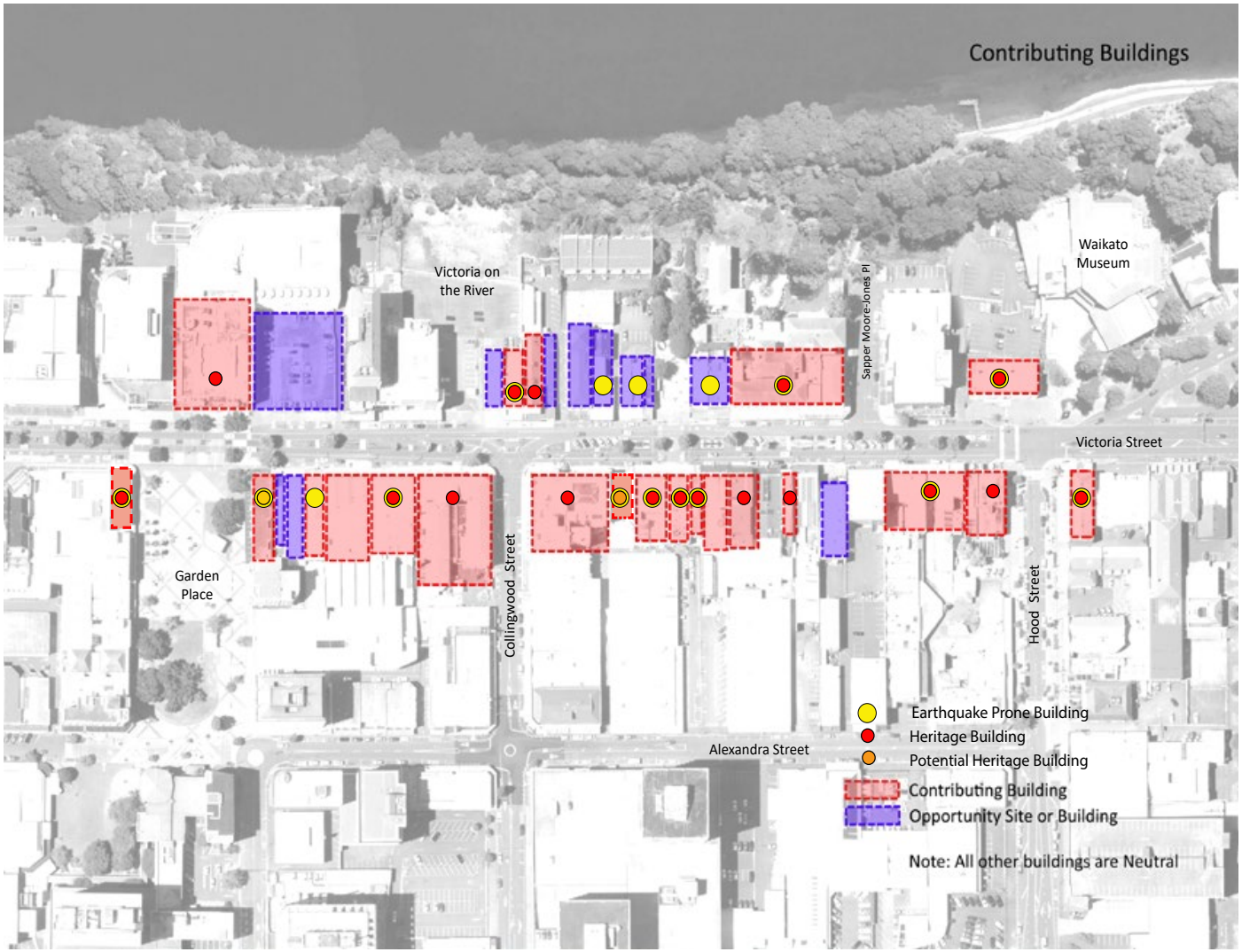


Figure 11: Contributing buildings

Contributing Buildings

A significant number of buildings in the area (including and additional to those scheduled for their heritage significance)) contribute to the continuity and coherence of the area. They are significant in forming the overall character and appearance of the area by reason of their overall scale, position on the back edge of the footpath, verandahs, shop fronts and materials and make an important contribution to the heritage values of the area.

The demolition of these Contributing buildings or their substantial alteration would have a negative impact on the overall heritage values of the area and their retention should therefore be encouraged and their removal/alteration discouraged.

A number of other buildings make a neutral contribution to the values of the area; this means that they exhibit some but not all of the characteristics which define the area and do not actively contribute to the heritage values of the area. Subject to their replacement with a new building and careful attention to detailed design matters, the substantial alteration or demolition of these buildings could be acceptable.

A number of other buildings and sites are identified as an opportunity. The (re)development of these sites/buildings is encouraged as they currently have a negative impact on the overall values and appearance of the area. Notwithstanding this, as noted on Figure 9, some of these buildings still play an important role by providing a frontage which terminates a view into the area.

The removal of any opportunity building would only be appropriate if they are to be replaced by a new building. As noted above in relation to neutral buildings, careful attention would need to be given to the detailed design of a new replacement building.

Earthquake Prone Buildings

A number of the buildings within the Study Area are potentially earthquake prone buildings. This includes buildings which are recognised as being of heritage significance in the District Plan and some included on New Zealand Heritage List/ Rārangi Kōrero of significant heritage. This is a matter which will need to be addressed for each building whether or not the area is recognised as a special character zone in the District Plan and should not be seen as an impediment to the recognition of the importance of the area.

The Council is keen to work with owners and with Heritage EQUIP (Ministry for Culture and Heritage) to find appropriate responses for each building.

Hood Street to Collingwood Street

This section of Victoria Street contains a significant number of heritage buildings and buildings which contribute to the character of the area.

The Former Bank of New Zealand Building provides stature at the corner of Victoria and Hood Street, and successfully addresses both streets. It makes a very significant contribution to the character of the area.

The Wesley Chambers provides imposing frontages to both Victoria Street and Collingwood Street. The articulation of the façades brings a vertical emphasis, which enhances its apparent height.

In-between, there are a wide range of other buildings. Howden's Jewellers remains complete, with a very attractive shop front at ground floor. It's very narrow frontage with attractive parapet emphasises its height, making it one of the most memorable buildings in the street, despite its small size.

Whilst, as noted above, a significant number of ground floors have been altered, with original shop fronts removed, there remains an overall continuity as a result of the retained upper floors.

Figure 12: Western Street Elevation - Hood Street to Collingwood Street

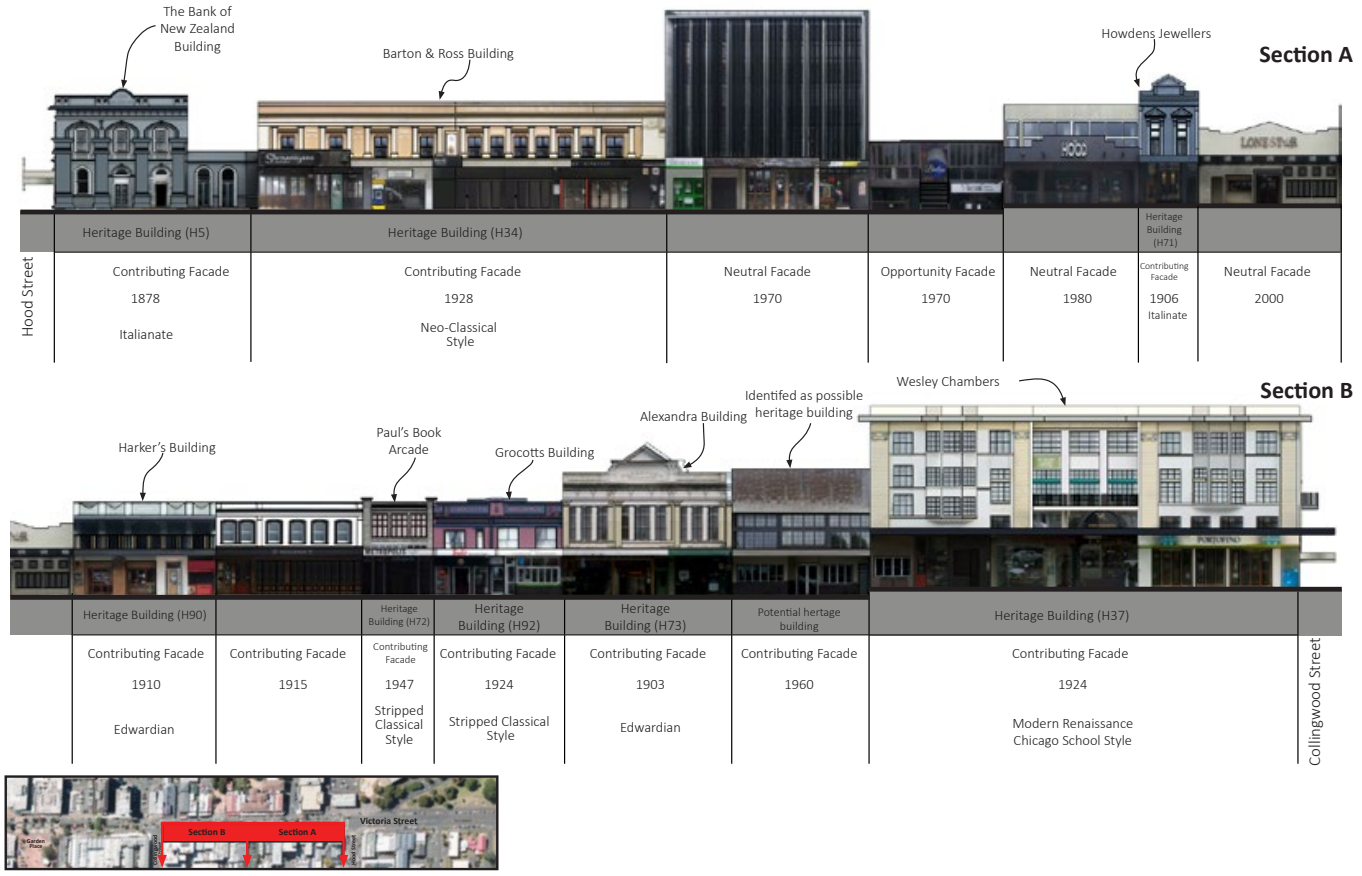
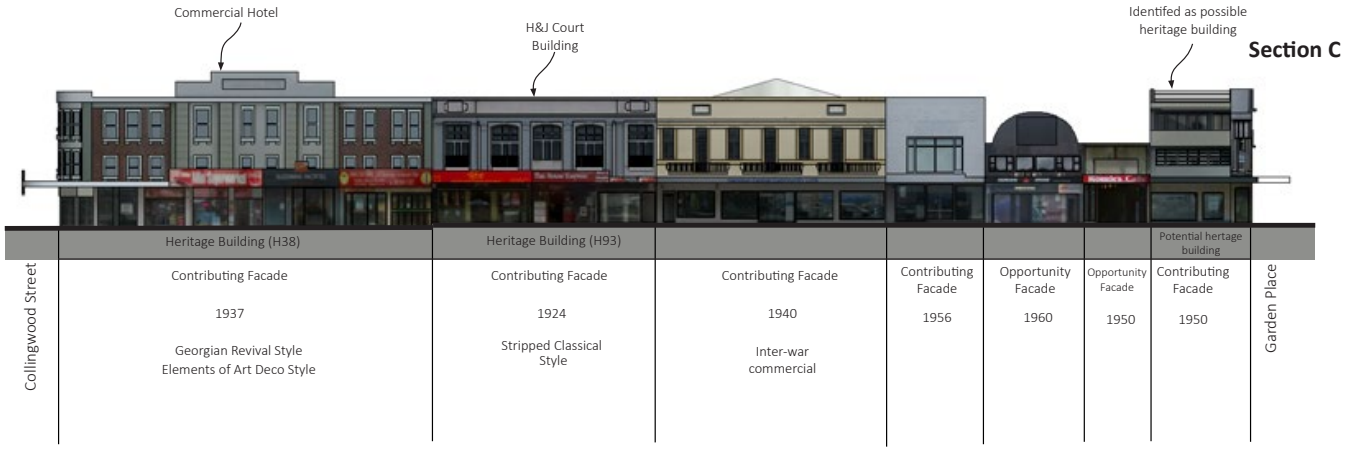


Figure 13: Western Street Elevation - Collingwood Street to Garden Place



Collingwood Street to Garden Place

The Commercial Hotel presents a long frontage to Victoria Street, approximately one third of this stretch of Victoria Street. Whilst the main entrance to the building was on Victoria Street, and is emphasised by the central bay of the building projecting forward and exhibiting a more formal detailed design than the bays either side, the inclusion of the curved corner feature in materials to match the main entrance, means that it actively seeks to turn the corner and address both streets.

The building at the corner of Garden Place, has Art Deco influences, with geometric detail on the corner and long/wide windows at first floor and second floor and a simple horizontal balustrade at roof level. This is identified as a possible heritage building and is both attractive and successfully performs the important townscape role of marking and turning the corner, providing a well designed façade to both of its street frontages.

Between these are a range of other buildings, all of which provide continuity of building form along the street frontage. Two are identified as opportunity façades, where redevelopment would be encouraged to bring forward buildings which better reflect the overall character and appearance of the area and potentially taller frontages to even better define the street.

Garden Place to Former Hamilton Hotel

The former Central Post Office, now Skycity, is the gem of the first section of this area, shown to the right. Its attractive front elevation terminates the view eastwards over Garden Place. This is a key location for one of largest views in the central city. Its ornate, Art Deco style sits comfortably in the street. Other buildings in this section are less memorable, being of simple designs from the 1970's and newer.

This section of the street includes Victoria on the River. The entrance to this is potentially a little wide, providing an uncharacteristically wide gap in the street frontage. The buildings either side of this play a key role in ensuring that this gap does not become too dominant. The height of the building to the north, the new ground floor restaurant frontage introduced into this and glazing/doors on the side elevation of the building to the south help to ensure that the gap feels enclosed and activated. Care should be taken to ensure that this gap in the frontage is not made larger as this would have an unfortunate impact upon the heritage values of the street.

The next block plays an important role in terminating the view eastwards along Collingwood Street. It includes the heritage scheduled Victoria Building and Sahara Building. Unfortunately the verandahs on both of these buildings have unduly large and prominent fascias. The latter, now Mexico, deserves care and investment. It presents a formal gabled frontage to the street but has been subject to the application of an unsympathetic colour scheme. This section of the street includes a number of opportunity buildings/ sites which do not contribute to the overall significance of the area, although do still reflect some of the key features of the area such as buildings built to the rear edge of the footpath and are of a scale and height which does not look out of place in the area. Redevelopment of these would need to carefully consider the detailed design of the replacement/ altered buildings to ensure that they sit comfortably within the area.

The Former Hamilton Hotel presents elegantly designed frontages to Victoria Street and to Sapper Moore-Jones Place. Its Victoria Street façade is split into three main sections, the apparently taller central section having a parapet hiding the roof whist the bays on either end have decorated gables facing the street. The building contributes significantly to the overall heritage values and appearance of this section of the street.

Figure 14: Eastern Street Elevation - Garden Place to Former Hamilton Hotel

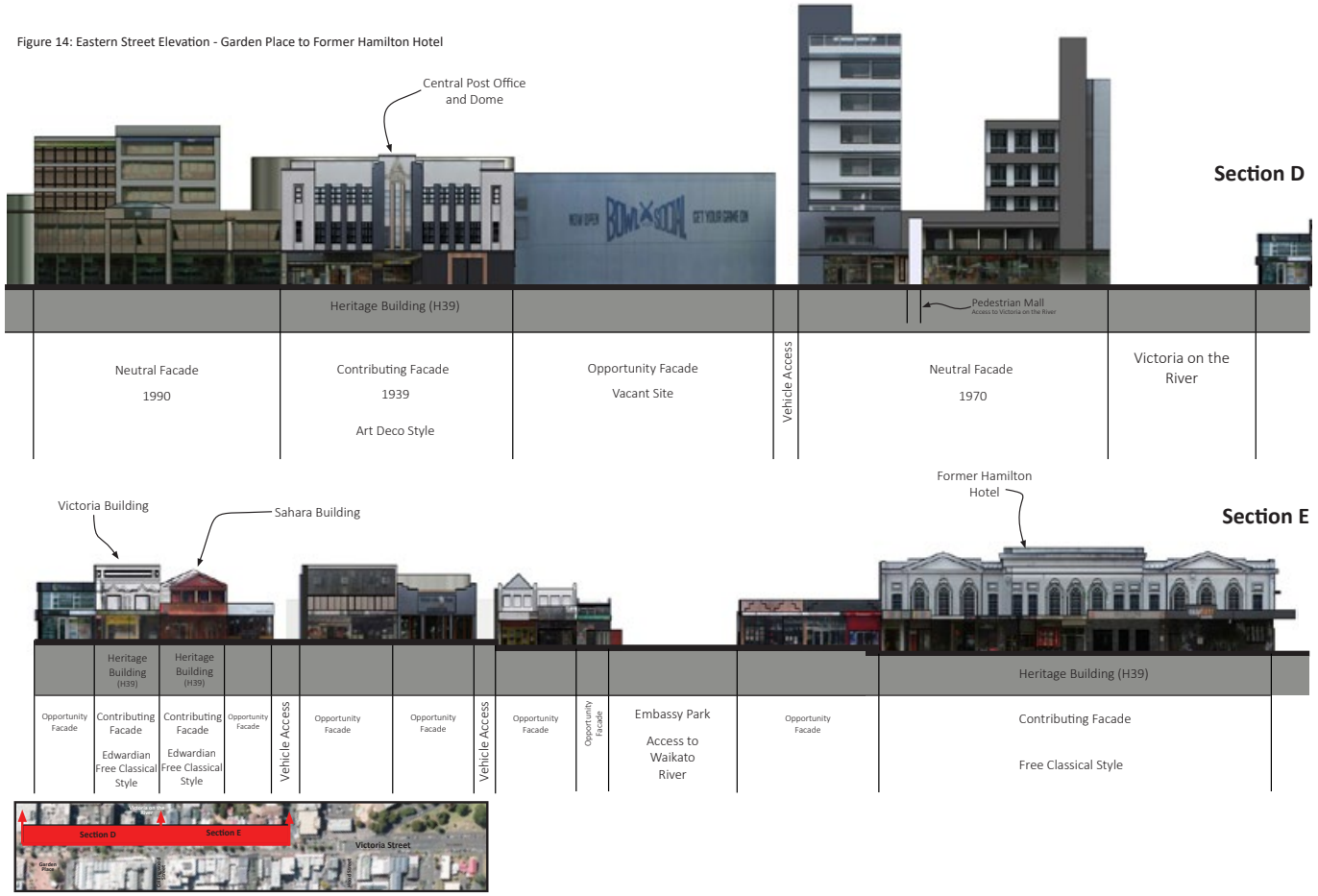


Figure 15: Eastern Street Elevation - Former Hamilton Hotel to Arts Post

Former Hamilton Hotel to Arts Post

At the end of this block is the Former Post Office (Arts Post). Whilst aligned slightly off centre to Hood Street, this building terminates the view eastwards along Hood Street. It presents an attractive façade to Victoria Street, with carefully detailed window surrounds, cornices etc.

Between this and the Former Hamilton Hotel is a 1980's office building with mirror glass curtain walling at upper level. This reflects the buildings opposite and so provides another dimension of the street. The ground floor has been updated using stone and natural materials for the ground floor frontage

Condition

Whilst a number of buildings are in good condition, the overall lasting impression is that many buildings would benefit from investment.

In view of this, should the area be recognised as being of overall significance such that it is identified as a Special Character Zone thought should be given to developing:

- Guidelines for the design of new buildings, for the design of replacement shop fronts and building frontages, and for the design of signs and advertisements.
- Introducing a grant scheme to support the upgrade of shop fronts, signs and advertisements.

Conclusion

Overall the Study Area has **Considerable Architectural Quality and Built Form significance**:

- The scheduled and listed heritage buildings which shape the overall character and appearance of the area
- Other buildings which have been identified as contributing to the overall character and appearance of the area
- The buildings are generally built on the back edge of the footpath and many are two storeys or taller; and provide enclosure and definition to the street and provides interest for pedestrians
- The narrow shop fronts which provide rhythm in the frontages and contribute to the creation of a human scale, and provides interest to pedestrians by bringing the opportunity for a diversity of ownership and uses
- The utilisation of painted plaster or brick elevations on most buildings which assists with providing continuity and a sense of identity. Many of these are a legacy of the 'Brick and Stone' era
- Verandahs over the footpath, providing shelter for users, continuity along the street and also contributing to the sense of enclosure within the street
- The overall 'Townscape' interest of the area, with buildings arranged to 'terminate' views along side streets
- A number of attractive spaces which add interest and character to the area
- The location of important landmarks within the area.

Open Space, Parks, Gardens and Trees

Open Spaces

There are a number of open spaces within the study area:

- **Garden Place**
  As noted above Garden Place has been excluded from the study as it exhibits a very different character to Victoria Street; it does not contribute to the distinct character of the section of Victoria Street within the Study Area. Notwithstanding this; that part of Garden Place to the front of the Sky City Casino, the streetscape within this and the buildings which frame this space all reflect the overall character of the study area and all make an important contribution to its overall heritage values and quality.

- **Open Car Park (between Bowl Social and Victoria Street)**
  Whilst this is not an open space as such, it does link to Victoria Street. Surrounding buildings do not front on to the space, it is fully hard surfaced and presents a medium height plaster boundary wall to Victoria Street. The lack of buildings along the street frontage and the generally poor design of the area means that it has a detrimental impact upon the overall character and appearance of the adjoining section of Victoria Street. This has been identified as an opportunity site, where the development of a new building will be encouraged.

- **Victoria By the River**
  This recently completed scheme utilised an already vacant site to create a new open space. The space has been attractively designed. From the eastern end of the space there are expansive views across the River and of Hamilton East. The adjoining building to the north has been altered to provide new ground floor active frontages facing the space; this includes a new restaurant. The space is 'contained' by buildings to the north and south, and the so that it maintains a human scale.
  Buildings to the south of the entrance from Victoria Street have been identified as being important to terminate the view eastwards along Collingwood Street, and two have been noted as contributing to the overall quality and heritage values of the area. Accordingly, it is very important that these are retained, or in the case of the neutral building only removed if there will be appropriate replacement buildings constructed.
  It is also noted that side elevations of the buildings to the north side of the space provides a poor frontage. It is important that opportunities are taken to further improve this, with shop fronts and other glazing to provide a positive boundary to the open space.
  Overall its overall impact upon the overall heritage values of Victoria Street are neutral, providing that the entrance from Victoria Street is kept narrow and no additional open sites created.

- **Embassy Park**
  Whilst this space has been recently upgraded and has some interest in its own right, there are still no views through the space to the Waikato River due to the significant tree and landscape planting at its eastern end. In addition, despite the upgrade and murals on the side elevations of adjoining buildings, it still has the appearance of a location where a building has been demolished rather than a planned open space. Overall it detracts from the townscape character of this section of Victoria Street, which is characterised by building on street frontages.
  The site to the east of Embassy Park is being developed as a new Theatre. This will face onto the Park and has the potential to significantly improve the overall desirability of the park by providing a new active frontage to the park.

- **Space to Front of Waikato Museum**
  This consists of two areas; the first is at street level and has the appearance of a widened area of footpath and the second is a lower area outside of the museum entrance. The museum is located away from the street and does not provide any containment or enclosure to the first space. The recently installed Tongue of the Dog sculpture in the upper, street level space goes some way towards taking away the impression that this is a 'left over' piece of land, and along with the trees around the perimeter of the space does assist with providing a degree of enclosure. However, this is different to the enclosure offered by frontage buildings in the remainder of the area.

- **Grantham Street Area (Ferrybank)**
  The existing open space area alongside Grantham Street, links the River and Victoria Street consisting mainly of grassed areas, mature trees and areas of car park. It is relatively steeply sloping and for that reason drops away quickly from Victoria Street. As noted previously, it exhibits a very different character to the Study Area, and has been excluded from the study area. As discussed in the next section, Current Projects, developments in this area have limited potential to impact upon the character of the Victoria Street area. Overall, it does not contribute to the overall character of Victoria Street.

Street spaces of identifiable character:

- **Victoria Street**
  As already noted, the section of Victoria Street within the study area has a clearly identifiable values, formed by the design of the streetscape and landscaping within it, the buildings with verandahs which are built to the back edge of the footpath, and the large number of scheduled and listed heritage buildings, which provide a backdrop to public space.

  This is the most successful space within the study area and makes a considerable contribution to the Heritage values of the area.

- **Hood Street (excluded from the study area)**
  As noted above, whilst Hood Street shows buildings generally creating a continuous frontage to the street, many of these are single storey in contrast to the predominant two storey or taller buildings within that section of Victoria Street within the study area. In addition, the overall design of the street improvements including the design of the carriageway and footpaths, lighting, street furniture and paving is very different to that seen in Victoria Street. Overall the visual character and heritage values of this area is distinctly different to the section of Victoria Street within the study area.

Parks, Gardens and Trees

Whilst there are not any parks and gardens as such within the Study Area, the area along the bank of the Waikato River, which is in parts heavily treed and vegetated, provides an important setting to the Victoria Street area, emphasising the change in level/topography along the river banks and the corresponding difficulty building in this area.

The trees in this area terminate/end many of the views eastwards along gaps, lanes and streets from Victoria Street. They also provide the impression of a 'green lung' in the centre of the city. Work is taking place and further work is planned to manage these trees as plans to encourage better public access and greater use of the areas alongside the river are progressed e.g. Victoria on the River. Whilst this may result in changes to this area including the removal of trees, and potentially new/additional views of the River, it is likely that the overall impression of the 'green lung' will remain. Whilst these trees make a considerable contribution to the overall heritage values of the area the anticipated changes will also bring positive effects which would make up for the loss of the trees.

The street trees within Victoria Street are a very significant feature of the study area and make a considerable contribution to the overall heritage values of the area.

Summary

As noted above, a number of the open spaces within the study area have been formed by the removal of buildings which previously fronted Victoria Street. Whilst the spaces created make some contribution to the study area, this is not sufficient to make up for the loss of enclosure that the removal of the buildings has led to.

The removal of further frontage buildings to create new open spaces or to expand existing/planned open spaces should be carefully considered as not to impact on the overall enhancement of Victoria Street This is particularly pertinent in relation to the eastern side of Victoria Street, where developments are taking place or planned. Existing frontage buildings in these areas play a crucial role in providing enclosure to the street, bringing interesting fine grain ground floor frontages and reflecting the historic form and layout of the area.

In addition, buildings along Victoria Street terminate the view towards Victoria Street along Collingwood Street. Without these buildings, the view would instead 'bleed' towards the opposite side of the river and lose its current drama and interest. The retention of these buildings, and other buildings which stop views, are therefore critical.

As noted, Victoria Street is the most significant 'open space' within the area and has a clearly identifiable character and heritage values. It makes a considerable contribution to the heritage values of the area.

The trees alongside the River and within Victoria Street also make a considerable contribution to the overall heritage values of the area and set it apart from other locations. Whilst these trees make a considerable contribution to the overall character of the area, the anticipated changes along the riverside will also bring positive effects which would make up for the loss of the trees.

Conclusion

Overall the Study Area has Considerable Open Space, Parks, Gardens and Trees significance:

- Victoria Street has a clearly identifiable heritage values formed by the design of the streetscape and landscaping within it
- The street trees within Victoria Street are a very significant feature of the study area in their own right
- The trees alongside the River provide the impression of a 'green lung' in the centre of the city and terminate many of the views eastwards along gaps, lanes and streets from Victoria Street.

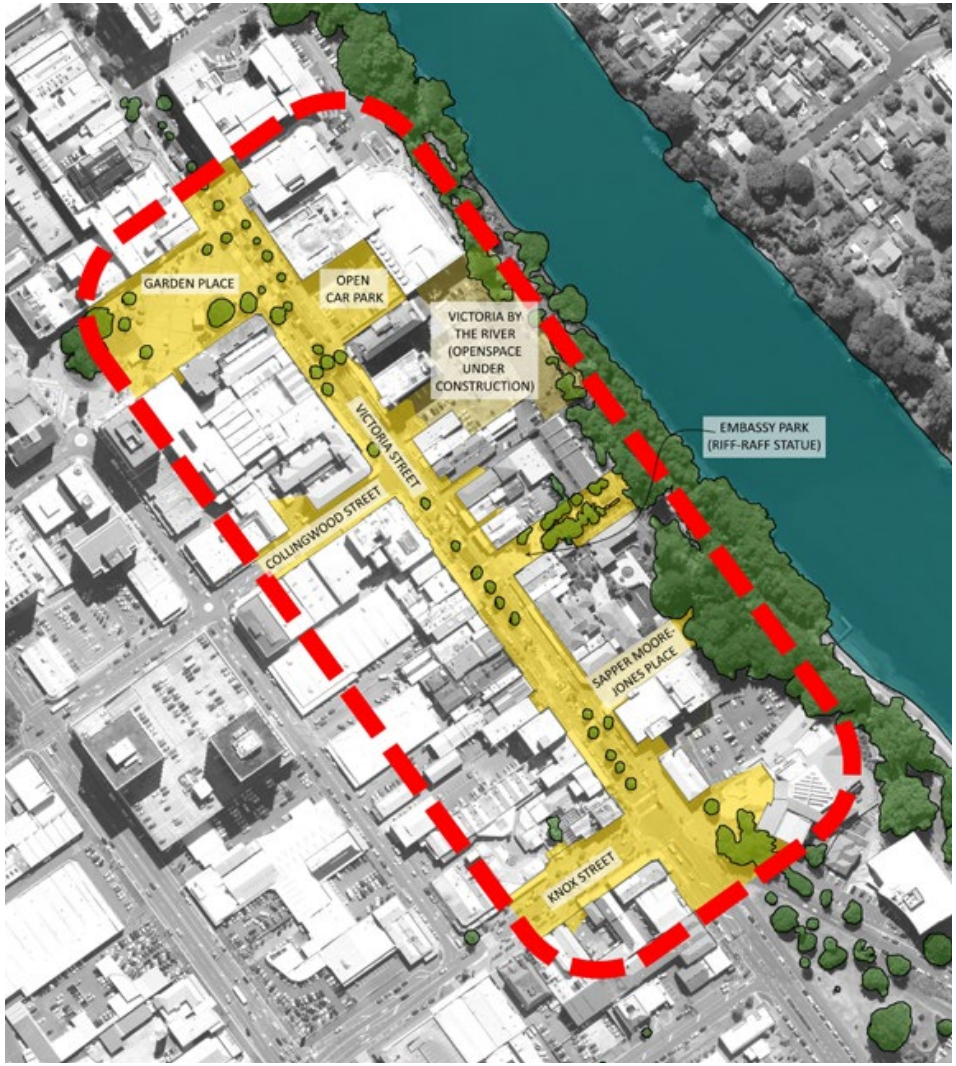


Figure 16: Open Space, parks, gardens and trees.

Current Projects

There are a number of projects/planned developments within and adjoining the study area:

1 Pedestrian and Pedestrian/Cycle Links

Various improved and new pedestrian and cycle links are proposed from Victoria Street towards the River, as part of the Hamilton City River Plan (the 'River Plan') both as part of new developments, through existing buildings or as improvements to existing linkages.

These have the potential to add further interest to the Victoria Street area by providing increased opportunities for pedestrians to leave and enter the area from the direction of the River. However, in recognition of the significance of frontage buildings to the overall character of the study area, care should be taken to ensure that they do not require the removal of buildings fronting Victoria Street. Additional care should also be taken to ensure that recognised contributing buildings and sites where buildings stop views are respected and retained, or in the case of the latter only removed if they are to be replaced by an appropriate new building.

2 Riverside Walkway

The River Plan also seeks to encourage the improved routes along the river, and access to the River. In conjunction with (1), Pedestrian/Cycle Links, these improvements will add to increased opportunities available to visitors and residents. Overall it is therefore likely to be positive for the Victoria Street area. Careful thought should be given to the removal of trees and vegetation alongside the river to ensure that the impact of this upon the character of the Victoria Street area is understood.

3 Sky City Land

This is identified as an opportunity site, and the redevelopment of the land with a sympathetically designed building is encouraged.

4 Victoria on the River

This is discussed above. The key matter here is that buildings to the south of the entrance from Victoria Street have been identified as being important to terminate the view eastwards along Collingwood Street, and two have been noted as contributing to the overall enhancement of the area. It is very important that these are retained, or in the case of the neutral building only removed if there will be an appropriate replacement buildings constructed.

5 Regional Theatre

The 'Waikato Regional Theatre Phase One Design Report' recommended the former Hamilton Hotel and associated land to the rear as the preferred location for a new regional theatre. The development of this facility is now ongoing. This is a key location in the city centre, and the development of the theatre is a very positive project which will bring significant additional activity to this part of the city. It also has the opportunity to provide much needed activation to Embassy Park.

Care has been taken to ensure that the proposed development recognises the heritage significance of the former Hamilton Hotel, and respects the contribution this building makes to the overall character of Victoria Street.

6 North Riverview Terrace Building (part of Ferrybank Proposal)

This site, to the rear of the Arts Post building, will potentially be developed for a new hotel. This has the potential to make a positive contribution to the overall enhancement of the area by bringing additional people into the area at all times of day. New buildings should be designed to ensure that they do not unduly dominate either original buildings or Victoria Street in general.

7 Pedestrian/Cycle Bridge (part of Ferrybank Proposal)

This is initially identified in the River Plan. The new bridge would be located relatively close to the location of the original punt/ferry. By linking to the improved pedestrian and cycle linkages it will have the potential to encourage more people to visit and spend time in this part of the city centre. It is relatively distant from Victoria Street, to the identification of a Special Character Zone would not bring any need to further consider the design of the bridge.

Other Ferrybank Proposals:

8 Victoria Street Buildings

9 South Riverview Terrace Building

10 Park Terrace Building

11 Waikato River Centre

12 River Buildings including Rowing Clubs

All of these potential buildings are located away from the study area. Their development would not impact upon the results of the Victoria Street Historic Heritage Assessment. However, in line with the other developments/ proposals discussed above they all have the potential to bring additional people into the area at all times of day. This would have a knock-on positive impact on the vitality of the Victoria Street area and city centre as a whole. They are therefore welcomed.

Victoria on the River

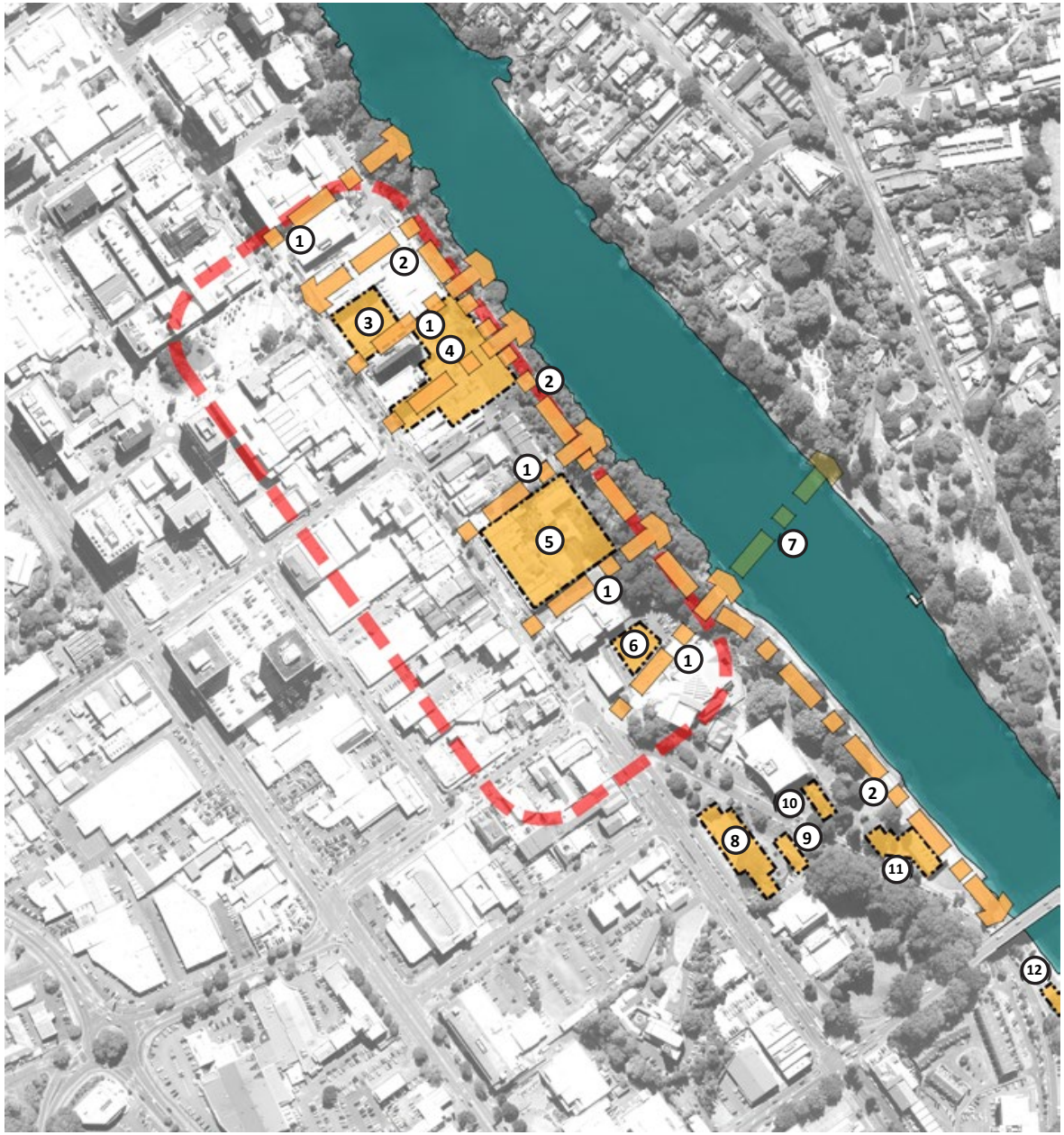


Figure 17: Location of proposed Central City projects

Summary of Significance

Matter

Historic Development

Overall the Study Area has **Considerable** Historic Development significance.

- It represents one of the first areas in Hamilton settled by Maori and later by European settlers.
- It is the location of some of the first 'City Centre' commercial development.
- It is the location of a number of important civic buildings.
- The overall layout of the area remains relatively unaltered.

Location and Setting

Overall the Study Area has Considerable Location and Setting significance:

- It was located so as to be initially easily accessible to the Waikato River
- It is located on higher ground away from the river, allowing easier access from the new road network
- It became the centre of this new road network, linking to the wider region and to Auckland
- Together the street, surrounding buildings and uses create an area of distinct character and appearance

Architectural Quality and Built Form

Overall the Study Area has Considerable Architectural Quality and Built Form significance:

- The scheduled and listed heritage buildings which shape the overall heritage values and appearance of the area
- Other buildings which have been identified as contributing to the heritage values and appearance of the area
- That buildings are generally built on the back edge of the footpath and many are two storeys or taller; and provide enclosure and definition to the street and provides interest for pedestrians
- The narrow shop fronts which provide rhythm in the frontages and contribute to the creation of a human scale, and provides interest to pedestrians by bringing the opportunity for a diversity of ownership and uses
- The utilisation of painted plaster or brick elevations on most buildings which assists with providing continuity and a sense of identity. Many of these are a legacy of the 'Brick and Stone' era
- Verandahs over the footpath, providing shelter for users, providing continuity along the street and also contributing to the sense of enclosure within the street
- The overall 'Townscape' interest of the area, with buildings arranged to 'stop' views along side streets.
- A number of attractive spaces which add interest and character to the area
- The location of landmarks within the area.

Open Space, Parks and Gardens and Trees

Overall the Study Area has Considerable Open Space, Parks, Gardens and Trees significance:

- Victoria Street has a clearly identifiable character formed by the design of the streetscape and
- landscaping within it
- The street trees within Victoria Street are a very significant feature of the study area in their own right
- The trees alongside the River provide the impression of a 'green lung' in the centre of the city and terminate many of the views eastwards along gaps, lanes and streets from Victoria Street.

Assessment Against Hamilton Criteria

Category A and Category B HHA general criteria	Criteria Description	Comment	Outcome
Representativeness	The area is **representative of a Heritage Theme which has historic heritage significance to the development of the city.**	• One of the first areas in Hamilton settled by Māori and later by European settlers • It is the location of some of the first 'City Centre' commercial development • It is the location of a number of important civic buildings • It is the location of a period of development which has been critical to the development of the current Hamilton City.	
Street/Block Layout	A consistent **Street/Block Layo**ut which makes a positive contribution to the heritage significance and quality of the area	• It is an integral part of the central city connected grid street layout • It is the centre of a historic road network designed to link central city and Hamilton to the wider region and to Auckland via Great South Road • The overall layout of the area remains relatively unaltered	
Street Design	Consistent **Street Design**, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.	• The environmental improvements which have already been implemented in the street have resulted in an attractive environment for pedestrians and other users • Together the street, surrounding buildings and uses create an area of distinct character and appearance.	
Lot Size, Dimensions and Density	Consistency in **Lot Size, Dimensions and Development Density**, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.	• The buildings generally provide enclosure and definition to the street and provides interest for pedestrians • The majority of buildings are two storeys or taller	
Lot Layout	Consistent **Lot Layout**, including position of buildings on lots, dominance of car parking, and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.	• Buildings are generally built on the back edge of the footpath • There is general 'Townscape' interest, with buildings arranged to 'stop' views along side streets.	
Topography and Green Structure	Whether the overall **Topography and Green Structure** of the area makes a positive contribution to the heritage significance and quality of the area.	• The location of the street has been influenced by the topography of its surroundings • The street, and associated development was initially located so as to be easily accessible to the Waikato River • The development of the street/roadway on higher ground away from the river, has allowed easier access from the road network as that was developed	
Architecture and Building Typology	Consistency of styles of **Architecture and Building Typologies**, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.	• The scheduled and listed heritage buildings which shape the overall heritage values and appearance of the area • Other buildings which have been identified as contributing to the overall heritage values and appearance of the area • The utilisation of painted plaster or brick elevations on most buildings which assists with providing continuity and a sense of identity. Many of these are a legacy of the 'Brick and Stone' era • A number of attractive spaces which contribute to the - The scheduled and listed heritage buildings which shape the overall heritage values and appearance of the area • Other buildings which have been identified as contributing to the overall heritage values and appearance of the area • The utilisation of painted plaster or brick elevations on most buildings which assists with providing continuity and a sense of identity. Many of these are a legacy of the 'Brick and Stone' era • A number of attractive spaces which contribute to the heritage values of the area, and which add interest and character to the area • The location of landmarks within the area.	

Frontage Treatments	Consistency in **Street Frontage Treatment**s, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area.	• That buildings are generally built on the back edge of the footpath • The narrow shop fronts which provide rhythm in the frontages and contribute to the creation of a human scale, and provides interest to pedestrians by bringing the opportunity for a diversity of ownership and uses • Verandahs over the footpath, providing shelter for users, providing continuity along the street and also contributing to the sense of enclosure within the street	

Conclusion of Assessment

Whilst a number of individual buildings within the study area have been identified, both locally and nationally, as being of individual heritage significance, this project has confirmed that the study area as a whole meets the criteria for identification as a Historic Heritage Area of high heritage value locally and regionally, formed by a combination of all of the matters set out in the summary, which should be protected, maintained and enhanced.

Accordingly, the area as a whole warrants being identified as a Historic Heritage Area to ensure that it is protected from inappropriate subdivision, use and development, and to encourage the management of the area in a manner which enhances its identified historic heritage values and supports the revitalisation of the central city.

Contributing Buildings

As noted above, a number of buildings have been identified as specifically contributing to the special character of the area, whilst others have been identified as opportunity sites or as neutral.

It is currently a Restricted Discretionary Activity to alter or redevelop buildings within the area (accepting that the requirements vary for those buildings which are already identified as being of heritage significance). Whilst this Restricted Discretionary Activity Status remains appropriate whether a building has been identified as being Contributing, Neutral or Opportunity, further guidance will be provided to guide future changes, to ensure that the overall character and appearance of the Special Character Area is preserved or enhanced. This can be provided by way of a design guide and associated assessment criteria in the plan.

HCL_15984.tif

Options

1. Do nothing

This would leave the area at risk from inappropriate subdivision, use and development which could lead to a degradation of its values to the point that it may in future not be considered to be of considerable overall significance.

2. Identify the area as a Historic Heritage Area

Recognising the area as a Historic Heritage Area will bring the opportunity to manage change within the area to ensure that its historic heritage values are not the area at risk from inappropriate subdivision, use and development.

The purpose of such a recognition is not to halt change, but instead to provide an appropriate means to manage change. As such it would therefore be appropriate to consider the following as part of the proposal to recognise the area:

- **Review Operative District Plan provisions** to ensure alignment with the intended management of change and enhancement of the character of Victoria Street.
- **Develop a Design Guide** for the Historic Heritage Area; addressing the design and materials of new buildings, for the alteration of existing buildings, for the design of replacement shop fronts and building frontages, and for the design of signs and advertisements.
- **Introducing a grant scheme** to support the upgrade of shop fronts, signs and advertisements.
- **Produce a Management Plan**, for use across Council (recognising that the historic heritage value of the area is formed by more than buildings, and appropriate management of public space and other public assets is critical to ensure that the special character of the area is preserved or enhanced).

Boundary Map and Historic Heritage Values Statement

The Victoria Street Historic Heritage Area is representative of the early establishment of a service town Heritage Theme and has distinctive and special values of Considerable significance.
The matters which contribute to this include its historic development, location and setting, architectural quality and streets/open spaces.

It is located around the section of Victoria Street between Garden Place and Hood Street and was one of the first areas settled by Māori and later by European settlers, with it being easily accessible to the Waikato River. It was the location of the first 'City Centre' commercial development, located on higher ground away from the River, with easy access to the developing road network. It became the centre of this new road network, linking to the wider region and to Auckland. The overall layout of the area remains relatively unaltered with buildings still fronting Victoria Street.

It was also the original location for a number of important civic buildings and the location of a number of significant Hotels; these buildings have shaped the City as we see it today. It remains a significant location within the city centre and supports a wide range of daytime and night-time activities.

Five buildings within the area are included in the New Zealand Heritage List/Rārangi Kōrero of significant heritage places and sixteen buildings within the study area are included within Schedule 8A: Built Heritage (structures, buildings and associated sites) of the Operative District Plan. In addition, there are a number of other buildings which have been identified as contributing to the overall character and appearance of the area.

All buildings in the area are generally built on the back edge of the footpath and many are two storeys or taller, and provide enclosure and definition to the street and provide interest for pedestrians. At ground level the narrow shop fronts provide rhythm in the frontages and contribute to the creation of a human scale, and provides interest to pedestrians by bringing the opportunity for a diversity of ownership and uses.

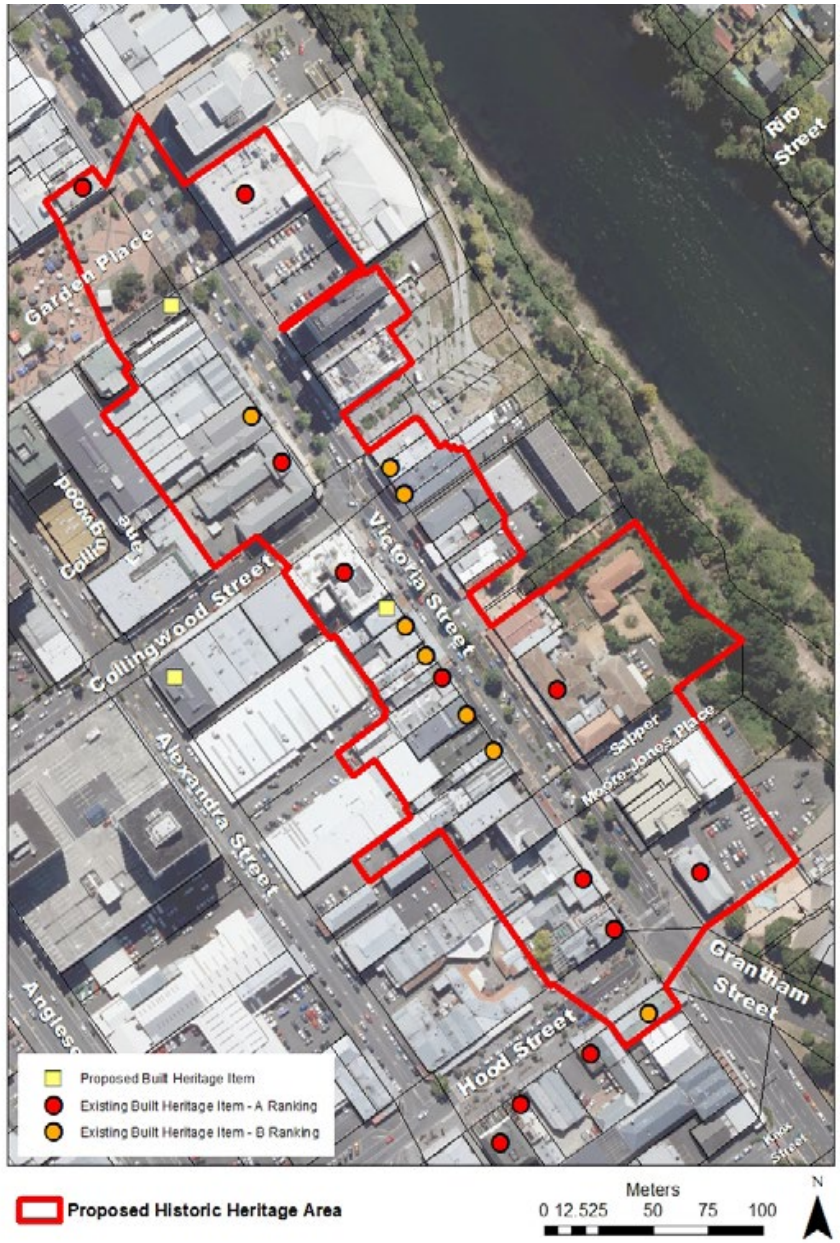
The utilisation of painted plaster or brick elevations on most buildings helps to provide continuity and a sense of identity, as do the verandahs over the footpath. The latter also provide shelter for users, continuity along the street and also contribute to the sense of enclosure within the street.

Many of the buildings are a legacy of the 'Brick and Stone' era, where local laws dictated that buildings be made of brick or stone, leading the area to have a distinctive built character.

The area has significant townscape interest, with careful attention having been paid to the design of corner buildings which assist with the creation of distinct spaces at intersections, and arrangement of buildings to terminate views from side streets.

The design of the streetscape within Victoria Street, the associated trees and landscaping, and the two landmark sculptures within the street (the Sapper Moore-Jones and Tongue of the Dog sculptures) add a further dimension of interest to the area and contribute to its overall significance.

Figure 18: Proposed Historic Heritage Area Plan



Appendix 5 – Relationship of identified HHA Assessment Criteria to WRPS 10A Historic and Cultural Heritage Assessment Criteria

Extract from WRPS 2016 (updated 2018)

10A Historic and cultural heritage assessment criteria

Table 10-1: Historic and cultural heritage assessment criteria

When assessing historic and cultural heritage, regard shall be given to the Heritage New Zealand register of historic places, historic areas and wāhi tapu areas and the following:

Archaeological qualities	
Information	The potential of the place or area to define or expand knowledge of earlier human occupation, activities or events through investigation using archaeological methods.
Research	The potential of the place or area to provide evidence to address archaeological research questions.
Recognition or Protection	The place or area is registered by Heritage New Zealand for its archaeological values, or is recorded by the New Zealand Archaeological Association Site Recording Scheme, or is an 'archaeological site' as defined by the Heritage New Zealand Pouhere Taonga Act 2014.
Architectural Qualities	
Style or type	The style of the building or structure is representative of a significant development period in the region or the nation. The building or structure is associated with a significant activity (for example institutional, industrial, commercial or transportation).
Design	The building or structure has distinctive or special attributes of an aesthetic or functional nature. These may include massing, proportion, materials, detail, fenestration, ornamentation, artwork, functional layout, landmark status or symbolic value.
Construction	The building or structure uses unique or uncommon building materials, or demonstrates an innovative method of construction, or is an early example of the use of a particular building technique.
Designer or Builder	The building or structure's architect, designer, engineer or builder was a notable practitioner or made a significant contribution to the region or nation.
Cultural Qualities	
Sentiment	The place or area is important as a focus of spiritual, political, national or other cultural sentiment.
Identity	The place or area is a context for community identity or sense of place, and provides evidence of cultural or historical continuity.
Amenity or Education	The place or area has symbolic or commemorative significance to people who use or have used it, or to the descendants of such people. The interpretative capacity of the place or area and its potential to increase understanding of past lifestyles or events.
Historic Qualities	
Associative Value	The place or area has a direct association with, or relationship to, a person, group, institution, event or activity that is of historical significance to Waikato or the nation.
Historical Pattern	The place or area is associated with broad patterns of local or national history, including development and settlement patterns, early or important transportation routes, social or economic trends and activities.
Scientific Qualities	
Information	The potential for the place or area to contribute information about an historic figure, event, phase or activity.
Potential – Scientific Research	The degree to which the place or area may contribute further information and the importance of the data involved, its rarity, quality or representativeness.
Technological Qualities	
Technical Achievement	The place or area shows a high degree of creative or technical achievement at a particular time or is associated with scientific or technical innovations or achievements.

Relationship of Proposed HHA Assessment Criteria to WRPS 10A Historic and Cultural Heritage Assessment Criteria

HHA Description	*HHA Assessment Criteria*	*Relationship to WRPS 10A Historic and cultural heritage assessment criteria*
Historic Heritage areas which are representative of an identified Heritage Theme, which are consistent in their physical and visual qualities including street pattern, lot layout and density, green structure, housing typologies and street frontage treatments, and which are considered to be of at least moderate heritage value locally, regionally or nationally.	- That the area is **representative of a Heritage Theme which has historic heritage significance to the development of the city**[14] including: o Early establishment of a service town o Railway workers suburbs o Comprehensive state housing schemes and control by the State Advances Corporation o The construction company era o The dominance of the private car and changing suburban form **and**	**Archaeological qualities** • Information • Research • Recognition or Protection **Architectural Qualities** • Style or Type • Design • Construction • Designer or Builder **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	- **The area displays consistency in physical and visual qualities** that are representative of their identified Heritage Theme and assessed as being at least moderate value in relation to the majority of the consistency criteria:	
	o A consistent **Street/Block Layout** which makes a positive contribution to the heritage significance and quality of the area	**Archaeological qualities** • Information • Research • Recognition or Protection **Cultural Qualities** • Sentiment • Identity

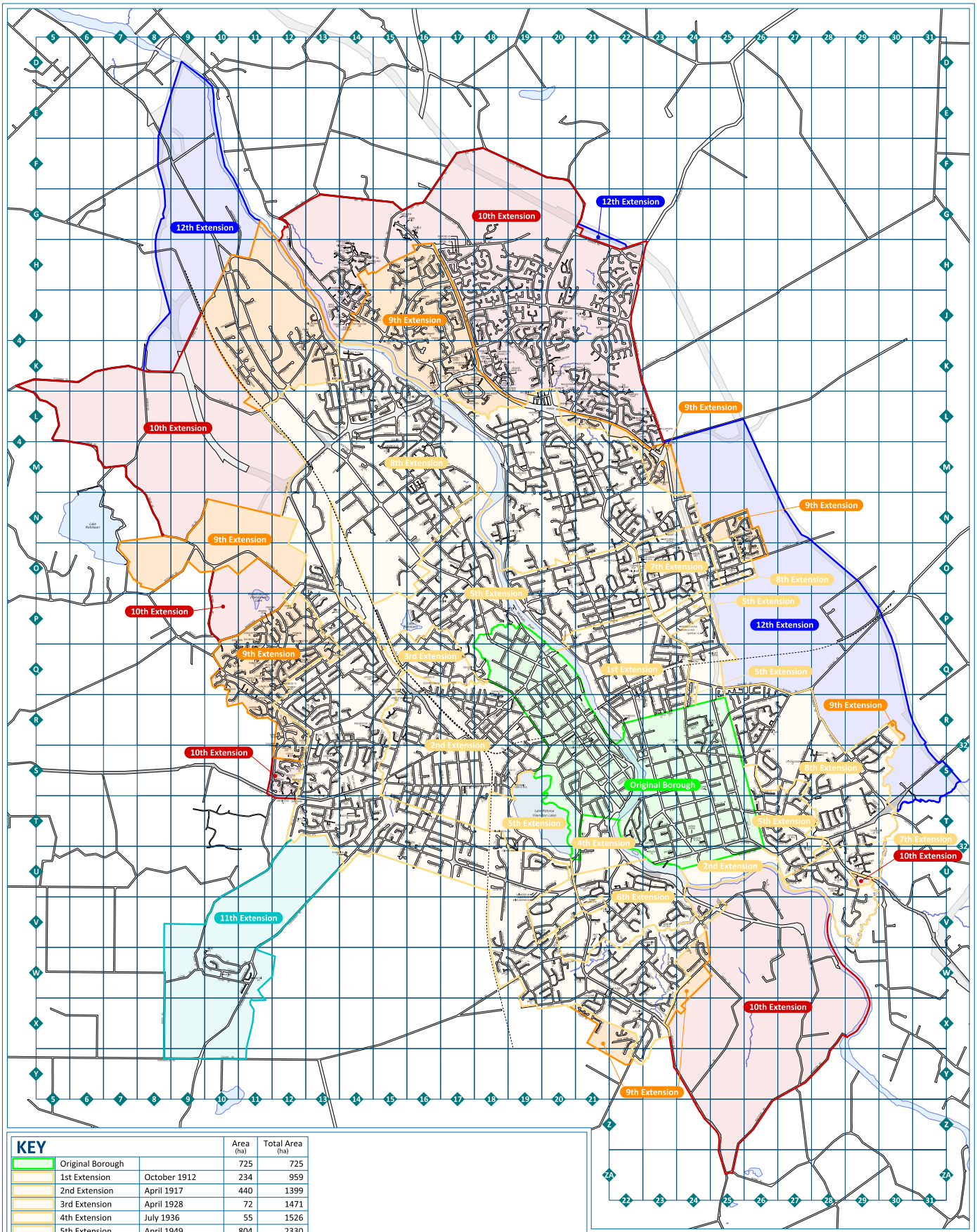
[14] As set out in Hamilton City Special Character Study 2020, Lifescapes (Carolyn Hill), 2.Historical Analysis

		• Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	○ Consistent **Street Design**, including street trees, berms, carriageways and other planting within the street which make a positive contribution to the heritage significance and quality of the area.	**Archaeological qualities** • Information • Research • Recognition or Protection **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	○ Consistency in **Lot Size, Dimensions and Development Density**, including shape and size of lots which makes a positive contribution to the heritage significance and quality of the area.	**Archaeological qualities** • Information • Research • Recognition or Protection **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	○ Consistent **Lot Layout**, including position of buildings on lots, dominance of car parking,	**Archaeological qualities** • Information • Research

	and landscape and tree planting within the lot which makes a positive contribution to the heritage significance and quality of the area.	• Recognition or Protection **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	○ Whether the overall **Topography and Green** Structure of the area makes a positive contribution to the heritage significance and quality of the area.	**Archaeological qualities** • Information • Research • Recognition or Protection **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	○ Consistency of styles of **Architecture and Building Typologies**, including overall shape, form and material, and whether these factors make a positive contribution to the heritage significance and quality of the area.	**Archaeological qualities** • Information • Research • Recognition or Protection **Architectural Qualities** • Style or Type • Design • Construction • Designer or Builder **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value

		• Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement
	○ Consistency in **Street Frontage Treatments**, such as walls, fences and planting, and whether these make a positive contribution to the heritage significance and quality of the area. These criteria to be considered at street, group of streets or block level as appropriate.	**Archaeological qualities** • Information • Research • Recognition or Protection **Architectural Qualities** • Style or Type • Design • Construction • Designer or Builder **Cultural Qualities** • Sentiment • Identity • Amenity or Education **Historic Qualities** • Associative Value • Historical Pattern **Scientific Qualities** • Information • Potential Scientific Research **Technical Qualities** • Technical Achievement

Appendix 6 – Map of Borough/City Boundary Extensions



KEY

		Area (ha)	Total Area (ha)
Original Borough		725	725
1st Extension	October 1912	234	959
2nd Extension	April 1917	440	1399
3rd Extension	April 1928	72	1471
4th Extension	July 1936	55	1526
5th Extension	April 1949	804	2330
6th Extension	April 1954	187	2517
7th Extension	April 1959	184	2701
8th Extension	April 1962	2850	5551
9th Extension	November 1977	1204	6755
10th Extension	November 1989	2674	9429
11th Extension	July 2004	429	9858
12th Extension	July 2011	1218	11076

0 1 km 2km 3km
Graphical Scale

North

Hamilton City Council
Te kaunihera o Kirikiriroa
GIS & CAD Services

HAMILTON
BOUNDARY EXTENSIONS 1878 - 2011

Plan No. D-568810 version 1

G:\Mapping Data\MAP.dgn_boundary extensions

Arborlab
Creating Green Space
Sustainability

Memorandum

Hamilton City Council Tree and STEM Methodology

Prepared for:	**Alice Morris**	
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Date:	**June 2022**	**Job Ref.35641**

Summary

Hamilton City Council (HCC) are reviewing existing notable trees and nominating potential notable trees as part of a Plan Change 9 – Historic Heritage and Natural Environments. This review will also assist with Council's response to Central Government's requirement to identify areas for urban intensification.

Arborlab Consultancy Services have been engaged to undertake the required tree assessments. The following provides information on the tree assessment methodology, STEM (Standard Tree Evaluation Method) and recommended STEM scoring thresholds.

The scope included the reassessment of existing notable trees (Schedule 9D, Volume 2, Hamilton City Operative District Plan), and identifying significant trees growing within the road reserve or reserves for inclusion into the District Plan. While undertaking the field assessments, trees growing within private property, for the potential to be scheduled in the future, will also be identified.

The methodology used is set out below, noting that the STEM score being applied to the reassessment is 130 for the street/reserve trees 130.

STEM

STEM has been employed to measure the tree's attributes, including the reassessments of the existing trees. The attributes are identified through STEM criteria, which are expressed as points and added up to produce a total score.

There are three main sections in STEM that include; Condition (health), Amenity (community benefit) and Notability (distinction). The first two sections and where appropriate, the Notability section, will be filled out by the practicing arborist. Where necessary, experts may be required to fill out the parts of the Notability section.

The STEM criteria are outlined below.

Condition Evaluation	Form, Occurrence Vigour and Vitality, Function and Age
Amenity Evaluation	Stature, Visibility, Proximity, Role and Climate.

Nobility Evaluation Stature (feature and form), Historic (age +100, association commemoration, remnant and relic) and Scientific (source, rarity and endangered)

Each category score, 3, 9, 15, 21 or 27, is added for a total. The combined Condition and Amenity values can range from a total of 30 to 270. The Notability section can add a further 30 to 270 points. Where trees are growing within groups, and it is appropriate to assess as a group, the attributes of the group are considered.

From an initial summary of the existing tree assessments, the average STEM score is 160 from 310 entries. Thirty-four trees score below a STEM score of 130 and 142 trees score below 160.

Thirty-nine trees have been assessed to have been removed or are not present at the location provided.

Previously the existing notable trees have been scored using the RNZIH Standard Method of [Tree] Evaluation (RNZIH = Royal New Zealand Institute of Horticulture). Criteria and methodology for the use of this system is outlined in the HCC website. In summary, the existing trees are listed using two categories based on RNZIH scoring – Category 1 = 1000+ points; Category 2 = 500-1000 points.

A sample range of trees using the RNZIH scoring system and STEM was undertaken. As outlined in the below table, no distinctive correlation can be made.

Table 1: Scoring Systems Comparison

HCC I.D	Tree species	HCC RNZIH total	Arborlab RNZIH total for comparison	STEM total
T12	Cedrus atlantica 'Glauca'	1782	1296	150
T17.1	Alectryon excelsus	1152	576	126
T17.13	Betula pendula	768	216	126
T17.2	Agathis australis	1536	1536	132
T17.22	Ginkgo biloba	1152	1536	126
T17.27	Prunus serrulata	864	144	96
T17.37	Cryptomeria japonica	576	288	132
T17.5	Abies nordmanniana	3456	1296	120
T19.10	Dacrycarpus dacrydioides	648	1296	150
T19.8	Liriodendron tulipifera	348*	432	114
T19.9	Quercus rubra	864	2196	150
T30.4	Quercus robur	768	1152	114
T30.6	Quercus robur	576	648	138
T31.1	Quercus robur	972	1024**	144
T42.1	Araucaria cookii	2592	1944	144

HCC I.D	Tree species	HCC RNZIH total	Arborlab RNZIH total for comparison	STEM total
T43.1	Tilia x europaea	1728	2592	138
T43.2	Quercus coccinea	1152	2196	144
T44.1	Quercus rubra	2592	2592	150
T44.2	Platanus x hispanica 'Acerifolia'	768	1152	144
T44.3	Platanus x hispanica 'Acerifolia'	768	1152	138
T51	Fagus sylvatica var. purpurea	576	972	132
T52.3	Castanea sativa	576	576	126
T52.4	Quercus robur	648	864	150
T52.5	Quercus robur	648	864	150
T52.6	Liriodendron tulipifera	486	96	126
T52.7	Platanus x hispanica 'Acerifolia'	648	768	162
T52.8	Platanus x hispanica 'Acerifolia'	648	768	150
T52.9	Platanus x hispanica 'Acerifolia'	648	768	144
T54.1	Agathis australis	768	864	138
T54.2	Dacrydium cupressinum	768	864	144
T70	Agathis australis	576	384	96
*Assessed as part of a stand of trees **Average of stand				

Tree Assessment Methodology

1. Due large tree population throughout Hamilton, criteria was developed to allow the assessor to identify and nominate new trees for notable tree schedule. As a reasonable baseline, the following criteria was provided.

    a. Trees are mature, large and/or unique

    b. Are likely to exceed 130 STEM points

    c. Groups and tree rows can be included if the canopies touch or within such proximity, that through growth are likely to touch.

    d. Tree assessments were undertaken using the principles of a Visual Tree Assessment (VTA), which is consistent with modern arboricultural practices (Mattheck and Breloer, 1994) was conducted.

    e. Assessments are undertaken at ground level. Where practical, a 360-degree assessment was carried out.

2. Tree health assessments are generally based on experience and adaptation from generally accepted industry parameters. The indicators used to determine health are leaf shape, colour, size and form, foliage or bud formation, distribution within the canopy and canopy density. These indicators consider the tree's age and species type. The health is categorised as Good, Fair, Poor, Very Poor or Dead.

3. No tissue sampling was carried out. All data was collected without the use of any invasive and/or diagnostic tools.

4. Where practical, the height and canopy dimensions were taken using a Nikon range finder. In some cases, the height has been estimated, or the canopy has been measured manually.

5. The trunk/stem girth was generally measured at 1.4m above ground level, or as close as practical.

6. Obtaining Root Protection Zone measurements have used the following protocols

    a. For single trunk trees. The trunk diameter multiplied by 12 at 1.4m above ground level, or at the narrowest point below any fork/multiple stem development; or

    b. for multiple stems at ground level. Multiply the square root of the combined (stems) DBH^2 by a factor of 12 or$DBH = \sqrt{(DBH)^2 + (DBH)^2 + (DBH)^2}\, x\, 12$

7. Tree locations have been plotted using a combination of GIS and overhead mapping. This method, although generally accurate, is not as accurate as a topographical survey. Addresses are auto-populated and may differ slightly from actual.

8. It should be noted that trees are dynamic organisms affected by environmental, biotic and mechanical stressors, which can impact on health, vitality and structural integrity. Response symptoms of stress can often not be apparent within trees for a number of years. Given the changeable nature of trees, assessments are generally relevant for up to 12-months.

9. Assessment do not provide a tree risk assessment.

10. All trees have been individually identified and scored, however, trees growing in avenues, rows or groups, which is generally defined by canopies touching or, with growth will touch, can be identified as a group. Where trees have been identified in a group, the highest individual tree score has been registered for each tree in the group. This allows for trees that contribute to the amenity values of the group, however, individually may not meet the required STEM threshold, are retained and protected. For clarity, the individual score and the groups score has been provided.

Root Protection Zone

Council has sought input to refine the existing definition and application of the Root Protection Zone (RPZ) as set out in the operative district plan. The RPZ proposed has widely been adopted in the New Zealand arboricultural industry and it is likely to become the standard for the New Zealand Arboricultural Association. The measurement uses the diameter at breast height (DBH) x 12 to find the root zone

protection radius. In modern terms DBH is 1.4 metres above ground level. For example, a tree with a one metre diameter a trunk, will have a 12m RPZ radius. This is measured from the centre of the trunk and is used across all age brackets.

Multiple stem measurements require an equation to obtain the combined diameter. In some cases, the tree will have branched into multiple stems at 1.4m above ground. To minimise the equation use, it is proposed that measurements are taken at the narrowest point of the trunk below any 'forks'. This allows for the measurement to be taken from above the root flare in a worst-case scenario. The use of a multiple stem calculation will be required, however, where multiple stems originate at ground level, such as pōhutukawa.

Therefore, it is proposed that the RPZ definition could be;

a. For single trunk trees. The trunk diameter multiplied by 12 at 1.4m above ground level, or at the narrowest point below any fork/multiple stem development; or
b. for multiple stems at ground level. Multiply the square root of the combined (stems) DBH^2 by a factor of 12 or$DBH = \sqrt{(DBH)^2 + (DBH)^2 + (DBH)^2}\, x\, 12$

Given that the trunk diameter measurements have been recorded during the assessment process, following the above protocols, the existing RPZ can be listed within the District Plan. An established RPZ within the District Plan provides certainty of the protected zone around the tree.

Hamilton City Council
Te kaunihera o Kirikiriroa

Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems

For Hamilton City Council

June 2022

REPORT INFORMATION AND QUALITY CONTROL

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1 EXECUTIVE SUMMARY

On behalf of Hamilton City Council, 4Sight Consulting has undertaken an assessment of Significant Natural Areas (SNA) within Hamilton City (Kirikiriroa). This report provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context.

The SNA database will assist Hamilton City Council (HCC) in their development of policies, incentives, and rules in relation to their obligations under the Resource Management Act (1991), primarily under section 6c, to protect significant habitats of indigenous fauna and flora.

The primary objective of this project was to review and update the existing Key Ecological Sites of Hamilton City (Cornes et al. 2012) and identify new areas that are considered significant under the Waikato Regional Policy Statement (WRPS) Chapter 11A – Table 11-1 (WRC 2016) criteria for determining significance for indigenous biodiversity with respect to section 6(c) of the Resource Management Act 1991 (RMA).

As part of this SNA project, two sets of spatial data were created:

- '**Floristic SNA**' (fSNA): *Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area which makes it significant in terms of Section 6c of the RMA (for example, the area meets criteria 4, 5, 6 or 10).*
- '**Corridor/indigenous fauna habitat SNA**' (cSNA): *Areas that are able to be delineated by topographical or vegetation features (such as a gully systems, which can be dominated by exotic vegetation or restoration planting), which:*
    - *Provides significant fauna habitats (including stepping stone or corridor habitats), including regularly used habitats by nationally At Risk or Threatened indigenous fauna species (for example, the area meets criterion 3); or*
    - *Provides ecological buffering to a regionally or nationally important SNA, (for example, the area meets criteria 7, 8, 9,11).*

The first part of the SNA site identification and significance assessments was carried out through a 'desktop' exercise, during which no fieldwork or ground-truthing was undertaken. The assessments were conducted using high resolution orthorectified aerial imagery, oblique imagery (provided by LINZ), and by reviewing the original SNA dataset (Cornes et al. 2012), existing spatial databases available in GIS software, existing ecological information available from reports, and local knowledge of 4Sight ecologists and the external reviewers Professor Bruce Clarkson and Gerry Kessels.

Part two of this project included an extensive consultation period during which feedback was sought from affected landowners, and other stakeholders including Waikato Regional Council and Department of Conservation. Iwi consultation was undertaken by HCC staff and not included in this report.

The Peacocke Structure Plan (PSP) area was not in the scope of this assessment and potential SNA within this area were not assessed as part of this work. Spatial data of this area was used to delineate the area, merely as an indication as to where the SNA in this area are located (Kessels & Baber 2021). The ecological significance of this area has been assessed as part of the Peacock plan change (PC5) by Kessels & Baber (2021).

The cSNA spatial dataset was created, basing the polygons in the first instance on the Biodiversity Inventory spatial dataset (WRC 2021). The Biodiversity Inventory dataset was mapped at a 1:1,500 scale and provides a detailed review of both exotic and indigenous vegetation types, classifying these based on the Singers and Rogers (2014) classification. Following landowner feedback responses, further changes were made to refine the linework of cSNA where we had inadvertently captured man-made structures, orchards, ornamental gardens, and other features considered not part of the proposed cSNA features. From a total of 384 feedback responses, a total of 39 landowners were visited and all remaining ones were reviewed in GIS and updated where needed.

The fSNA spatial dataset was taken from the SNA spatial dataset as created by Cornes et al. (2012) and no spatial changes were made during the first part of this project. A review of the linework was undertaken in the second part of this project. An initial review of the linework was undertaken based on recent aerial imagery, and further changes were made following site visits of fSNA on private land. A total of 13 sites were visited on private land and where possible, fSNA were assessed from adjoining public land. Following a review of fSNA on private land few fSNA were

removed from the dataset as they were considered not currently significant under the fSNA framework. These sites remain significant under the cSNA framework. Eight fSNA on public land were visited and ground-truthed in May 2022 and minor changes were made to the extent of a few sites.

Each potential SNA was assessed against the 11 WRPS significance criteria to determine if the site was significant or not. Each site was assessed as either 'Significant', 'Not Significant', or 'Indeterminate'. The assessment of each criterion followed Table 1 of the assessment guidelines (WRC & Wildland Consultants, 2019 – in prep.).

If a site was found to tick at least one significance criterion (following Tables 1-3 of the Framework guidelines), it was further assessed to determine a level of significance, i.e., 'International', 'National', 'Regional', or 'Local', in a Waikato Region context following Table 2.1 of the guidelines (WRC & Wildland Consultants, 2019 – in prep.).

Each SNA was also assigned a 'level of confidence', dependant on how much information was available and the level of detail that could be provided.

An assessment of nationally threatened environments within Hamilton City was undertaken, using the Threatened Environment Classification developed by Manaaki Whenua - Landcare Research. 99.9% of land environments within Hamilton City were referred to as 'Threatened', while 0.1% were considered 'Not Threatened'.

A review of available databases was undertaken to assess the presence of 'Threatened' and 'At Risk' flora and fauna species. A total of 34 Threatened, At Risk, Regionally Uncommon, Extinct, or Data deficient taxa (16 flora species and 18 fauna species) have been recorded within Hamilton City SNA. While the threat classification of species is important to determine the level of significance of a site, care was taken to not over- or under rank a site. Highly mobile species such as NZ kākā and NZ falcon that visit a site occasionally may not be considered sufficient to trigger WRPS criterion 3 and hence to assign an area as ecologically significant. Long-tailed bats on the other hand have been recorded throughout Hamilton City but may not use all areas regularly. Professional judgement by a suitably qualified ecologist was used to determine the threshold for habitat usage on a case-by-case basis.

A total of 70 potential cSNA were identified, of which 52 sites were assessed as 'Significant'. These 52 sites equate to approximately 6.1% of Hamilton City's area. This area includes the Waikato River and waterbodies of the City's peat lakes.

63.5% of the significant sites were assessed as 'Nationally' or 'Regionally' significant, primarily as a result of 'Threatened - Nationally Critical' bat species utilising the site. The level of significance was often dependant on whether bats are known to utilise the area on a regular basis or sporadically.

57% of the potential cSNA were assessed with a high level of confidence, 33% with medium confidence, and 10% with low confidence.

The fSNA dataset followed the original SNA dataset prepared in 2010 by Cornes et al. (2012). All fSNA sit within or overlap with the 'newly' created cSNA in their entirety. A complete overlap of fSNA and cSNA is most common where a site comprises a standalone forest remnant (i.e., Te Papanui – Claudelands Bush).

A total of 65 fSNA were assessed as significant, comprising an area of 121.86 ha of high-quality vegetation situated within or overlapping with the cSNA layer. Of the significant fSNA, 60% (16 sites totalling 72.53 ha) were assessed as 'Nationally' significant, 16% as 'Regionally' significant (17 sites accounting for 19.74 ha), and 24% as 'Locally' significant (32 sites totalling 29.49 ha).

A high level of confidence was assigned to 14 'Nationally', 10 'Regionally', and 9 'Locally' significant fSNA, and a medium level of confidence was assigned to 2 'Nationally', 7 'Regionally' and 23 'Locally' significant sites.

Recommendations were made following the first stage desktop assessments on:

- Ground-truthing approach (which have been largely completed at the writing of this second draft of the report);
- Opportunities for protection, restoration, and recreation; and
- Ongoing monitoring.

While the majority of ground-truthing has been undertaken as part of this second draft of the report, it is expected that additional sites on private land will require to be ground-truthed prior to notification of the District Plan. Additionally, fSNA on public land are yet to be visited and any updates on those need to be reflected in the spatial dataset and associated Master dataset.

Ground-truthing site visits of cSNA and fSNA are an important part of the SNA assessment process, as it provides a chance to verify the vegetation and other ecological features on site. These visits are following a rapid assessment methodology and collect information on floristic characteristics, sign of pest animals and plants and potential boundary/linework issues.

The identification, protection and enhancement of SNA within Hamilton are important both to fulfil the City's obligations under the RMA and RPS and because these ecologically significant areas are important in their own right. They contribute to ecosystem functions, natural local heritage and the liveability of the city. They enhance indigenous biodiversity and provide services such as enhancement of amenity features and form part of the stormwater system. Full indigenous vegetation improves stream and riverbank stability and improves water quality. The work done to increase the quality and quantity of key sites across the city has already had positive results. Future work will reinforce those gains and contribute a healthy, sustainable environment for generations to come.

Ecological management aspects identified during this project that will require consideration at the policy and regulatory level for HCC in the preparation of the District Plan change are:

- A wide range and diverse set of potential SNA dispersed throughout Hamilton City were identified, including many gully habitats that in the past would all have been linked and interconnected. Through urban development many of these gully systems are now reduced and some connectivity between natural areas lost. Reconnecting these habitats through revegetation and restoration efforts would benefit these areas and protect the functional values for indigenous flora and fauna.
- Planning mechanisms need to acknowledge and account for incomplete scientific knowledge and incorporation of new information which may affect the ecological significance analysis presented in this report.

Essential components of the on-going protection and ecological restoration of biodiversity values of SNA require enhancing indigenous populations of species through ongoing weed and animal pest management, stock exclusion, and carrying out enhancement planting. By applying these restoration objectives over a wide area, in particular when involving wetland and riparian margins, ongoing biodiversity management will enhance and restore ecological processes at a landscape scale.

Ten years have passed since the previous SNA assessment was undertaken by Cornes et al. (2012), during which key sites were identified, focusing on indigenous flora sites (now fSNA). It was recommended in that report that rapid reconnaissance checks of fSNA were to be undertaken on a 5-yearly basis to monitor changes in vegetation structure, species richness, and management effects. It is recommended that this monitoring schedule be adopted.

2 INTRODUCTION

On behalf of Hamilton City Council, 4Sight Consulting has undertaken an assessment of significant natural areas (SNA) within Hamilton City (Kirikiriroa). This report provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context.

The SNA database will assist Hamilton City Council (HCC) in their development of policies, incentives, and rules in relation to their obligations under the Resource Management Act (1991), primarily under section 6c, to protect significant habitats of indigenous fauna and flora.

Based on the findings, recommendations were made on methods to maintain and protect existing SNA and indigenous biodiversity. Those recommendations were given to HCC, who are currently in the process of a District Plan review process, in which they will take this assessment into consideration.

The data resulting from this project will be held and maintained in an SNA database by HCC. It is important to recognise that the inventory produced for this study is an indicative and provisional data set of SNA in Hamilton City and it is expected to be updated periodically as new information becomes available. In particular, feedback from iwi, Department of Conservation (DOC), Manaaki Whenua – Landcare Research, other key stakeholders, and data obtained from consenting assessments will provide valuable information which will be used to validate the data.

Indigenous terrestrial and freshwater wetland natural areas were assessed as part of this inventory. Lake, and riverine ecosystems were also included in this assessment, as they form an intrinsic part of the ecosystems within the landscape.

3 OBJECTIVES

The primary objective of this project was to review and update the existing Key Ecological Sites of Hamilton City (Cornes et al. 2012) and identify new areas that are considered significant under the Waikato Regional Policy Statement (WRPS) Chapter 11A – Table 11-1 (WRC 2016) criteria for determining significance for indigenous biodiversity[1] (Appendix A:).

As part of this SNA project, two sets of spatial data were created:

- '**Floristic SNA**' (fSNA), focusing on high-quality floristic content of the site. These sites are based on those key sites identified by Cornes et al. (2012).
- **'Corridor/indigenous fauna habitat SNA**' (cSNA), SNA assessed for their full indigenous biodiversity characteristics, including their function as habitat for highly mobile or migratory fauna and their connectivity function in the wider landscape.

The methodology for the desktop review process (the first part of this project) consisted of five stages: development of the methodology, a literature review, GIS mapping and analysis, an assessment of the significance of sites, and quality control and review by 4Sight ecologists, and two external reviewers (Prof Bruce Clarkson and Gerry Kessels).

The second part of this project included an extensive consultation process during which Waikato Regional Council, Department of Conservation, private landowners, and other stakeholders were consulted. During the consultation process, information was collected on the accuracy of the draft proposed SNA linework, presence of indigenous species, and potential threats and issues existing within proposed SNA.

The key outputs of this project are this report and a spatial dataset with associated excel spreadsheet (Master Dataset) of all sites assessed, which include the following attributes:

- Spatial information, protection status of each site;
- Description of key vegetation, ecosystem, and habitat types. As well as significant flora and fauna species; and
- Assessment of the 11 WRPS criteria, level of significance, threats and opportunities for management (a complete list of attributes is provided in Appendix G: of this report).

[1] The RPS criteria were developed to determine significance under Section 6(c) of the Resource management Act 1991.

4 METHODOLOGY

4.1 Introduction

The SNA site identification and significance assessments were carried out through a 'desktop' exercise, during which no fieldwork or ground-truthing was undertaken. The assessments were conducted using high resolution orthorectified aerial imagery, oblique imagery (provided by LINZ), reviewing the original SNA dataset (Cornes et al. 2012), recent vegetation inventory mapping undertaken by WRC, existing spatial databases available in GIS software, literature review, and existing in-house knowledge of Hamilton City's biodiversity. During the entire project, valuable input was provided on the methodology, deliverables, and individual potential SNA sites by external reviewers Prof Bruce Clarkson (University of Waikato) and Gerry Kessels (Bluewattle Ecology Ltd.).

The original SNA dataset dating back to 2010 comprised 75 sites, covering an area of 163.8 hectares, which equated to approximately 1.5% of Hamilton City (Cornes et al. 2012). All sites identified and ranked by Cornes et al. (2012) were ground-truthed. However, the dataset was assessed using an older version of the WRPS significance determination criteria and focused mainly on floristic characteristics of the site. As these sites provide a relatively high level of detail on the floristic content of the site, they have been kept separate from the newly identified SNA. The SNA sites identified in 2010 and reassessed through this project are hereafter referred to as '**floristic SNA**' (fSNA).

> ***fSNA**: Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area which makes it significant in terms of Section 6c of the RMA (for example, the area meets criteria 4, 5, 6 or 10).*

Where this fSNA dataset mainly focused on indigenous flora values, the current approach focuses on the fuller extent of biodiversity values of an area, including habitats of both indigenous fauna and flora using the WRPS criteria to determine ecological significance with respect to section 6(c) of the RMA (Appendix A:).

New potential SNA were identified, and their ecological significance was assessed using the WRPS criteria. New sites were identified using the geospatial linework of the recently completed Biodiversity Inventory (WRC 2021) as a reference point. This desktop dataset maps and categorises both exotic and indigenous vegetation throughout Hamilton City over recent aerial photography. These new (2021) potential SNA were assessed for their full indigenous biodiversity characteristics, including their function as habitat for highly mobile and migratory fauna and their connectivity function in the wider landscape. Hereafter, these SNA are referred to as '**corridor/indigenous fauna habitat SNA**' (cSNA).

> ***cSNA**: Areas that are able to be delineated by topographical or vegetation features (such as a gully systems, which can be dominated by exotic vegetation or restoration planting), which:*
>
> - *Provide significant fauna habitats (including stepping stone or corridor habitats), including habitats regularly used by nationally At Risk or Threatened indigenous fauna species (for example, the area meets criterion 3); or*
> - *Provide ecological buffering to a regionally or nationally important SNA, (for example, the area meets criteria 7, 8, 9,11).*

~~A~~ total of 70 potential cSNA were identified.

A number of cSNA overlap in their entirety with fSNA as they were identified in 2010 (for example Te Papanui – Claudelands Bush). Where cSNA completely overlapped with fSNA the potential cSNA were removed in favour of the fSNA. Other fSNA sit within a larger cSNA such as an extensive gully system. These fSNA sites have been assessed individually and highlight pockets of high-quality indigenous vegetation.

4.2 Literature review

A thorough review of available existing information was undertaken to determine the ecological characteristics of Hamilton City. All key documents, spatial and online databases were reviewed. This included researching both electronic and paper sources together with the personal observations of project staff and employees of other ecological organisations. Furthermore, information was gathered from DOC and Manaaki Whenua – Landcare

Research and included. A list of primary sources of information used for the literature review is provided in Appendix C.

4.3 GIS mapping and analysis

The original SNA dataset (Cornes et al. 2012) together with the Biodiversity Inventory spatial dataset (provided by WRC in September 2021) provided the basis for two SNA datasets: fSNA and cSNA.

The fSNA spatial dataset was taken from the SNA spatial dataset as created by Cornes et al. (2012) and a review of the linework was undertaken as part of part two of this project.

The cSNA spatial dataset was created, basing the polygons in the first instance on the Biodiversity Inventory spatial dataset (WRC 2021). The Biodiversity Inventory dataset was mapped at a 1:1,500 scale and provides a detailed review of both exotic and indigenous vegetation types, classifying these based on the Singers and Rogers (2014) classification. Attributes include indigenous and exotic vegetation communities, wetlands (known or species associated), references to associated reports or datasets, associated aerial oblique photography used to identify ecosystem type (in accordance with Singers and Rogers 2014, plus WRC specific additions – including exotic community types), and provide comments on the structure of vegetation as well as extent of observable invasive plants from the oblique photography. Orthorectified[2] high resolution aerial imagery and oblique imagery (LINZ) were used as primary tools to determine the vegetation types present within each polygon.

To the best of our ability, using the most recent aerial imagery available for Hamilton City (dated 2021), the boundaries of cSNA polygons were drawn through the centre of the canopy of individual trees so that the tree is included but whatever they are overhanging (for example gardens and lawns) is excluded from the SNA. For example, where large trees exist next to a road or dwelling, the canopy will overlap the man-made structures, but the road or dwelling under this canopy are not considered significant and should not be captured by this assessment. An example is provided in Appendix H. Footpaths and small structures underneath the canopy of mature trees may still have been captured, but it is considered that this will not have an impact on the significance or function of the proposed SNA.

Additional datasets were overlayed to provide ecological context and a basis for individual site assessments. Key datasets used to delineate potential SNA included:

- Original SNA dataset (Cornes et al. 2012)
- Biodiversity Inventory (WRC 2021)
- HCC alluvial sites
- HCC gully sites
- HCC riverbank islands
- HCC SNA peat lakes
- HCC District Plan Waikato Riverbank and Gully Hazard Area

Spatial datasets used to assist in individual assessment of sites included:

- Protection
  - HCC reserves
  - QEII National Trust Open Space covenants
  - DOC administered protected land
- Flora and fauna
  - Bat database (DOC 2021a)
  - Herpetofauna database (DOC 2020)
  - New Zealand Freshwater Fish Database (NZFFDB) (NIWA 2021)

[2] Orthorectification is the process of removing the effects of image perspective (tilt) and relief (terrain) effects for the purpose of creating a planimetrically correct image.

- eBird (2021)
- iNaturalist (2021)
- Bioweb bird and plant observations (DOC 2021b)
- 5MBC data (Manaaki Whenua – Landcare Research 2019)

An Excel spreadsheet was prepared and completed, collating site description and significance assessment information. Information for each potential SNA on potential threats and management opportunities were also included.

4.4 Design scale and minimum mapping unit (MMU)

The minimum design scale of the SNA database was 1:1,500, and where high-resolution imagery was available, more accurate mapping was undertaken.

For the purposes of this project the MMU was 0.05 ha per individual polygon, rounded to the nearest 0.01 ha. Areas of indigenous vegetation smaller than 0.05 ha were not mapped or assessed unless such areas were determined to have a significance level of at least 'Regional' (Section 0.1).

4.5 Grouping polygons

An objective approach was applied for grouping polygons. Considerations for grouping polygons included:

- each of the individual (or isolated) polygons to be grouped should be 0.05 ha in area or greater, unless there is a clear and justifiable reason for including an individual polygon that was less than 0.05 ha (see MMU description in section 4.4 above);
- the grouped polygons should have a clear biogeographical and/or ecological relationship, e.g. the polygons to be grouped could all be in the same valley or watershed, or all be closely associated with a reserve or other protected SNA of the same primary ecosystem type;
- the grouped polygons should not be very different in size or shape, unless they are within a reasonable distance of each other (e.g. less than 1 km);
- the grouped polygons should not have a different individual significance level (e.g. one of the polygons has a record for a threatened species but the others do not).

4.6 Significance assessment and level of significance

The assessment of the significance of sites was undertaken, with relevant attributes completed in the Master Dataset spreadsheet. The site assessment also included a review of the polygon boundaries and linework, and changes were made where appropriate.

Analysis of the indigenous vegetation and fauna characteristics of Hamilton City was undertaken with respect to the relevant provisions of the RMA and, in particular, the ecological significance assessment criteria of the WRPS (Appendix A:).

The framework for the significance assessment was based on quantitative and qualitative parameters, described below.

4.6.1 Descriptive attributes

Attribute data for each potential SNA were presented in the form of an excel spreadsheet (Master Dataset), collating site description and significance assessment information for the two sets of SNA.

A number of descriptive fields providing background information relevant to each site include: a site name, a brief site description, the broad ecosystem type, and details of any significant flora/fauna species recorded from the site or considered likely to be present.

4.6.2 Significance assessments

Each potential SNA was assessed against the 11 WRPS significance criteria (Appendix A:) to determine if the site was significant or not. Each site was assessed as either:

- 'Significant', at least one of the 11 WRPS significance assessment criteria (Table 11-1 – WRPS) was met;
- 'Likely' to be significant where the information available indicates the site has a high likelihood of meeting one or more of the 11 criteria, but needs further verification with more information, such as from ground-truthing;
- 'Not significant' where, based on the information available, it is certain that the site did not meet any of the 11 criteria; or
- 'Indeterminate' where there was insufficient information to determine if the site meets any of the 11 criteria, or be classified in the 'Likely' or 'Not significant' categories. More information is needed for these sites, such as ground-truthing.

The assessment of each criterion followed Table 1 of the criteria assessment guidelines (WRC & Wildland Consultants, 2019 – in prep.) (Appendix B:). Extra attention was given to criterion 3 for threatened and/or endemic species (see below).

Relevant species for assessment of criterion 3 are those that are 'Threatened' or 'At Risk' within the New Zealand Threat Classification System (Townsend et al. 2008) or those that are regionally rare in the Waikato (Overdyck 2020). Within this assessment, determination of the significance of a habitat for 'Threatened' or 'At Risk' species was dependent on ecological context (i.e. all else being equal, similar habitat types may differ markedly in their significance for 'Threatened' or 'At-Risk' species based on matters such as use throughout the seasons, surrounding landuse dynamics and ecological connectivity). As part of the ecological significance assessment process, records of threatened indigenous fauna species were reviewed. However, many species, such as NZ kākā and NZ falcon are only occasional users of parts of Hamilton City as part of their vast home ranges. Records of occasional presence of such species may therefore not be considered sufficient to trigger WRPS criterion 3 and hence to assign an area as ecologically significant. Professional judgement by a suitably qualified ecologist was used to determine the threshold for habitat usage on a site-by-site basis.

Other fauna species, such as the long-tailed bat, regularly use or are dependent on river, park, and gully habitats within Hamilton City throughout the year. Professional knowledge of bat habitat utilisation throughout Hamilton City was used to determine which areas or habitats were significant and which were not. This knowledge was backed up by scientific studies (particularly the annual city-wide bat monitoring reports, which report on bat presence throughout the city (Mueller et al. 2017; van der Zwan 2018; van der Zwan & Mueller 2019; Dumbleton & Montemezzani 2020).

Some indigenous plant species which are common in the wider landscape or ecological region/district are currently listed as nationally 'Threatened' or 'At Risk' due to the threat posed by myrtle rust, which can infect species in the Myrtaceae family. Where these species were recorded, their presence alone wouldn't necessarily trigger criterion 3 in this assessment. However, given the rarity of kānuka forest (and in fact any indigenous forest remnant) in the Hamilton ED, kānuka forest will likely trigger criterion 4 because it is considered significant as an under-represented vegetation community type (rather than because of its 'At-Risk' status due to myrtle rust).

4.6.2.1 Determination of Relative Significance

If a site is found to tick at least one significance criterion (following Tables 1-3 of the Framework guidelines in Appendix B:), it was further assessed to determine a level of significance, i.e. 'International', 'National', 'Regional', or 'Local', in a Waikato Region context following Table 2.1 of the guidelines (Framework guidelines in Appendix B:) (WRC & Wildland Consultants, 2019 – in prep.). Figure 1 below outlines this process.

Each SNA was also assigned a 'level of confidence' (Appendix E:), dependant on how much information was available and the level of detail that could be provided.

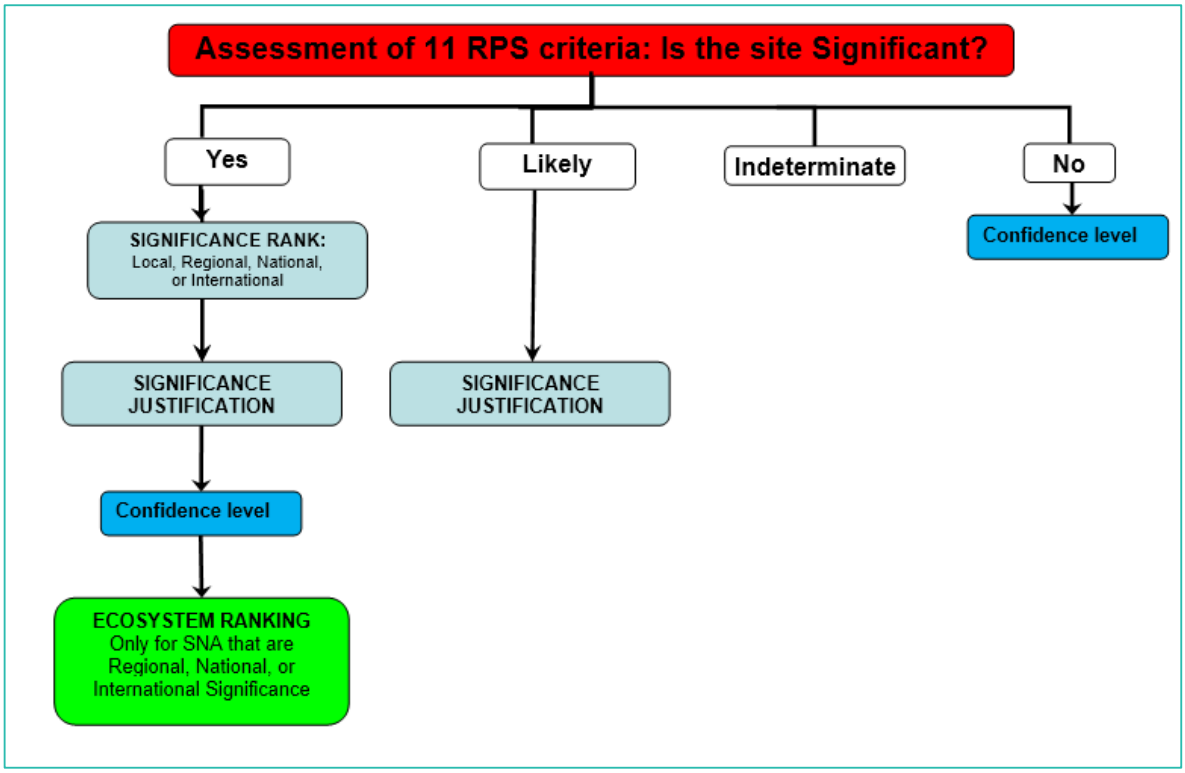

Figure 1. Significance assessment process

4.7 Consultation process

4.7.1 Landowners

During Part 2 of this project, HCC sent letters to all affected landowners notifying them of the proposed SNA that had been identified on their property. Over 1700 letters were sent, and a total of 384 electronic feedback forms were returned. Information from these responses was sent through and collated in a spreadsheet.

Feedback was provided on the accuracy of the proposed SNA and included information on where the proposed SNA captured man-made structures, orchards, and ornamental gardens, species present (both pest species and indigenous species), and other issues including dumping of rubbish, erosion, and flooding.

Any relevant information provided on flora and fauna (Threatened and At Risk indigenous species and pest species) and 'issues' such as erosion, rubbish dumping and flooding were captured in the Master Dataset and then linked to the spatial dataset. A total of 188 additions were made to the Master Dataset.

Where comments were made on the inaccuracy of the linework of the proposed SNA (cSNA), an initial review of aerial imagery was undertaken and where possible, the linework was amended based on the desktop review. Where not enough information was provided to make an informed decision on any potential linework changes, a ground truthing site visit was undertaken.

4.7.2 Other stakeholders

Waikato Regional Council and Department of Conservation have reviewed V1.0 of this report and provided valuable inputs to inform this version (V2.0) of the report.

Iwi consultation was not undertaken by 4Sight, but has been done by HCC staff, therefore no comments relating to this are included in this report.

4.7.3 Ground truthing site assessments

4.7.3.1 cSNA

Where comprehensive feedback was provided, a review of aerial imagery was undertaken, zooming in closer to the affected property. Where possible and warranted, changes were made in the spatial dataset directly. Where this was not possible, and permission for a site visit was granted, landowners were contacted, and a site visit was undertaken. A total of 39 properties were visited.

Where no detail was provided on the proposed SNA, a review of the property was undertaken using GIS, but due to time constraints, these landowners were not contacted.

Examples of how feedback from landowners was used to update the spatial dataset are included in Appendix H. These included:

- Exclusion of an orchard;
- Exclusion of a driveway hidden under dense canopy;
- Exclusion of a corner of a deck and ornamental garden;
- Exclusion of a grassed verge along a driveway; and
- Exclusion of a corner of flat land where canopy cover extended past the actual gully landform.

4.7.3.2 fSNA

All fSNA sites located on private land, and where access was granted, were ground-truthed and linework updated, although not every individual property was visited. A total of 13 site visits were undertaken to assess the accuracy of fSNA on private land. Following review on site, linework was further updated and refined to represent the 'true' extent of the fSNA where needed. Some fSNA were considered no longer significant based on flora values alone and were removed from the current dataset (dated 22 May 2022). Where fSNA were removed from the dataset, these areas will remain significant under the cSNA framework.

Eight fSNA on public land were visited and ground-truthed in May 2022 and minor changes were made to the extent of a few sites.

5 ECOLOGICAL CHARACTERISTICS OF KIRIKIRIROA (HAMILTON CITY)

5.1 General Overview

Hamilton City is New Zealand's largest inland city (c. 11,000 hectares), with a population of about 160,000 people. A major landscape feature of the city is the Waikato River, NZ's longest river that bisects the city area for a length of 16 km. The city has more than 1,000 hectares of open space, spread over 145 parks (Hamilton City Council 2021) (Figure 2).

The Mangakotukutuku and Mangaonua gullies situated along the southern urban-rural interface of Hamilton City are the largest of the four gullies and, together with the Waikato River, form the single largest and most continuous ecotone in Hamilton. Conversely, the Kirikiriroa and Waitawhiriwhiri gullies are situated within the urban matrix in highly developed areas in the northern part of the city.

5.2 Bioclimatic zones, Ecological District, Land Environments

Hamilton is located within the Waikato basin within the Hamilton Ecological District (ED). The Hamilton ED has been classified as lowland bioclimatic zone. Due to the sheltered inland location of the Waikato basin seasons consist of mild winters, warm, humid summers, and frequent fog.

The climate in Hamilton is characterised by light winds (averaging 11 km/hr per annum); rainfall averaging 1072 millimetres per annum (~90 mm/month) with an average of 169 rain days (<0.1mm) per annum; annual mean temperature is ~15°C (ranging averages between 6.1°C and 23.1°C throughout the year) with frosts common in the month of July. Sunshine hours average ~1950 hours in Hamilton (Chappell 2013).

Land environments that are threatened within Hamilton City were mapped using the Threatened Environment Classification developed by Landcare Research. The threat classification for the remaining indigenous biodiversity in New Zealand's environments is based on three components: how much indigenous cover remains within land environments, how much land is legally protected, and how past loss of indigenous cover and natural heritage protection are distributed across New Zealand's landscape (Walker et al. 2015)[3]. From a national level, Manaaki Whenua - Landcare Research have mapped New Zealand's most rare and threatened ecosystems. This national level information provides part of the biodiversity picture that is needed to inform resource management decisions at the regional and local level (MfE 2015).

Within Hamilton City, 99.9% of land environments are referred to as 'Threatened Environments', with the majority (84.7%) identified as 'Less than 10% of indigenous cover remaining with no legal protection'. A very small portion (0.1%) of Hamilton City has been categorised as 'Over 30% indigenous cover remaining and more than 20% has legal protection' (Table 1). This comprises predominantly an area in the south-west of the city (Figure 3).

Table 1. Summary of total land area for Threatened Environment Categories within Hamilton City

Category	Threat Classification Category	Area (ha)	%
1	< 10% indigenous cover left	9,204	84.7%
2	10-20% indigenous cover left	1,631	15.0%
6	> 30% left and > 20% protected	9	0.1%
	Total	**10,867**	**100%**

[3] The Threatened Environment Classification 2012 combines Land Environments of New Zealand (LENZ; Leathwick et al., 2002), the land cover classes of the fourth Land Cover Database (LCDBv4.0) and the protected areas network, identifying legally protected areas for the purpose of natural heritage protection.

Hamilton City

Legend

Hamilton City Boundaries

Client: Hamilton City Council
Project Code: 10252
Date: 15/12/2021
Version: 1.1
Author: MK
Approved: WM

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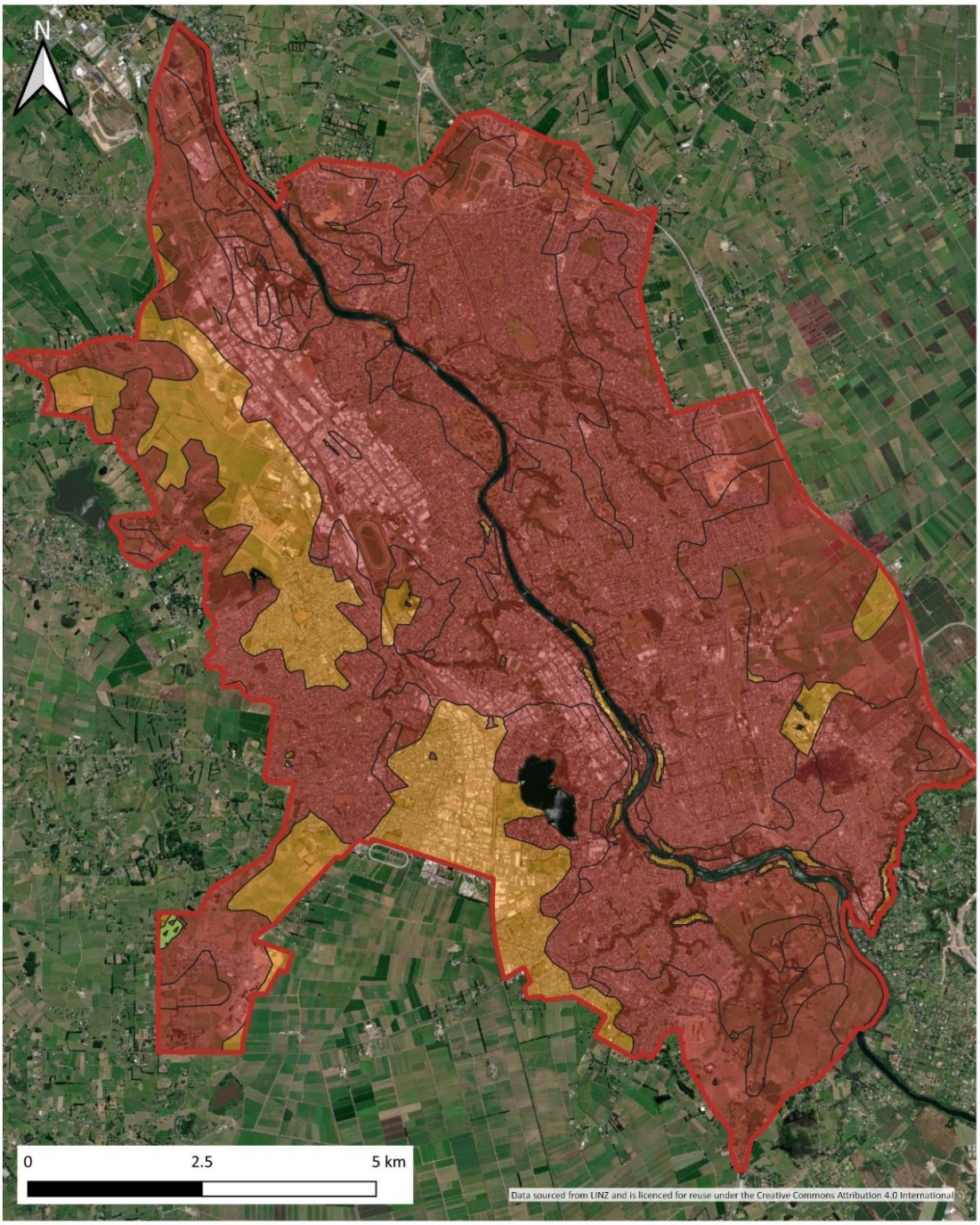
Figure 2. Hamilton City



Threatened Environment Classification within Hamilton City

Legend

Threatened Environment Classification
- < 10% indigenous cover left
- 10-20% indigenous cover left
- > 30 % left and > 20% protected

Hamilton City Boundaries

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Figure 3. Threatened Environment Classification over Hamilton City

5.3 Landform, geology, and soils

Hamilton City is comprised of four main landform units: gullies, hills, alluvial plains, and peatlands. In the past most of these areas were dominated by indigenous forest.

The Hamilton Basin, within which Hamilton City is situated, is a major inland basin comprising alluvial plains with extensive Holocene peatlands and minor lakes. Quaternary sedimentary rocks include pumiceous sand, silt, and gravel with interbedded peat. Old alluviums, part of the Hinuera surface soils were carried down by ancestral Waikato River from the central volcanic plateau (McEwen 1987).

The bedrock of the Hamilton basin is comprised of greywacke basement rock that was eroded to a plain about 100 million years ago (mya). Peat swamps began to form as the surface warped and created depressions about 50 mya. By 30 mya the area that is now the Hamilton basin was submerged under the advancing sea, depositing sandstones and limestones on the seafloor. Differential uplift created the basins and uplands that now form the Waikato Region. Volcanic activity distributed ignimbrite and volcanic material across the Hamilton Basin, which was then shaped by the action of the Waikato River and its associated streams to create the hilly landscape that characterises the current Hamilton Basin (McCraw *in* Clarkson et al. 2002) (Figure 4).

5.3.1 Low rolling hills

Low rolling hills and the foothills of ranges at the edge of Hamilton represent the remnants of a landscape dating back around more than a million years. The hilly morphology pre-dates c. 340 ka[4] (Lowe 2021). On the foot slopes of the low rolling hills the parent material is represented by poorly drained colluvium from Hamilton Ash and other deposits (Clarkson et al. 2007).

5.3.2 Alluvial plains and river terraces

Low mounds or ridges of alluvial plains represents alluvium derived ultimately from the mainly volcanic catchments of the central North Island and deposited by the ancestral Waipa River and then the ancestral Waikato River system in a series of depositional episodes over the past c. 100 ka[4] (Lowe 2021). The alluvial surface comprises a series of low ridges/bars and swales or depressions from the Hinuera formation. The slightly raised channel/bar deposits (Horotiu soils comprise tephra fallout cover on coarse alluvium) are well drained soils while lower-lying 'swales' (shallow depressions) containing volcanogenic overbank flood deposits are poorly drained soils (Lowe 2021), creating boggy areas (Clarkson et al. 2007) (Figure 4).

The lowermost terrace adjacent to the modern Waikato River mark deposition from a break-out flood event about 250 AD ago following the latest eruption of Taupo Volcano (in 232 ± 10 AD). Large quantities of pumiceous deposits (Taupo Pumice Alluvium) were deposited as terrace deposits adjacent to the main river channel and up tributary valleys or gullies that drained into it (Lowe 2021). This lower terrace is well drained as it contains more sand and gravel (Clarkson et al. 2007).

5.3.3 Gullies

Gullies are occasionally cut into the Hinuera Surface, usually draining towards the modern Waikato River. Soils of the gully sides, and terrace scarps, are Kirkiriroa series and soils on the recent alluvium in gully bottoms are Tamahana series (Lowe 2021) (Figure 4). Gullies were formed about 15,000 years ago through a process called 'spring sapping'. As the Waikato River cut down creating steep banks, aquifers were exposed. These eroded steep-sided troughs back from the riverbank, which eventually became Hamilton's gully system. Gullies have two main land units: the steep gully sides, and the gully floor. On the sides, soil material is well-drained, generally from the Hinuera formation. The gully floors are more poorly drained (Clarkson et al. 2007).

5.3.4 Peatlands

While peatlands are not generally recognised as a geological feature, they do form an important landscape unit within the Hamilton basin. On the Hinuera surface, large, raised bogs developed, initially as low-lying wet areas near lakes.

[4] ka = thousands of years ago; Ma = millions of years ago; cal =calibrated or calendar

Over time, the peats spread and thickened and merged into raised bogs when net precipitation in the region increased at c. 13,000 cal[4] years ago (Lowe 2021) (Figure 4).

Peatlands include peat lakes and peat bogs, all of which are generally very wet and poorly drained areas. Peat lakes are often shallow and have peat-stained water that is naturally acidic; conditions that support unique and ecologically significant species assemblages.

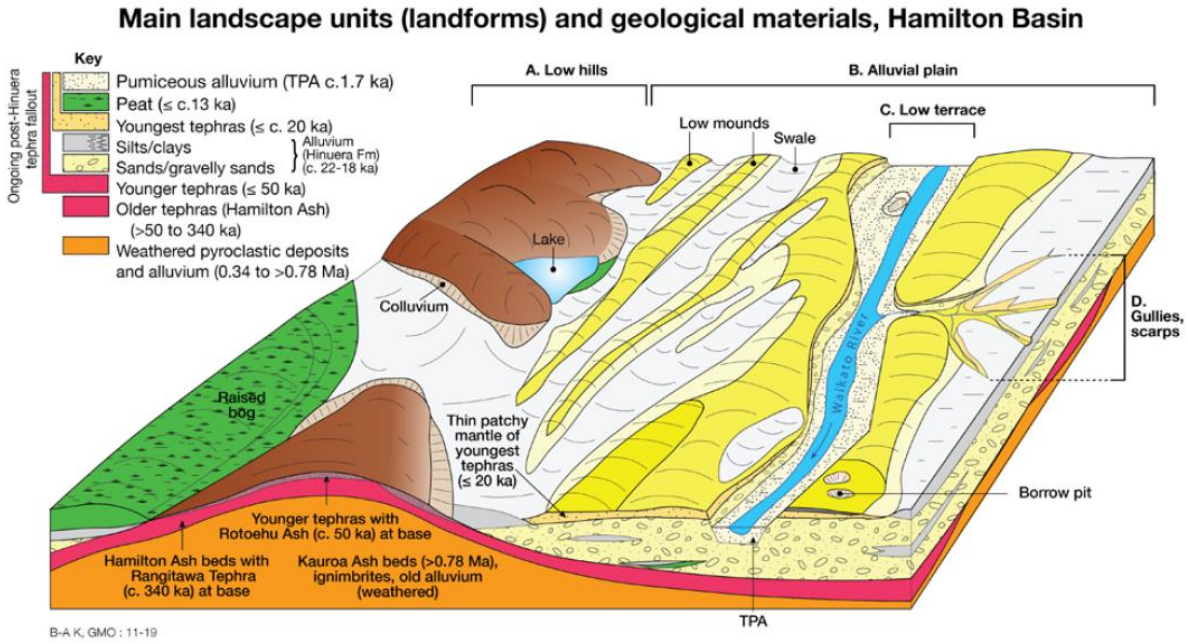

Figure 4. Main landscape units A-D and geological materials and ages in the Hamilton Basin (Lowe 2021)

5.4 Vegetation types

Very little vegetation remains within Hamilton City following extensive clearance since the area was settled c. 1,000 years ago (Newnham et al. 1989). Hamilton City was progressively converted to farmed pasture and in more recent times to dense residential properties with only a handful of original forest and wetland habitats remaining.

Leathwick et al. (1995) calculated the decline in indigenous vegetation since 1840 and current percentage cover. While Hamilton City makes up only 7% of the Hamilton ED, it is estimated that since 1840, the Hamilton ED has had a 97.8% reduction in indigenous vegetation. Percentage cover of indigenous vegetation in 1995 was about 1% forest and less than 1% scrub and wetland for the entire Hamilton ED. Wetlands and conifer forests were the dominant ecosystems of Hamilton ED before human settlement (Harding 1997). These two ecosystems also suffered the highest percentage reduction through anthropogenic activities (Cornes et al. 2012).

Following a more recent study of vegetation/habitat types within Waikato Region, a total of 152 ecosystems were identified across the Waikato Region, with ten terrestrial vegetation types within Hamilton ED (Table 2). Of these ten terrestrial vegetation types, seven are currently under-represented with less than 10% of their original extent remaining. Kauri, podocarp, tawa forest (WF11.2) and swamp mosaic wetland (WL) are considered not under-represented, as more than 20% of their pre-European extent remains.

Of note is that kanuka scrub/forest (VS2) has been identified as a recent vegetation type and did not exist in pre-European times.

Table 2. Remaining vegetation/habitat types within the Hamilton Ecological District (WRC 2021, Based on Singers & Rogers 2014 classification)

Vegetation/Habitat Type	Hamilton Ecological District		
	Potential Historical Extent	Current Extent	% Remaining
MF7.1, Tawa, mangeao forest	45,267.50	101.3	**0.2**
Open Water	1,099.60	45.1	**4.1**
VS2, Kānuka scrub/forest	0	218.1	N/A
WF11.2, Kauri, podocarp, tawa forest	68.6	26	37.9
WF12, Kauri, podocarp, broadleaved beech forest	1,084.30	81.8	**7.5**
WF13, Tawa, kohekohe, rewarewa, hīnau, podocarp forest	24,271.90	761.8	**3.1**
WF2, Tōtara, matai, ribbonwood forest	15,607.40	85.7	**0.5**
WF8, Kahikatea, pukatea forest	23,521.10	273	**1.2**
WL, Swamp mosaic	333.8	216	64.7
WL, Swamp/fen mosaic	2,347.10	13.2	**0.6**
WL2/3, Bog Mosaic	45,742.90	304.5	**0.7**

5.4.1 Low rolling hills

Low rolling hills and the foothills of ranges at the edge of Hamilton were historically dominated by rimu-tawa forest and kauri-hard beech forest (Clarkson et al. 2007). Where poorly drained soils are present at the foot-slopes of the hills, kahikatea-pukatea forests were common (Clarkson et al. 2007).

Currently, very small remnants of native forests remain within Hamilton City. Remnants include the Temple view kahikatea stands, the kahikatea stands at Waikato University, and native forest remnants at Lake Rotoroa.

5.4.2 Alluvial plains and river terraces

The moderately to well-drained low mounds or ridges of alluvial plains were predominantly supported mixed conifer-broadleaf forest. In the shallow depressions or swales which drain less readily kahikatea semi-swamp forests were common. On the lower well-drained terraces along the Waikato River, totara-matai-kowhai forest were historically present (Clarkson et al. 2007).

Currently, the lower river terrace along the Waikato River comprises predominantly exotic forest types such as alder and willow, but also areas with treefern species, kānuka, and occasional pockets of wetland habitat. Occasional remnants of pukatea-swamp maire forest remain along the Waikato River. Restoration efforts are being undertaken in various parts along the Waikato River, connecting the river to the mouths of adjoining gullies.

Alluvial plains have largely been built upon, but small forest remnants remain including kahikatea-broadleaf forest remnants such as found in Te Papanui - Claudelands Bush, Southwell forest remnant, as well as smaller kahikatea forest scattered throughout the city.

5.4.3 Gullies

On the well-drained gully sides, totara-matai-kowhai forest were historically common, whereas the more poorly drained gully floors were dominated by kahikatea-pukatea-swamp maire forest (Clarkson et al. 2007).

Currently, many of the gullies have seen extensive clearing and infilling. Gullies in the northern parts of the city in particular have been disconnected and partially filled in to make way for roads and housing. The gullies in the southern parts of the city have seen less pressures from development in the past but are currently under pressure from extensive roading and planned developments.

Most gullies currently comprise a mixture of indigenous and exotic vegetation cover. Many steep gully sides have been planted in pines, gums, and have become infested with weed species such as privet and vines. However, some gullies still present good examples of indigenous cover with mahoe and whekī ferns dominant.

Gully floors may however still present an indigenous cover, often presenting willow and cabbage trees as dominant species.

Many restoration efforts are being undertaken in many of the gullies within the city both by Council and community groups. While many of the plantings are still young, these areas may become important indigenous vegetation areas in the future.

5.4.4 Peatlands

Poorly drained peatlands historically hosted a range of vegetation types including submerged vegetation, swamp forest, sedgelands, shrublands and restiad bogs (Clarkson et al. 2007).

Marginal wetlands exist on the margins of Hamilton's peat lakes, many receiving extensive restoration inputs to enhance the native component of plantings and eradicate invasive weeds. Lake margins include wetland vegetation such as raupō, sedges, and rushes. Regionally uncommon plant species have been recorded within these riparian margins including *Hiya distans*, *Dianella haematica*, and *Sparganium subglobosum* along Minogue Park – Lake Rotokaeo – Forest Lake.

Extensive restoration work has been undertaken for almost two decades at Waiwhakareke Natural Heritage Park, expanding the area of indigenous vegetation from 3 ha to 35 ha between 2004 and 2019. This area covers not only peatland, but also alluvial plains and low rolling hills. Plantings include species such as kahikatea, pukatea, and numerous shrubs and wetland species such as *Sporadanthus ferrugineus* and other species that would have naturally occurred in the area.

5.5 Fauna habitat

New Zealand's longest river, the Waikato River, is a key feature of Hamilton City. This wide single-path river cuts Hamilton City in two with its deep channel and provides an ecological corridor for the movement of both indigenous and exotic wildlife. The forest remnants scattered throughout the city form steppingstones for flying species to move around the densely urbanised landscape, the large area of Waiwhakareke Natural Heritage Park is in the process of becoming an important refuge for indigenous fauna.

5.5.1 Long-tailed bats

Hamilton is one of only a few cities in New Zealand where long-tailed bats (*Chalinolobus tuberculatus*; Threatened – Nationally Critical, O'Donnell et al. 2018) are known to persist in an urban landscape. The first study on bats in Hamilton City was undertaken in 2011/12 (Le Roux and Le Roux 2012), which led to annual city-wide surveys of bats since the summer of 2016/17 till 2020/21 (Mueller et al. 2017; van der Zwan 2018; van der Zwan & Mueller 2019; Dumbleton & Montemezzani 2020). Each year, bats are detected in a greater number of locations, with the highest levels of bat activity consistently in the southern parts of the city. However, bat detections are being recorded more frequently also in the western, eastern, and northern parts of the city (Mueller et al. 2017; van der Zwan 2018; van der Zwan & Mueller 2019; Dumbleton & Montemezzani 2020).

While roosting habitat has been confirmed only in a few places in the southern parts of the city, various levels of activity have been detected throughout the city (Figure 5).

Habitat where bats continue to be detected are primarily the large gullies in the southern parts of the city which are largely still connected (Mangaonua, Mangaone, and Mangaharakeke gully systems). However, bats continue to be detected sporadically and in low number of detections in some of the gullies in the north of the city, including Mangaiti Gully and Te Awa O Katapaki gully. Bats are known to be roosting within some of these gullies, near the Waikato River, and within shelterbelts set within an open pastureland landscape in the southern parts of the city (Davidson-Watts 2019).

Riparian margins along the Waikato River, particularly in the southern parts within Hammond Bush also see regular and consistent activity throughout the survey seasons.

Forest remnants such as Te Papanui - Claudelands Bush and Southwell Park in the east and Farnborough and Dinsdale Park in the west of the city see irregular activity and often only a small number of detections per survey season.

Bats have also regularly been detected in the various peatland habitats present in the city. Regular, yet low numbers of bat detections, have been recorded at Waiwhakareke Natural Heritage Park, Lake Rotoroa, and Minogue Park - Lake Rotokaeo – Forest Lake.

5.5.2 Avifauna

The diverse landscape of Hamilton City provides habitat for a great number of indigenous avifauna species. New Zealand falcon (*Falco novaeseelandiae ferox*; At Risk – Recovering, Robertson et al. 2021) and kākā (*Nestor meridionalis septentrionalis*; At Risk – Recovering, Robertson et al. 2021) have been recorded at various locations within forest or gully habitats. While these birds have been reported on various occasions, they are only sporadic visitors of the city, and it is unlikely that nesting habitat currently exists within the city. A great number of common forest birds are present within gully habitats and forest remnants. Bellbird (*Anthornis melanura melanura*) and Australasian shoveler (*Anas rhynchotis*) have been recorded in the city, and while these species are common in other parts of the country, these are Regionally Uncommon within the Waikato Region.

Peatlands including their associated wetlands and lakes provide habitat for a number of wetland birds and waterfowl.

A number of shag species have been reported along riparian river margins. While these species may not be nesting within Hamilton City, the river provides great feeding grounds for these species.

5.5.3 Herpetofauna

Few herpetofauna species are known to be present within the urbanised landscape of Hamilton City. Besides the exotic plague skink (*Lampropholis delicata*), copper skink (*Oligosoma aeneum*; At Risk – Declining, Hitchmough et al. 2021) have been recorded. Copper skink reside in forest or open areas that are shaded and have adequate groundcover such as logs, rocks, long grass, or deep leaf litter. While their natural habitat exists within gullies and forest remnants, copper skink now also inhabit urban areas and are regularly found in compost heaps.

5.5.4 Fish

Throughout Hamilton City, branching off the Waikato River are a series of gully systems, including the four major gully systems of Kirikiriroa, Mangakotukutuku, Mangaonua and Waitawhiriwhiri, and numerous minor systems. Waterways in the bottom of those gullies, as well as the Waikato River itself provide an extensive network for indigenous fish species. Besides indigenous fish species, a wide range of exotic/pest fish species are present.

Moreover, while most fish species are found to be present within well-defined stream channels, black mudfish (*Neochanna diversus*, At Risk – Declining, Dunn et al. 2018) are known to be present in heavily degraded and isolated drains or wetlands within the city. Known locations are present in the north, north-east, and the south-east of the city, where specific surveys were done as part of consent requirements.

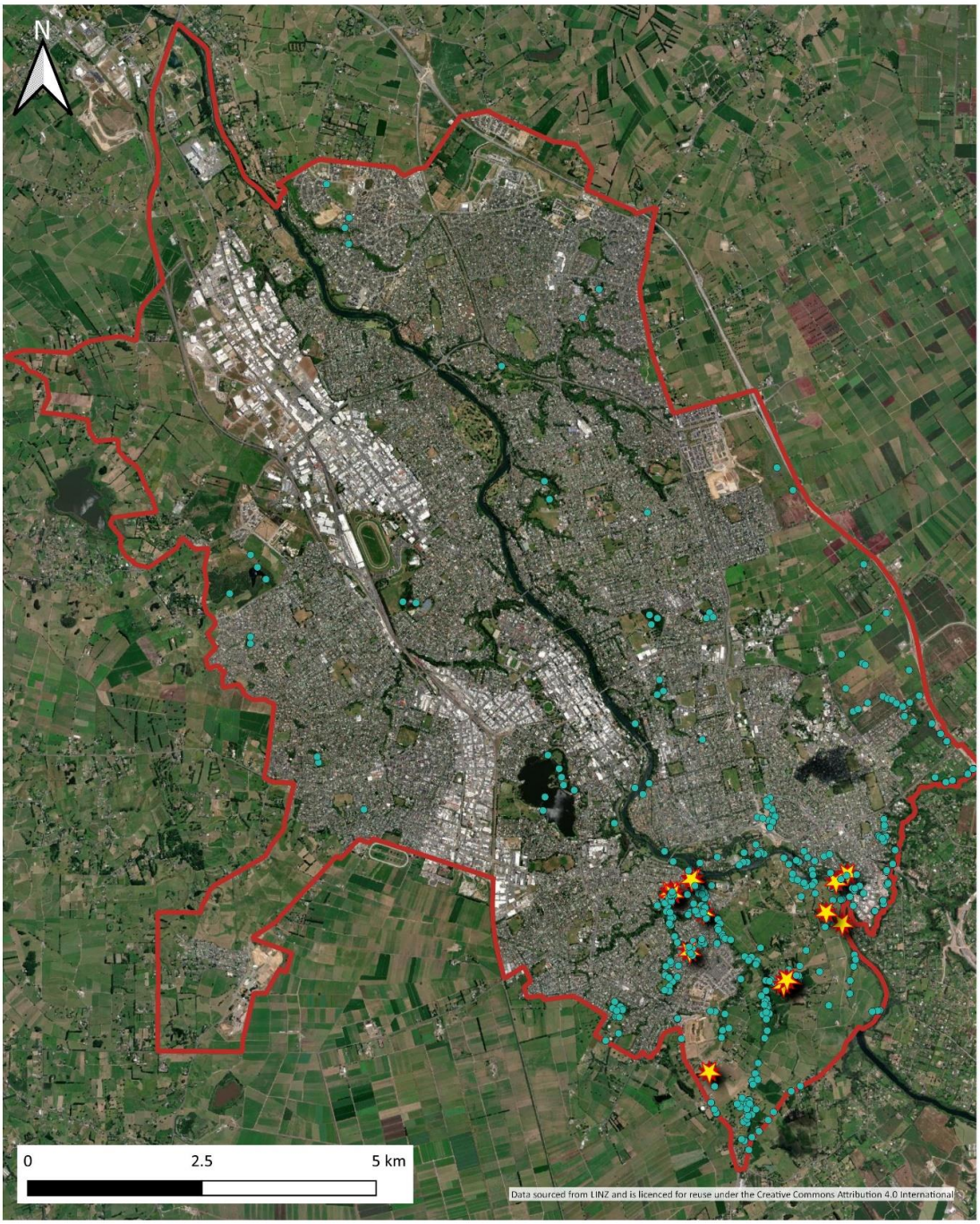

Figure 5. Bat detections across Hamilton City

6 THREATENED AND NOTABLE SPECIES

6.1 Threatened and regionally uncommon species

A total of 31 Threatened, At Risk, and Data Deficient taxa have been recorded within Hamilton City (Overdyck 2020). A total of 34 Threatened, At Risk, Data Deficient, Regionally uncommon, and a presumably Extinct taxa have been recorded within Hamilton City SNA. The discrepancy of these numbers is a result of a recently updated Threat classification of a lizard species, and two plant species that have been identified as Regionally Uncommon by Prof Bruce Clarkson which did not exist within Overdyck (2020).

Threat classifications were determined using the New Zealand Threat Classification System (NZTCS) manual (Townsend et al. 2008) depicted in Table 3 below. Native taxa are placed in one of four main categories in descending order of severity of risk: Extinct, Threatened, At Risk or Not Threatened. Threatened taxa are considered to be facing imminent extinction, while At Risk taxa are in trouble but are not considered at imminent risk of extinction. Taxa are further classified into the conservation statuses listed below (Table 3) including Data Deficient taxa, which are yet to be formally assessed due to a lack of information, and the categories of Native Non-resident (Migrant, Vagrant and Coloniser) and Not Threatened taxa (Overdyck 2020).

Information on species listed below was derived from available databases and reports available from DOC, WRC, and Manaaki Whenua – Landcare Research[5]. Only those (Threatened, At Risk or Regionally uncommon) species recorded within Hamilton City SNA have been recorded in the tables below.

The most recent threat classification documents published by the Department of Conservation were used to determine the threat status of species (e.g. de Lange et al. 2018; Grainger et al. 2018; Hoare et al. 2017; Trewick et al. 2016; Dunn et al. 2018; Hitchmough et al. 2021; Robertson et al. 2021; O'Donnell et al. 2018).

Regionally uncommon species are those species which are not nationally threatened and may have secure populations elsewhere but have been identified through the various SNA or similar processes as uncommon or a genetically distinct population within the Waikato Region. These species are important at the regional level and may also have potential to be elevated to nationally threatened status if their populations are placed under stress and so are useful to include in a regional database (Overdyck 2020).

No current formal assessments are known to exist for Waikato's regionally uncommon or regionally threatened species; thus, a precautionary approach has been taken during the SNA process to capture data relating to species that could reasonably be considered as 'regionally uncommon' and the regional rarity of species has been supported with literature references or personal communications where available.

No Threatened or At Risk bryophytes, fungi, or macroalgae species are known to be present in Hamilton City.

[5] iNaturalist (2021); eBird (2021); NZFFDB (2021); BioWeb herpetofauna database (2021); DOC bat database (2021); 5MBC data from Manaaki Whenua – Landcare Research (2019)

Table 3. NZTCS categories used in this report for native biota following Townsend et al. (2008)

Category	Conservation status
Extinct	-
Threatened	Nationally Critical
	Nationally Endangered
	Nationally Vulnerable
At Risk	Declining
	Recovering
	Relict
	Naturally Uncommon
Data Deficient	Data Deficient
Non-resident	Migrant
	Vagrant
	Coloniser
Not Threatened	Not Threatened

6.1.1 Threatened, At Risk, and regionally uncommon flora species

6.1.1.1 Vascular plants

Within Hamilton City SNA, 11 vascular plants have been recorded as being Threatened (7) or At Risk (4) and a further four as regionally uncommon (Table 4). One vascular plant species (*Juncus holoschoenus var. holoschoenus*) has been classified as Extinct from the Waikato Region (Overdyck 2020) but a record exists within Minogue Park – Lake Rotokaeo – Forest Lake SNA within Hamilton City. This record may be verified during the ground-truthing stage of this project. It must be noted that a further eight Threatened or At Risk flora species have been recorded within Hamilton City (Overdyck 2020), but these do not fall within the identified SNA and therefore have not been captured in this dataset.

The conservation status of vascular plants were reassessed by de Lange et al. (2018) resulting in considerable changes for the Waikato Region. The conservation status of all native Myrtaceae has been reassessed following the detection of myrtle rust (*Austropuccinia psidii*) in New Zealand in May 2017 and concern over the potential devastation that could be caused to native *Metrosideros* species if the *Ceratocystis fimbriata* strain responsible for 'Rapid 'Ōhi'a Death' in Hawai'I (recently identified as two species *C. lukuohia* and *C. huliohia* by Barnes et al. (2018)) became established in New Zealand. To date, kauri dieback (*Phytophthora agathidicida*) has not been detected in Hamilton City.

Currently, there are no known effective treatments for myrtle rust or kauri dieback. Within Hamilton City six vascular plant species have received this elevated level of threat status as a precautionary measure for Myrtaceae species that were previously considered to be either Not Threatened or At Risk, to At Risk or Threatened status. (Table 4; de Lange et al. 2018; Overdyck 2020).

Table 4. Threat status of vascular plant species that have been recorded in Hamilton City (Names and threat status obtained from de Lange et al. 2018)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Astelia grandis	Swamp astelia	Swamps and bogs	Regionally uncommon
Dianella haematica	Swamp blueberry/turutu	Swamps and bogs	Regionally uncommon
Fimbristylis velata	Fimbristylis	Shoreline, receding shallow lakes and river margins	At Risk – Naturally Uncommon
Hiya distans	-	Swamps and bogs	Regionally uncommon
Juncus holoschoenus var. holoschoenus	-	Swamps and bogs	Extinct**
Kunzea robusta	Kanuka	Forests and scrublands	Threatened – Nationally Vulnerable*
Leptospermum scoparium var. scoparium	Mānuka	Forests and scrublands	At Risk – Declining*
Metrosideros diffusa	White climbing rātā	Forests and scrublands	Threatened – Nationally Vulnerable*
Metrosideros fulgens	Rātā vine	Forests and scrublands	Threatened – Nationally Vulnerable*
Metrosideros perforata	Small white rātā/akatea	Forests and scrublands	Threatened – Nationally Vulnerable*
Mida salicifolia	Maire-taiki	Forests and scrublands	At Risk – Declining
Ptisana salicina	King fern/ para	Forests and scrublands	At Risk – Declining
Rorippa divaricata	New Zealand watercress/matangaoa	Forests and scrubland, lake and river margins	Threatened – Nationally Vulnerable
Sparganium subglobosum	Bur-reed/maru	Swamps and bogs	Regionally uncommon
Solanum aviculare var. aviculare	Poroporo	Forests and scrublands	Threatened – Nationally Vulnerable
Syzygium maire	Tawake/swamp maire	Forests and scrublands	Threatened – Nationally Critical

*Threat status as a result of Myrtle rust concerns.
** While listed as extinct in Overdyck (2020), a record exists for this species. This may be verified during the ground-truthing stage of this project.

6.1.2 Threatened, At Risk, and regionally uncommon fauna species

A total of 18 Threatened (2), At Risk (12), Data deficient (1), and regionally uncommon (3) fauna species have been recorded within Hamilton City SNA. However, many species, such as NZ kākā and NZ falcon, are highly mobile and have large territories and vast home ranges. It is therefore difficult to predict where these species may utilise suitable habitats throughout a year, making habitat utilisation probably much broader than specific points in time as shown on a static database.

Other species, such as the long-tailed bat, are regularly being discovered in new sites and habitats where, in conjunction with improved survey methods and technology, ecological investigations for resource consents and/or scientific research are conducted.

Additionally, cryptic species such as black mudfish are known to inhabit highly modified drainage systems and are not easily detected, unless specific surveys are undertaken, often as part of ecological investigations for resource consents and/or scientific research.

The following tables list the Nationally Threatened and At Risk fauna species recorded in Hamilton City SNA.

6.1.2.1 Mammals

New Zealand's only true land mammal, the long-tailed bat is present throughout Hamilton City. While the presence of the Threatened – Nationally Critical bat species is regular and known roosting sites are present in the southern parts of the city, bats are being detected more frequently in the northern parts of the city (Table 5; Figure 5).

Table 5. Threat status of terrestrial mammal species that have been recorded in Hamilton City (Names and threat status obtained from O'Donnell et al. 2018)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Chalinolobus tuberculatus	Long-tailed bat/pekapeka-tou-roa	Forests and scrublands	Threatened – Nationally Critical

6.1.2.2 Avifauna

One Threatened, four At Risk, and two regionally uncommon avifauna species have been reported within Hamilton City SNA (Table 6). As mentioned above, many of these species are seasonally mobile and/or have vast home ranges, it makes it hard to predict how much of Hamilton City's habitats they regularly utilise.

Table 6. Threat status of avifauna species that have been recorded in Hamilton City (Names and threat status obtained from Robertson et al. 2021)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Anas rhynchotis	Australasian shoveler/ kuruwhengi	Swamps and bogs	Regionally uncommon
Anthornis melanura melanura	Bellbird/korimako	Forests and scrublands	Regionally uncommon
Falco novaeseelandiae ferox	New Zealand falcon	Forests and scrublands	At Risk – Nationally Vulnerable
Hydroprogne caspia	Caspian tern/taranui	Beaches and dunes	Threatened – Nationally Vulnerable
Nestor meridionalis septentrionalis	North Island kākā	Forests and scrublands	At Risk – Recovering
Phalacrocorax carbo novaehollandiae	Black shag/kawau	Streams, rivers, and lakes	At Risk – Naturally Uncommon
Phalacrocorax sulcirostris	Little black shag/kawau tūi	Streams, rivers, and lakes	At Risk – Naturally Uncommon

6.1.2.3 Herpetofauna

One skink species, recently been reclassified as At Risk – Declining, has been recorded within Hamilton City SNA (Table 7).

Table 7. Threat status of herpetofauna species that have been recorded in Hamilton City (Names and threat status obtained from Hitchmough et al. 2021)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Oligosoma aeneum	Copper skink	Forests and scrublands	At Risk - Declining

6.1.2.4 Freshwater fish

Six At Risk freshwater fish species have been recorded within Hamilton City SNA (Table 8).

Table 8. Threat status of freshwater fish species that have been recorded in Hamilton City (Names and threat status obtained from Dunn et al. 2018)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Anguilla dieffenbachii	Longfin eel/tuna	Streams, rivers, and lakes	At Risk - Declining

Cheimarrichthys fosteri	Torrent fish/panoko	Streams, rivers, and lakes	At Risk - Declining
Galaxias argenteus	Giant kōkopu	Streams, rivers, and lakes	At Risk - Declining
Galaxias maculatus	Inanga	Streams, rivers, and lakes	At Risk - Declining
Gobiomorphus gobioides	Giant bully	Streams, rivers, and lakes	At Risk – Naturally Uncommon
Neochanna diversus	Black mudfish	Streams, rivers, and lakes	At Risk - Declining

6.1.2.5 Freshwater invertebrates

One freshwater invertebrate species have been recorded in Hamilton City SNA as At Risk - Declining, and one as Data Deficient (Table 9).

Table 9. Threat status of freshwater invertebrate species that have been recorded in Hamilton City (Names and threat status obtained from Grainger et al. 2018)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Echyridella menziesii	Freshwater mussel	Streams, rivers, and lakes	At Risk - Declining
Paranephrops sp.	Freshwater crayfish	Streams, rivers, and lakes	Data deficient

6.1.2.6 Terrestrial invertebrates

One regionally uncommon terrestrial invertebrate species has been recorded within Hamilton City SNA (Table 10).

Table 10. Threat status of terrestrial invertebrate species that have been recorded in Hamilton City (Names and threat status obtained from Hoare et al. 2017 and Trewick et al. 2016)

Scientific name	Common/Māori name	Primary ecosystem	Threat status
Hemideina thoracica	Auckland tree wētā	Forests and scrublands	Regionally uncommon

7 RESULTS OF THE SIGNIFICANT NATURAL AREAS INVENTORY AND ASSESSMENT

7.1 Significant Natural Areas Results

7.1.1 cSNA

A total of 70 potential cSNA sites were assessed, of which 52 sites were identified as SNA, comprising an area of 671.81 ha [6]. The 52 cSNA sites account for 6.1% of Hamilton city's total area. (Figure 6; Table 11).

As outlined above, the Peacocke Structure Plan area was excluded from this exercise as the assessment of SNA within this area has been undertaken previously and is currently being notified to respective landowners. Approximately 9% of the cSNA within Hamilton City sit within the Peacocke Structure Plan area, covering an area of ~75 ha.

Of the significant cSNA, 63% (33 sites) were assessed as either 'Regionally' or 'Nationally' significant, accounting for 593.9 ha. The Waikato River, accounting for a large portion of Hamilton City's SNA area (137 ha) was rated 'Nationally' significant (Table 13). This accounts for 48.4% of the cSNA assessed as 'Nationally' significant.

Sites assessed as 'Nationally' significant were mostly gully habitats (7 sites) accounting for 127.9 ha, mostly because long-tailed bats are known to regularly utilise these specific sites (Table 13).

Sixteen cSNA were identified as 'Locally' significant, covering an area of 75.7 ha, accounting for 11% of sites assessed (Table 11). While 18 potential cSNA sites were assessed as currently 'Not Significant', and 3 sites were assessed as 'Indeterminate' due to the lack of available information to make a confident assessment of the sites (Table 11).

A confidence level was assigned to each assessed site following the guidelines in Appendix E:. A high level of confidence was assigned to 57% of the sites, with 33% at medium confidence, and 10% at low confidence (Table 12).

Only one QEII covenant is present within Hamilton City on private property (~0.12 ha), along with three small areas of DOC conservation land (totalling ~0.5 ha of marginal strips along the Waikato River), whereas most public land covering natural features are protected by Council Reserves. Large portions of gully habitat are also present on private land.

[6] This does not include the Peacocke Structure Plan area which accounts for a further ~75ha

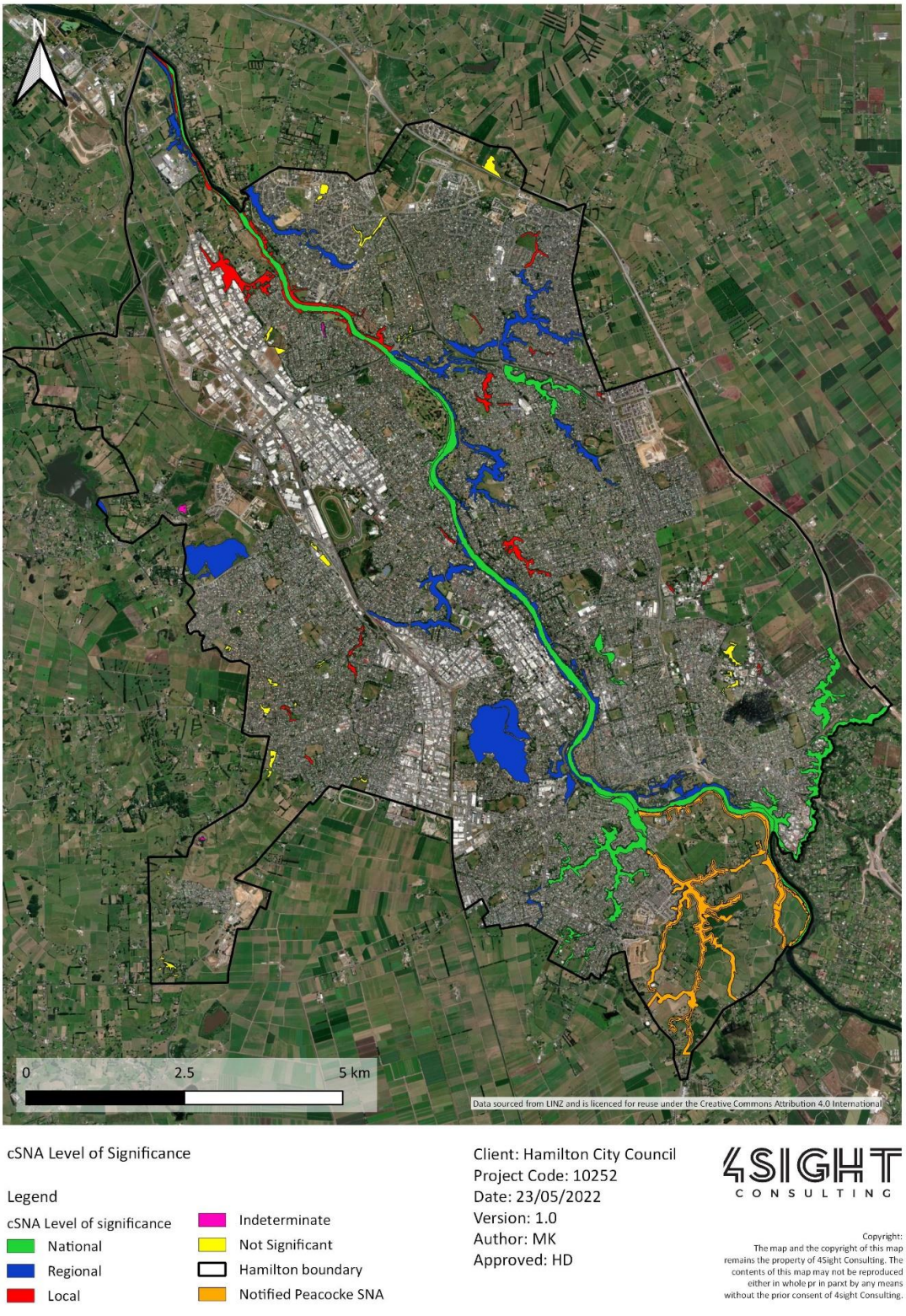

Figure 6. cSNA level of significance within Hamilton City (showing SNA within notified PSP area)

Table 11. Summary of total number and area (ha) of sites assessed for significance in Hamilton City (cSNA)

Level of significance	# of sites assessed	Area (ha)	% of total area assessed	% of Hamilton City area**
National	11	282.69	40%	2.55%
Regional	22	311.18	44%	2.81%
Local	16	75.66	11%	0.68%
Indeterminate	3	2.29	0%	0.02%
Not Significant	18	28.04	4%	0.25%
Total of significant* areas	**52**	**671.81**	**96%**	**6.06%**
Grand Total	**70**	**699.86**	**100%**	**6.31%**

*Sum of National, Regional and Local levels of significance.

**Hamilton city area 11090 ha[7]

[7] Territorial Authority 2020 spatial dataset. Derived from: https://datafinder.stats.govt.nz/layer/104267-territorial-authority-2020-generalised/

Table 12. Summary of confidence levels and relative significance of cSNA, shown in number of sites and area (ha)

Level of significance	High confidence				Medium confidence				Low confidence			
	Area (ha)	# of sites	% of total area assessed	% of total sites assessed	Area (ha)	# of sites	% of total area assessed	% of total sites assessed	Area (ha)	# of sites	% of total area assessed	% of total sites assessed
National	272.02	9	39%	13%	10.67	2	2%	3%	-	-	-	-
Regional	246.56	14	35%	20%	64.62	8	9%	11%	-	-	-	-
Local	40.93	9	6%	13%	34.72	7	5%	10%	-	-	-	-
Indeterminate	-	-	-	-	0.44	1	0%	1%	1.84	2	0%	3%
Not Significant	7.43	8	1%	11%	11.78	5	2%	7%	8.83	5	1%	7%
Grand Total* **	**566.95**	**40**	**81%**	**57%**	**122.24**	**23**	**17%**	**33%**	**10.67**	**7**	**2%**	**10%**

***Excludes Peacocke Structure Plan area.

Table 13. Summary of ecosystem types and relative significance levels of cSNA, shown in number of sites and area (ha)

Level of significance	Forest		Gully		River		River margin		Wetland	
	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites
National	5.47	1	127.87	7	136.85	1	12.51	2	-	-
Regional	60.00	5	90.53	6	115.88	3	44.78	8	-	-
Local	31.61	8	14.07	5	-	-	29.98	3	-	-
Indeterminate	-	-	0.63	1	-	-	-	-	1.65	2
Not Significant	15.46	11	4.04	2	-	-	-	-	8.54	5
Grand Total* **	**112.53**	**25**	**237.14**	**21**	**252.73**	**4**	**87.26**	**13**	**10.20**	**7**

***Excludes Peacocke Structure Plan area, which includes gully, river margin, and wetland habitat.

7.1.2 fSNA

As outlined above, the fSNA dataset was created from the original SNA dataset prepared in 2010 by Cornes et al. (2012). Many fSNA sit within or overlap the 'newly' created cSNA in their entirety. Initially, some fSNA completely overlapped cSNA sites where sites comprised a standalone forest remnant (i.e. Te Papanui – Claudelands Bush). In the latest iteration of the dataset (22 May 2022) the complete overlaps were removed by removing the cSNA and leaving the fSNA in place. However, many fSNA sit within a larger cSNA site and this should be kept in mind when reviewing the tables and figures below with the tables and figures in section 7.1.1 above.

A total of 65 fSNA sites were assessed, comprising an area of 121.8 ha [8] and all 65 sites were significant (Figure 7; Table 14).

Following the review of SNA identified in 2010, five have been removed from the fSNA dataset as they were considered no longer significant based on flora values alone. A comparison between SNA identified in 2010 and fSNA in 2021 is presented in Table 15.

Of the fSNA, 60% (16 sites totalling 72.5 ha) were assessed as 'Nationally' significant, 16% as 'Regionally' significant (17 sites accounting for 19.7 ha), and 24% as 'Locally' significant (32 sites totalling 29.5 ha) (Table 14).

A high level of confidence was assigned to 14 'Nationally' and 10 'Regionally' significant fSNA, where a medium level of confidence was assigned mostly to 'Locally' significant sites (23 sites) (Table 16).

The ecosystem type with the most fSNA sites was gully habitats (29 sites covering 37.9 ha), whereas the largest area of fSNA was within lake habitats (44.2 ha spread over 2 sites including lakes and peat lakes; Table 17).

Table 14. Summary of total number and area (ha) of fSNA assessed for significance in Hamilton City

Level of Significance	Number of fSNA	Area (ha)	% of total fSNA area within HCC
National	16	72.53	60%
Regional	17	19.74	16%
Local	32	29.49	24%
Grand Total	**65**	**121.75**	**100%**

Table 15. Comparison between 2010 SNA and fSNA evaluation

SNA year	Number of sites	SNA area mean (ha)	SNA area (ha)
2010	77	2.17	167.3
2021 (fSNA)	65	1.87	121.75

[8] To date, the linework has not been completed as part of this project. Therefore, minor changes to the area calculations of fSNA are likely.

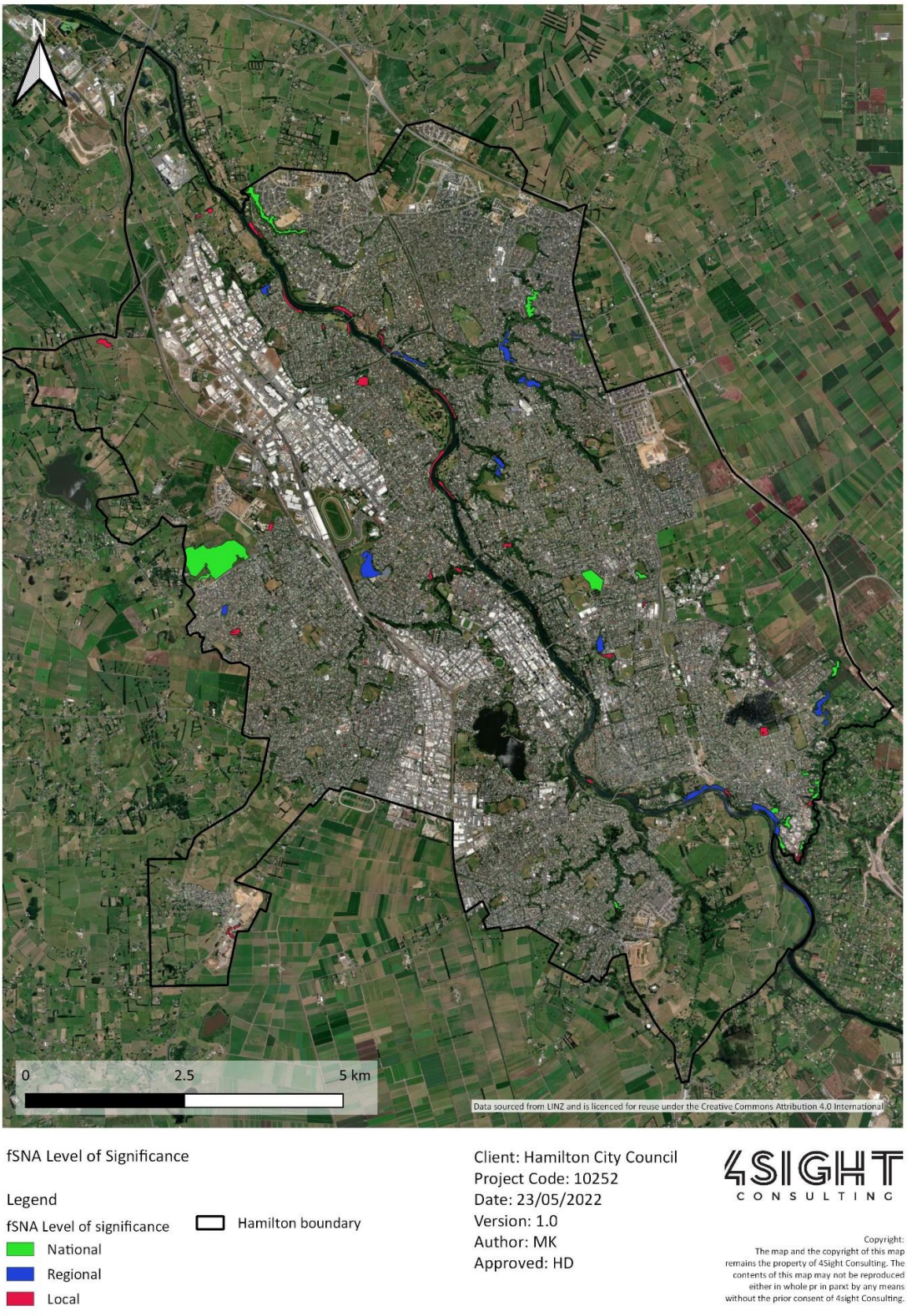

Figure 7. fSNA level of significance within Hamilton City (excludes SNA within notified PSP area)

Table 16. Summary of confidence levels and relative significance, shown in number of fSNA sites and area (ha)

Level of Significance	High			Medium			Low		
	Area (ha)	# sites	% of total fSNA area	Area (ha)	# sites	% of total fSNA area	Area (ha)	# sites	% of total fSNA area
National	15.60	14	13%	1.47	2	1%	-	-	-
Regional	10.24	10	8%	11.48	7	9%	-	-	-
Local	7.18	9	6%	75.79	23	62%	-	-	-
							-	-	-
Grand Total	**33.02**	**33**	**27%**	**88.74**	**32**	**73%**	**-**	**-**	**-**

Table 17. Summary of ecosystem types and relative significance levels, shown in number of fSNA sites and area (ha)

Level of significance	Alluvial Plain		Forest		Gully		Peat Lake incl. waterbody		River Island		Riverbank	
	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites	Area (ha)	# sites
National	0.93	1	6.38	1	18.14	13	37.35	1	-	-	-	-
Regional	-	-	1.12	1	16.85	9	6.87	1	-	-	10.03	6
Local	6.25	8	5.17	5	2.93	7	-	-	0.39	2	9.35	10
Grand Total	**7.18**	**9**	**12.67**	**7**	**37.92**	**29**	**44.22**	**2**	**0.39**	**2**	**19.37**	**16**

7.2 Limitations of the assessment

7.2.1 cSNA overlapping fSNA

Care must be taken when reviewing this work in places where both cSNA and fSNA have been identified. fSNA overlap cSNA in places where high-quality floristic vegetation is present. Site descriptions, level of significance, and justification of significance may differ for those overlapping sites. Where overlap exists, the SNA with the highest level of significance prevails.

7.2.2 Peacocke Structure Plan

The Peacocke Structure Plan (PSP) area was not in the scope of this assessment and potential SNA within this area were not assessed as part of this work. As the ecological significance of this area has been assessed as part of the Peacock plan change (PC5) (Kessels & Baber 2021), this area was not reassessed. However, as SNA do exist within this area, the notified SNA within the PSP area are depicted in Figure 6. One site (C36) adjoined SNA in the adjacent PSP and in this case these fragments were assessed as if they were part of the larger site, rather than just on their own merits.

7.2.3 Waikato River/Water bodies

As part of this assessment, it was decided that waterbodies of peat lakes within Hamilton City were to be included within this assessment. Additionally, it was decided that the Waikato River itself should be included as well as this is a major feature within Hamilton City, providing invaluable habitat for numerous indigenous freshwater fish species. The result of including those waterbodies in this assessment is that a large area of SNA is covered by aquatic habitat rather than by terrestrial and wetland habitat.

7.2.4 Mudfish habitat

A number of drains in Hamilton City have records of At Risk – Declining black mudfish. Those records are most likely the result of fish surveys undertaken as part of consenting requirements for development projects. While some of those records may still be correct, there is a chance that some of these drains have since been cleared and mudfish relocated to suitable habitats nearby. Where fish have been relocated, those locations are not recorded within the NZFFDB and it is unsure if the fish are still present at the new location. Because of the uncertainty around the presence of black mudfish, those sites have been excluded from this assessment.

8 CONCLUSIONS

This assessment identified SNA within a range of habitat types, including gullies, peat lakes, forest remnants, and wetlands within Hamilton City. This assessment will assist Hamilton City Council in their development of policies, incentives, and rules in relation to their obligations of the RMA (1991), primarily under Section 6c, to protect significant habitats of indigenous fauna and flora.

Two sets of spatial data were created:

- '**Floristic SNA**' (fSNA), focusing on high-quality floristic content of the site. These sites follow the identified key sites by Cornes et al. (2012).
- '**Corridor/indigenous fauna habitat SNA**' (cSNA), SNA assessed for their full indigenous biodiversity characteristics, including their function as habitat for migratory fauna and their connectivity function in the wider landscape.

To determine whether a site was significant it was assessed against the 11 criteria defined in chapter 11 of the previous Waikato RPS. Generally, if a site met one or more of these criteria, it was considered an SNA, and was then assessed to determine a level of significance, i.e. 'International', 'National', 'Regional', or 'Local', as per guidelines developed by WRC & Wildland Consultants (2019 in prep.). Sites that were not found to be significant were classified into one of the following categories: 'Indeterminate' or 'Not Significant'.

Given this first part of the project was a desktop study, an attribute called 'Confidence Level' was used to indicate the amount of confidence in the accuracy of the significance assessment of a site. This report and associated spatial datasets will form the basis for further, more detailed, investigations during the ground-truthing stage of this project.

Nationally threatened environments within Hamilton City were identified using the Threatened Environment Classification developed by Manaaki Whenua - Landcare Research. 99.9% of land environments within Hamilton City were referred to as 'Threatened', while 0.1% is considered 'Not Threatened'.

A total of 33 Threatened, At Risk, Regionally Uncommon, Extinct, or Data deficient taxa (15 flora species and 18 fauna species) have been recorded within Hamilton City SNA. While the threat classification of species is important to determine the level of significance of a site, care was taken to not over- or under rank a site. Where species such as NZ kākā and NZ falcon may not be considered sufficient to trigger WRPS criterion 3 and hence to assign an area as ecologically significant. Long-tailed bats on the other hand have been recorded throughout Hamilton City, but may not use all areas regularly. Professional judgement by a suitably qualified ecologist was used to determine the threshold for habitat usage on a case-by-case basis.

As a result of this assessment, a total of 70 potential cSNA were identified, of which 52 sites were assessed as 'Significant'. These 52 sites equate to approximately 6.1% of Hamilton City's area. This area includes the Waikato River and waterbodies of the City's peat lakes.

63.5% of the sites assessed were deemed as 'Nationally' or 'Regionally' significant, primarily as a result of the presence of long-tailed bats. The level of significance often dependant on whether bats are known to utilise the area on a regular basis or sporadically.

A high level of confidence was assigned to 57% of the identified cSNA, 33% with medium confidence, and 10% with low confidence.

The fSNA dataset followed the original SNA dataset prepared in 2010 by Cornes et al. (2012). All fSNA sit within or overlap with the 'newly' created cSNA in their entirety. A complete overlap of fSNA and cSNA is most common where a site comprises a standalone forest remnant.

A total of 65 fSNA were assessed as significant, comprising an area of 121.8 ha high-quality vegetation situated within the cSNA layer. Of the significant fSNA, 60% (16 sites totalling 72.53 ha) were assessed as 'Nationally' significant, 16% as 'Regionally' significant (17 sites accounting for 19.7 ha), and 24% as 'Locally' significant (32 sites totalling 29.5).

A high level of confidence was assigned to 14 'Nationally' and 10 "Regionally' significant fSNA, where a medium level of confidence was assigned mostly to 'Locally' significant sites (23 sites).

9 RECOMMENDATIONS

9.1 Opportunities for protection, restoration, and recreation

The SNA identified In Hamilton City comprise a mixture of indigenous and exotic vegetation. These areas contain remnant wetlands, forest fragments, and provide important habitat for many indigenous bird and fish species, as well as for long-tailed bats. The ecological significance criteria of the WRPS do not differentiate between indigenous and exotic ecosystems as significant habitat for these 'At Risk' and 'Threatened' plants and animals.

Currently there is a distinct lack of SNA on alluvial terraces, Hamilton City's most dominant landform. Although gullies and riverbanks around the city are a significant source of biodiversity and connectivity, most of the other key sites are very isolated within the city landscape. Increasing the connectivity of sites around Hamilton City and with the surrounding peri-urban areas will increase the flow of native plant and animal species through the city and across all landforms.

The identification, protection and enhancement of SNA within Hamilton are important both to fulfil the City's obligations under the RMA and RPS and because these ecologically significant areas are important in their own right. They contribute to ecosystem functions, natural local heritage and the liveability of the city. They enhance indigenous biodiversity and provide services such as enhancement of amenity features, or form part of the stormwater system. Full indigenous vegetation improves river and stream bank stability and increases water quality. The work done to increase the quality and quantity of key sites across the city has already had positive results. Future work will reinforce those gains and contribute a healthy, sustainable environment for generations to come.

Several ecological management aspects were identified during this project which likely will require consideration at the policy and regulatory level for HCC in the preparation of the District Plan change. These are:

- This SNA assessment has identified a wide range and diverse set of potential SNA dispersed throughout Hamilton City. This area includes many gully habitats that in the past would all have been linked and interconnected. Through urban development many of these gully systems are now reduced and some connectivity between natural areas lost. Besides reconnecting these habitats through revegetation and restoration efforts, buffer zones around these areas would benefit these areas and protect the functional values for indigenous flora and fauna. Many of these habitats are dominated by exotic vegetation or are situated within private ownership.
- Planning mechanisms need to acknowledge and account for incomplete scientific knowledge and incorporation of new information which may affect the ecological significance analysis presented in this report.
- Planning mechanisms need to take into account the values of the two categories of SNAs (flora and corridor) and aim to protect those values. For example, the rules protecting a gully primarily valued as a bat corridor may be different from those protecting a high value stand of remnant vegetation.

9.2 Ongoing monitoring

Essential components of the on-going protection and ecological restoration of biodiversity values of SNA require enhancing populations of indigenous species through ongoing weed and animal pest management, stock exclusion, stop of habitat fragmentation, illegal dumping, and carrying out enhancement planting. By applying these restoration objectives over a wide area, in particular when involving wetland and riparian margins, ongoing biodiversity management will enhance and restore ecological processes at a landscape scale.

Ten years have passed since the previous SNA assessment was undertaken by Cornes et al. (2012), during which key sites were identified, focusing on indigenous flora sites (now fSNA). It was recommended in that report that rapid reconnaissance checks of fSNA were to be undertaken to monitor changes in vegetation structure, species richness, and management effects. Permanent vegetation plots exist in a number of fSNA and following the ground-truthing exercise as part of this project, should be re-measured again in 2027.

10 ACKNOWLEDGEMENTS

This SNA project relied heavily on the personal experience and knowledge of a number of key people, as well as institutional knowledge. As a consequence, a large number of people assisted with this project, including staff from Hamilton City Council, University of Waikato, Bluewattle Ecology, Waikato Regional Council. Many thanks for your help and for sharing your knowledge.

Kind thanks to Jamie Sirl from Hamilton City Council, for leading this project.

From the University of Waikato, Prof Bruce Clarkson for his in-depth knowledge in Hamilton City's botanical characteristics and for almost single-handedly populating the iNaturalist online database with botanical records found in every green patch in Hamilton City. This work was invaluable when populating the Master Dataset. Your inputs during the refinement of the methodology and review of the draft datasets are gratefully acknowledged.

Kind thanks to Gerry Kessels from Bluewattle Ecology for your continuous inputs in refinement of the methodology, reviewing of the draft dataset, and for picking up the phone whenever I had a question. Your inputs are greatly appreciated.

From 4Sight Consulting, thank you Hannah Mueller for managing this project, Cat Davis for helping populate the Master dataset, Marie Knue for populating the Master dataset and undertaking cSNA site visits, Sophie Brocklesby and Oliver Doherty-Ramsay for going through the landowner feedback forms, Charlotte Yates, Logan Bradley for your invaluable inputs to the Master dataset during the consultation phase, and Hamish Dean for your help undertaking fSNA site visits, the internal review processes, and all your other invaluable inputs.

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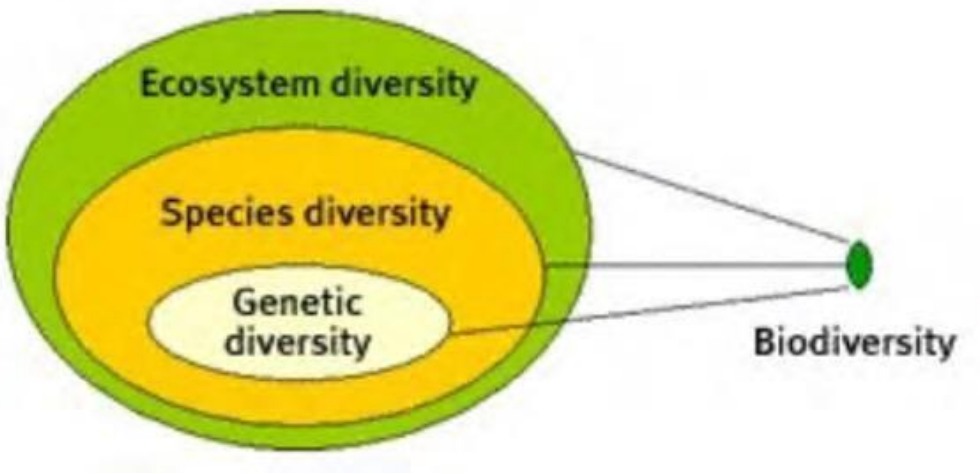
11 GLOSSARY

At risk: This means a species facing a longer-term risk of extinction in the wild (either because of severely reduced or naturally small population size or because the population is declining but buffered by either a large total population or a slow rate of decline) as identified in the New Zealand Threat Classification System lists.

Biodiversity (or biological diversity): Section 2 of the Resource Management Act 1991 (RMA) provides a definition for biodiversity: "the variability among living organisms, and the ecological complexes of which they are a part, including diversity within species, between species, and of ecosystems"; and/or is simply a way of defining the variety of life on Earth. This includes the different:

- types of animals, birds, fish, insects, plants, bacteria and other species;
- characteristics within a species, for example, how one giant skink differs from another;
- ways species live together, for example, how wood pigeons help to sow seeds;
- types of places species live together, for example, kauri forest or streams;
- ways in which species interact with their environment, for example, kahikatea forest likes to be seasonally flooded. The composition and abundance of species and communities in an ecosystem; and
- 'engines' that makes ecosystems work; e.g. the energy links which drive the interactions between trees, insects, birds and fish.

Biodiversity can be represented at three different levels as shown below:



(from MfE website, 2003)

Biodiversity is also about New Zealand's biological wealth. Much of our economy is based on the use of biological resources and we benefit from the "services" provided by healthy ecosystems. These include providing raw materials, purifying water, decomposing waste, cycling nutrients, creating and maintaining soils, and regulating climate.

Bioveg: The short name for a Waikato Regional Council data set called "Biodiversity Vegetation".

Ecology: (from Greek: οἶκος, oikos, "house, household, housekeeping, or living relations"; -λογία, -logia, "study of") Ecology is the interdisciplinary scientific study of the interactions between organisms and the interactions of these organisms with their environment.

Ecological District: A local part of New Zealand where the features of geology, topography, climate and biology, plus the broad cultural pattern, inter-relate to produce a characteristic landscape and range of biological communities unique to that area. In New Zealand, 268 ecological districts have been identified and mapped (at 1:500,000 scale; McEwen, 1987).

Ecosystems: Are communities of living things (animals, plants, fungi, bacteria and other microorganisms) that interact with each other and their physical environment (soil, rock, minerals, air, water, temperature, salinity). The roles of the animals and plants, and their abundance, are inseparably bound up with the numbers of other organisms and the amounts of materials available, and with the kinds of physical forces acting at any time. There are ceaseless exchanges of materials, and of energy between living things and their environment, following cyclic pathways which are perpetually repeated, for example the carbon and nitrogen cycles. These cycling systems are characteristic of ecological systems, or ecosystems for short; and/or an interacting system of living and non-living parts such as sunlight, air, water, minerals and nutrients. Ecosystems can be small and short-lived, for example, water-filled tree holes or rotting logs on a forest floor, or large and long-lived such as forests or lakes.

Endemic species: An endemic species is one that exists naturally in a particular environment or location (e.g. New Zealand), and does not exist naturally anywhere else.

Exotic species/Introduced species: A plant or animal species that has been brought to New Zealand by humans, either by accident or design. A synonym is 'Introduced species'.

Ground truthing: Undertaking a site visit of a natural feature to assess its ecological values, as well as to verify if what was found in literature and relevant databases is reflected on the ground.

Habitat: A habitat (which is Latin for "it inhabits") is an ecological or environmental area that is inhabited by a particular animal and plant species. It is the natural environment in which an organism lives, or the physical environment that surrounds (influences and is utilized by) a species population.

Indeterminate: Not able to be determined, defined or described accurately due to a lack of information.

Indigenous species: A plant or animal species that occurs naturally without the assistance of humans in New Zealand. A synonym is 'native'.

Indigenous vegetation: Any local indigenous plant community containing throughout its growth the complement of native species and habitats normally associated with that vegetation type or having the potential to develop these characteristics. It includes vegetation with these characteristics that has been regenerated with human assistance following disturbance, but excludes plantations and vegetation that have been established for commercial purposes.

Protected: This means the site is on private and/or public land and/or water that is legally protected by statute or covenant (e.g. under the Conservation Act 1987, Reserves Act 1977, etc.) and/or other type of legal protection. A list and categorisation of protection types that were applied for Hamilton City SNA is included in Appendix D.

SNA: The short term for Significant Natural Areas. SNA means "areas of significant indigenous vegetation and significant habitats of indigenous fauna" as defined in (Section 6(c) of RMA). Waikato Regional Council is identifying at the regional scale areas that meet one or more of the criteria in the operative Waikato Regional Policy Statement Appendix A as Significant Natural Areas.

Terrestrial ecosystems: Terrestrial ecosystems can be defined in the most general of terms as the various communities of organisms that inhabit the land in interaction with their environment. In the context of this project, terrestrial ecosystem types are permanently or intermittently dry areas with emergent vegetation dominated by forest, scrub and/or shrubland, or tussock land.

Threatened Species: A species faces a very high risk of extinction in the wild and includes nationally critical, nationally endangered and nationally vulnerable species as identified in the New Zealand Threat Classification System lists.

Threat Status: National Threat classification systems for ranking threatened species.

Unprotected: This means the site is on private and/or public land and/or water where there is no legal protection status. If it is unknown whether they are protected or not, then it "s "indeterminate"

Wetland: Permanently or intermittently wet areas, shallow water and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions (Resource Management Act 1991). The vegetation may be exotic and/or native woody plants such as willows or manuka, and/or herbaceous plants such as sedges, rushes, raupō (Typha), or mosses such as Sphagnum. "Willow wetlands" are wetland areas with a canopy dominated by exotic willows, but often contain native vegetation beneath the willows.

Definitions are primarily sourced from:

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- Resource Management Act 1991

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Appendix A:

Regional Policy Statement - Chapter 11A

Criteria for Determining Significance of Indigenous biodiversity & Guidelines for interpretation (WRC 2019)

Previously assessed site	
1	It is indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by statute or covenant or by the Nature Heritage Fund, or Ngā Whenua Rāhui committees, or the Queen Elizabeth the Second National Trust Board of Directors, specifically for the protection of biodiversity, and meets at least one of criteria 3-11.
Ecological values	
2	In the Coastal Marine Area, it is indigenous vegetation or habitat for indigenous fauna that has reduced in extent or degraded due to historic or present anthropogenic activity to a level where the ecological sustainability of the ecosystem is threatened.
3	It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are: · classed as threatened or at risk, or · **endemic** to the Waikato region, or · at the limit of their natural range.
4	It is indigenous vegetation, habitat or ecosystem type that is under-represented (20% or less of its known or likely original extent remaining) in an Ecological District, or Ecological Region, or nationally.
5	It is indigenous vegetation or habitat that is, and prior to human settlement was, nationally uncommon such as geothermal, chenier plain, or karst ecosystems, hydrothermal vents or cold seeps.
6	It is wetland habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush/pasture communities) that has not been created and subsequently maintained for or in connection with: · waste treatment; · wastewater renovation; · hydro electric power lakes (excluding Lake Taupō); · water storage for irrigation; or · water supply storage; unless in those instances they meet the criteria in Whaley *et al.*. (1995).
7	It is an area of indigenous vegetation or naturally occurring habitat that is large relative to other examples in the Waikato region of similar habitat types, and which contains all or almost all indigenous species typical of that habitat type. Note this criterion is not intended to select the largest example only in the Waikato region of any habitat type.
8	It is aquatic habitat (excluding artificial water bodies, except for those created for the maintenance and enhancement of biodiversity or as mitigation as part of a consented activity) that is within a stream, river, lake, groundwater system, wetland, intertidal mudflat or estuary, or any other part of the coastal marine area and their margins, that is critical to the self sustainability of an indigenous species within a catchment of the Waikato region, or within the coastal marine area. In this context "critical" means essential for a specific component of the life cycle and includes breeding and spawning grounds, juvenile nursery areas, important feeding areas and migratory and dispersal pathways of an indigenous species. This includes areas that maintain connectivity between habitats.
9	It is an area of indigenous vegetation or habitat that is a healthy and representative example of its type because: · its structure, composition, and ecological processes are largely intact; and · if protected from the adverse effects of plant and animal pests and of adjacent land and water use (e.g. stock, discharges, erosion, sediment disturbance), can maintain its **ecological sustainability** over time.
10	It is an area of indigenous vegetation or habitat that forms part of an **ecological sequence**, that is either not common in the Waikato region or an ecological district, or is an exceptional, representative example of its type.
Role in protecting ecologically significant area	
11	It is an area of indigenous vegetation or habitat for indigenous species (which habitat is either naturally occurring or has been established as a mitigation measure) that forms, either on its own or in combination with other similar areas, an ecological buffer, linkage or corridor and which is necessary to protect any site identified as significant under criteria 1-10 from external adverse effects.

Appendix B:

Guidelines for assessing significance and relative level of significance

From WRC GUIDELINES 2019 – in preparation

Step 1: Is a site significant?

1. First complete the top of Table 1 below. Identify the site by providing a site name, land tenure/owner, location, area (hectares), ecological district name, and a brief general description.
2. To assist you in determining whether a site is 'Significant' or 'Not Presently Significant', assess each of the criterion listed in Column A. Column B contains further information and relevant definitions, while Column C provides likely sources of information.
3. Provide responses ("Yes", "No", "Not Sure") in Column D.
4. If you answer yes to one or more of the criteria, then a site is significant in terms of the Waikato Regional Policy Statement criteria. (Unless the only criterion met is Criterion 1, in which case one of the other criteria must also be met for a protected site to be significant.)
5. If you only wish to know whether a site is significant, apply Table 1 only until a "Yes" response is triggered in Column D. This will help save cost and effort.
6. Complete Column E to justify your decision.
7. The criteria have been grouped, but are listed roughly in order of ease of access to information. They are not presented in any order of importance.
8. The assistance of a suitably qualified and experienced ecologist/biologist should be sought when undertaking assessment of the criteria. The opinion of an ecologist is not necessarily the final answer, but may be used, with appropriate evidence, to argue for or against a site being classified as significant.
9. If you answer "No" for all of the criteria in Table 1 then a site is deemed "Not presently significant". To be confident of this assessment you must seek further information to eliminate all "Not sure" responses. Note that any interest in the use or development of a site should not rely on an old assessment that determined that a site was not presently significant. Significance status can change, even over a few years, on the basis of change in the environment or new information. A site should be resurveyed (a site inspection) and reassessed if it is still an area of indigenous vegetation or habitat for indigenous fauna.
10. If you think that a site is likely to meet one or more of the criteria in table 1 but there is insufficient evidence to respond Yes or No with certainty, then the site is deemed to be "Likely to be significant" and will require field survey to gather further information, unless one of the other criterion has been assessed as being met.
11. If you are unsure about all criterion for a site, the site should be assessed as being of Indeterminate significance. Field survey will be required to gather further information to assess whether the site meets, or does not meet, any of the criteria.

Step 2: Why is a site significant?

1. Complete Column D in Table 1. If you wish to know why your site is significant assess all of the criteria, rather than stopping the assessment at the first "Yes" response in Column D.
2. Note that the number of "Yes" responses in Column D is not necessarily an indication of a greater or lesser degree of significance, as one feature may carry particular weight (e.g. an extremely rare or unusual feature).

Step 3: Optional: How significant is a site?

1. If you wish to know how significant a site is, complete Column E in Table 1 for all criteria assigned a "Yes" response.
2. Use the responses in Column E of Table 1 to help assess the additional questions in Table 2. Complete Table 2 if you want to determine the level of significance (international, national, regional, local).
3. Table 2 contains detailed information to assist in your assessment. Table 3 is a summarised version of Table 2. You can use it to double-check your results in Table 2, or once familiar with the process, as an alternative to Table 2.

Table 1: Criteria for the assessment of significance and reasons for why a site is significant

Site Name: **Area (ha):** **Ecological District:**

Land Tenure:

Location (grid reference and general location):

General Description:

A. Criteria[5]	B. Definitions and Further Information[9]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
PREVIOUSLY ASSESSED SITE				
1 It is indigenous vegetation or habitat that is currently, or is recommended to be, set aside by statute or covenant or by the Nature Heritage Fund, Ngā Whenua Rāhui committees, or the Queen Elizabeth the Second National Trust Board of Directors specifically for the protection of biodiversity, and meets at least one of Criteria 2-11.	This may include sites protected under the Conservation Act, Resource Management Act, or with QEII National Trust, Ngā Whenua Rāhui, or Nature Heritage Fund. Some areas may be protected for reasons other than biodiversity protection. If unsure, check the reasoning for protection with the authority responsible for the gazetting of the site.	Department of Conservation Waikato Regional Council Ngā Whenua Rāhui QEII National Trust Nature Heritage Fund Territorial Authority (District or City council).	Y / N / NS	What type of legally protected area is it? e.g. Scenic Reserve, National Park, QEII Covenant. _____ _____

9 Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[6]	B. Definitions and Further Information[10]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
ECOLOGICAL VALUES				
2 In the **Coastal Marine Area**, it is indigenous vegetation or habitat for indigenous fauna that has been reduced in extent or degraded due to historic or present anthropogenic activity to a level where the **ecological sustainability** of the ecosystem is threatened.	Sound technical advice will need to be obtained from an appropriately qualified and experienced coastal or marine ecologist to accurately determine whether this criterion is met. A 'type' of vegetation or habitat could refer to a unit such as intertidal **wetland**, or a more detailed classification such as seagrass beds. See Section 5 for publications which provide examples of coastal vegetation types. Examples of indigenous vegetation or habitat for indigenous fauna in the **coastal marine area** may include mangroves, seagrass beds, kelp forests, tidal saltmarsh, subtidal or intertidal reefs, and estuaries (which often encompass a range of other habitats). Comparison of historical extent and present-day extent of a vegetation type will be required to accurately determine whether this criterion is met. Alternatively, intimate knowledge of coastal vegetation and habitats and patterns of loss within the region and nationally will be required. Knowledge of historic, current, and ongoing pressures on the vegetation/habitat type will also be required.	Waikato Regional Council Territorial Authority (district or city council) Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation	Y / N / NS	Is there evidence that the ecosystem type(s) in this site have become nationally or regionally depleted or degraded? (Please reference evidence below) _____ _____ Relevant habitat type(s): _____ _____ Area (ha) _____ Current vs historical extent: _____ Drivers of degradation (anthropogenic? Natural?): _____ Is ecological sustainability threatened e.g. does the site still retain natural character? Will the site continue to exist as indigenous habitats or vegetation without intervention?

[10] Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[6]	B. Definitions and Further Information[10]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
	Examples of where this criterion could be met include: • Kelp forests which have been degraded and reduced in extent through urchin (kina) grazing. This can occur through anthropogenic pressures such as overfishing of key kina predators like snapper and crayfish. • Seagrass beds can be degraded and reduced in extent through sedimentation and smothering resulting from land use clearance in surrounding catchments. • Intertidal sand and mud flats which form important feeding habitat for wader birds can be degraded and reduced in extent through elevated sedimentation loads exacerbated by land use clearance in catchments.			

A. Criteria[8]		B. Definitions and Further Information[11]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
3	It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are: • Classified as threatened or at risk, or • **Endemic to the Waikato Region**, or • At the limit of their **natural range**.	Species that are threatened with extinction are indigenous species that have been evaluated and placed within any of the 'Threatened' or 'At Risk' categories within the New Zealand Threat Classification System[12]. Care should be taken when assessing this criteria for species which are otherwise common in the wider landscape/ecological region/district but which are listed as Threatened or At Risk as a precautionary measure due to potential risk factors e.g. common Myrtaceae species which are now classified as Threatened or At Risk due to the threat posed by Myrtle rust. In these instances, professional ecological judgment should be used. With respect to fauna habitat, professional ecological judgement should be used when assessing significance particularly when evaluating relative significance of occasional use by highly mobile fauna. Where there is doubt, refer to the guidelines on rarity and distinctiveness given in Appendix 2.	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council University of Waikato Published reports or maps	Y / N / NS	List the subject species and their threat category, e.g. Threatened-Nationally Critical, At Risk-Declining, At Risk-Naturally Uncommon, regionally uncommon. List source of information. _____ _____ _____ _____ List any Threatened or At Risk species that use the site which are international migrants. _____ _____ List any regionally endemic species present. _____ _____ List any species at the limits of their natural range. _____ _____

11 Terms highlighted in **bold** type are defined in the glossary on Page 37.

12 When listing Threatened, At Risk, or Data deficient species for this criterion, please ensure the most up-to-date threat classification publications are used for the relevant organism grouping.

	A. Criteria[10]	B. Definitions and Further Information[13]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
4	It is indigenous vegetation, habitat, or an ecosystem type that is **under-represented** (20% or less of its known or likely original extent remaining) in an Ecological District, Ecological Region, or nationally.	Maps of ecological regions and districts are available from Department of Conservation or Waikato Regional Council. A type of indigenous vegetation or habitat could refer to a broad unit such as podocarp/tawa forest, or a more detailed classification and mapping unit such as harakeke (*Phormium tenax*) flaxland. Definitions and examples of vegetation/habitat structural classes and vegetation types are provided in Atkinson (1985). See Section 5 for other publications which provide examples of vegetation types for various habitats. Comparison with known or likely original extent may require analysis (e.g. using a Geographic Information System) of current extent and previous extent. As a starting point, use the vegetation/habitat type analysis provided in Appendix 1 of this document which is based on the potential historic ecosystems of New Zealand by Singers and Rogers (2014)[14].	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council Published reports or maps	Y / N / NS	List under-represented vegetation/habitat type(s) and state whether they are under-represented at a national, regional, or ecological district scale? _____ _____ _____ _____ _____ List sources of information for determining whether an ecosystem/vegetation type is under-represented. _____ _____ _____ _____ _____

13 Terms highlighted in **bold** type are defined in the glossary on Page 37.

14 Care should be taken when using this data set as some vegetation and habitat types within some parts of the Waikato Region (coastal and northern Waikato) are not well delineated or accurately described by the methodology used for this data set. To avoid doubt, multiple publications or data sets should be utilised to ensure an accurate assessment of this criterion for any given site.

A. Criteria[10]	B. Definitions and Further Information[13]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
	If protected natural area programme reports (PNAP survey reports) are available for your area, these will provide a more detailed, comprehensive analysis of vegetation types.			

A. Criteria[12]	B. Definitions and Further Information[15]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
5 It is indigenous vegetation or habitat that is, and prior to human settlement was, nationally uncommon, such as geothermal, Chenier plain, or karst ecosystems, hydrothermal vents or cold seeps.	Geothermal habitats can include geysers, springs, sinter terraces, and hydro-thermally altered soils. They provide habitat for geothermally-influenced vegetation, and heat-tolerant bacteria. A Chenier plain is a plain comprising shell ridges with infilled muds and other sediment between the ridges. An extensive area at Miranda provides habitat for international wader migrants. Karst ecosystems are limestone systems, providing habitat for specialist limestone plants (e.g. *Asplenium cimmeriorum, Gymnostomum calcereum*) and fauna (e.g. cave wētā). Note that these three examples are not a comprehensive list of nationally uncommon vegetation or habitat	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council	Y / N / NS	Type of feature: _____ _____ _____ Area: _____ Condition: _____ _____ _____

15 Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[12]	B. Definitions and Further Information[15]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
	types. Other nationally uncommon and/or historically rare ecosystems are defined in Williams *et al.* (2007) and Holdaway *et al*. (2012). Where there is doubt, refer to the guidelines on rarity and distinctiveness given in Appendix 2.			

A. Criteria[13]	B. Definitions and Further Information[16]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
6 It is **wetland** habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush/pasture communities) that has not been created and subsequently maintained for or in connection with: (a) waste treatment; or (b) wastewater renovation; or (c) hydroelectric power lakes (excluding Lake Taupō); or (d) water storage for irrigation; or (e) water supply storage; unless in those instances they meet the criteria in Whaley *et al*. (1995).	Wetlands have been severely depleted nationwide, and are recognised as a nationally rare habitat type. Wetlands may have fluctuating water levels and the edge of a wetland may be difficult to define but will generally be where wetland plant species (e.g. raupō) are replaced with dryland species (e.g. kānuka); soil analysis may be required to accurately delineate wetland boundaries in some instances (see Fraser *et al.* 2018). Note that mānuka can occur in wetland and dryland habitats. The definition of wetlands also includes coastal wetlands, e.g. ephemeral wetlands associated with sand dunes, mangroves, and estuaries. See Section 5 for publications which provide good information on wetland delineation. All artificially-created wetlands listed in Criterion 6a-e should <u>also</u> be evaluated using the criteria in Whaley *et al*. (1995), as well as criteria 1-5 and 7-11 in Table 1. The significance criteria from Whaley *et al.* (1995) are reproduced in Appendix 3.	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council Published reports or maps Copies of Whaley *et al*. (1995) can be obtained from Waikato Regional Council	Y / N / NS	Type of wetland habitats/indigenous communities present: _____ _____ _____ _____ Origins of wetland (natural, artificial): _____ _____ If the wetland was constructed, or created artificially (e.g. ponding following road construction) what was the purpose for which it was created (if known): _____ _____ Area (ha): _____

16 Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[14]		B. Definitions and Further Information[17]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
7.	It is an area of indigenous vegetation or naturally occurring habitat that is large relative to other examples in the Waikato Region of similar habitat types, and which contains all or almost all indigenous species typical of that habitat type. Note that this criterion is not intended to select the largest example only in the Waikato Region of any habitat type.	This criterion is not intended to select the largest single example of a habitat type in the Waikato Region. Refer to vegetation maps (e.g. Leathwick *et al*. 1995, Singers and Rogers 2014), natural area inventories, DOC compilations of Sites of Special Wildlife Importance (SSWI), DOC Conservation Management Strategies for Waikato, Bay of Plenty, Wanganui, Auckland, and Tongariro/ Taupō Conservancies, Protected Natural Area Programme survey reports to help determine the species that are typical of each habitat type and to determine which other parts of the Waikato Region have similar habitat, and the size of those examples. Where there is doubt, refer to the representativeness and diversity and pattern guidelines given in Appendix 2.	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council Published reports or maps	Y / N / NS	Broad habitat types present: _____ _____ Area (ha) Notable flora or fauna: _____ _____ How does the size compare with other similar habitat types in the Region? _____ _____ Would you consider this to be among the best examples of its type nationally (Y/N), in the Waikato Region (Y/N), or in a particular ecological region/ district (Y/N)? Provide justification. _____ _____

A. Criteria[15]		B. Definitions and Further Information[18]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
8	It is aquatic habitat (excluding artificial water bodies, except for those created for the maintenance and enhancement of	Excludes artificial water bodies, except those created for the maintenance and enhancement of biodiversity or as mitigation for a consented activity.	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water	Y / N / NS	Catchment: _____ _____

17 Terms highlighted in **bold** type are defined in the glossary on Page 37.

18 Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[15]	B. Definitions and Further Information[18]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
biodiversity or as mitigation as part of a consented activity) that is within a stream, river, lake, groundwater system, **wetland**, intertidal mudflat or estuary, or any other part of the **coastal marine area** and their margins, that is **critical** to the self-sustainability of an indigenous species within a catchment of the Waikato Region, or within the **coastal marine area**. In this context '**critical**' means essential for a specific component of the life cycle and includes breeding and spawning grounds, juvenile nursery areas, important feeding areas and migratory and dispersal pathways of an indigenous species. This includes areas that maintain connectivity between habitats.	Groundwater systems in this context relate to spring-fed streams and wetlands, other wetlands that are primarily fed by ground water (e.g. fens and seepages), and underground water systems. Therefore, a ground water system in this context is potentially significant in its role of maintaining such spring or ground-fed streams and wetlands. It is likely that sound technical advice will need to be obtained from an appropriately qualified and experienced aquatic ecologist.	and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council University of Waikato		Area (ha) or length of habitat: _____ Species dependent on the system: _____ _____ _____

	A. Criteria[16]	B. Definitions and Further Information[19]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
9	It is an area of indigenous vegetation or habitat that is a healthy, **representative** example of its type because: • its structure, composition, and ecological processes are largely intact; and, • if protected from the adverse effects of plant and animal pests and of adjacent land and water use (e.g. stock, discharges, erosion, sediment disturbance), can maintain its **ecological sustainability** over time.	Fencing and pest control would be required for most mainland sites in the Waikato Region (irrespective of habitat type). Ecologists assessing this criterion should take into account the site's size, shape, buffering from external effects, and connection to other natural areas. Other factors to be considered include indigenous regeneration and recruitment (e.g. the presence of fruit, seedlings, nests, juveniles, fauna), structural tiers, hydrological processes in wetlands, invasive weeds, pest animals, domestic stock, threat management, management history. Where there is doubt, refer to the representativeness and diversity and pattern guidelines given in Appendix 2.	Consultant Ecologist Department of Conservation Waikato Regional Council Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Published reports or maps This criterion will require the input of an experienced and qualified ecologist. Good information will be required, and, in most instances, a field visit will be necessary.	Y / N / NS	Rank the following factors High (H), Medium (M) or Low (L): • Structural intactness ____ • Ratio of indigenous:exotic species ____ • Connectivity to other natural areas ____ • Size of the area in the context of the relevant ecological district ____ • Degree of protection from likely threats (e.g., fenced, buffered) ____ • Species diversity ____ List no. of responses to the above questions: H _____ M _____ L _____ Indicate overall ecological quality of the site: _____ Would you consider this to be among the best examples of its type nationally (Y/N), in the Waikato Region (Y/N), or in a particular ecological region/district (Y/N)? Provide justification: _____ _____ _____ _____

[19] Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[17]		B. Definitions and Further Information[20]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
10	*It is an area of indigenous vegetation or habitat that forms part of an **ecological sequence** that is either not common in the Waikato Region or an ecological district, or is an exceptional, **representative** example of its type.*	Ecological sequences that are not common in the Waikato Region include, but are not restricted to, indigenous dune vegetation through to coastal scrub or forest, lake margins or geothermal systems to indigenous forest, coastal to montane or alpine vegetation. Such sequences should be largely intact (e.g. perhaps bisected by roads but not by large tracts of non-indigenous land cover), such that they can be traversed by most indigenous species that are reliant on such sequences for the completion of part or all of their life-cycles (e.g. by movement of key fauna or dispersal of propagules such as seeds). It will probably be necessary to provide or obtain a map(s) of the sequence and the main vegetation types and habitats that it comprises. GIS analysis using a vegetation map and an appropriate evaluation framework, e.g. ecological district boundaries, may demonstrate whether a sequence is uncommon or one of the better examples. An exceptional, representative sequence will be one of the best examples of its type in the Waikato Region, taking into account its intactness, composition, and ecological processes.	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council Published reports or maps	Y / N / NS	Does the site include or is it part of one of the best or only examples of this type of ecological sequence nationally (Y/N), regionally (Y/N), or in the relevant ecological district (Y/N)? Location: _____ Key elements of sequence: _____ _____ _____ _____ _____ Justification: _____ _____ _____ _____ _____ _____ _____ _____

[20] Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. Criteria[17]	B. Definitions and Further Information[20]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
	Where there is doubt, refer to the diversity and pattern guidelines given in Appendix 2.			

A. Criteria[18]		B. Definitions and Further Information[21]	C. Likely Information Sources	D. Response (Yes? No? Not sure?)	E. If Yes, provide the information requested below to justify your decision and to assist with determining level of significance.
ROLE IN PROTECTION OF ECOLOGICALLY SIGNIFICANT AREA					
11	It is an area of indigenous vegetation or habitat for indigenous species (which habitat is either naturally occurring or has been established as a mitigation measure) that forms, either on its own or in combination with other similar areas, an ecological buffer, linkage or corridor, and which is necessary to protect any site identified as significant under Criteria 1-10 from external adverse effects.	This also includes riparian vegetation that protects a significant aquatic habitat e.g. a freshwater fishery, a lake, river, or stream that is important for the sustainability of an indigenous species, or a coastal or marine system. This criterion can also include sites which act as 'stepping stone' habitat between otherwise geographically isolated, significant sites. Determination of how far stepping stone habitat can be from other significant sites will depend on which species is used as an example. Therefore, care should be taken to consult a suitably qualified ecologist when determining whether a site meets this criterion. Where there is doubt, refer to the ecological context guidelines given in Appendix 2.	Consultant Ecologist Crown Research Institute, e.g. Landcare Research or National Institute of Water and Atmospheric Research (NIWA) Department of Conservation Waikato Regional Council Published reports or maps	Y / N / NS	Key ecological function(s) of the site (buffer, ecological linkage, other): _____ _____ Which site(s) does this area provide a buffer or linkage for? _____ _____ Which of criteria 1-10 does the buffered or linked site comply with? _____ _____ Justification: _____ _____ _____

21 Terms highlighted in **bold** type are defined in the glossary on Page 37.

Table 2: Relative importance of an area of significant indigenous vegetation or significant habitat of indigenous fauna.

In Column A, circle the criteria numbers for which you scored a 'Yes' in Table 1. Then consider the factors to be assessed, and complete Column D, using your answers in Table 1, Column E to justify your response.

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed**[22]	**C. Notes**	**D. Response (Yes / No / Not Sure)**
	INTERNATIONALLY SIGNIFICANT A site is Internationally Significant if you respond 'YES' to any of the questions in this section.	**Internationally significant** natural areas have usually been identified in previous assessments. These sites are so important that some of them are already protected by international conventions. For example, the Tongariro National Park is a World Heritage Area, and there are three wetlands in the Waikato listed as Wetlands of International Importance under the international Ramsar Convention (Whangamarino Swamp, Kopuatai Peat Dome, and the Firth of Thames estuary). Other natural areas may be internationally significant if they contain high quality vegetation or habitat that is unique in the world - for example, geothermal systems at Waiotapu and Orakeikorako.	

[22] Terms highlighted in **bold** type are defined in the glossary on Page 37.

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed**[22]	**C. Notes**	**D. Response (Yes / No / Not Sure)**
		Internationally significant sites are likely to attract the interest of overseas and NZ scientists, and be a primary attraction for international and national tourists, e.g. Miranda bird sanctuary, Tongariro National Park.	
1	Has it been recognised under international legislation or convention, or recommended for protection by a suitably qualified body, as an internationally significant area (e.g. as a World Heritage Site or a Ramsar site)?	A suitably qualified body able to recommend a site for international recognition includes Department of Conservation, QEII National Trust, Ngā Whenua Rāhui, and Nature Heritage Fund[23].	Y / N / NS
2	Is it a coastal habitat or ecosystem type within the Coastal Marine Area, which has been depleted or degraded on an international scale *and* is it degraded to the extent where **ecological sustainability** is threatened internationally?	For example shell barrier beaches at Miranda, seagrass beds, or some shellfish beds.	Y / N / NS
3	Is it currently habitat for an indigenous species (or genetically distinct population) which is threatened with extinction (in the categories Nationally Critical, Nationally Endangered, or Nationally Vulnerable) **and endemic to the Waikato Region**?	For a site to meet the criterion for international significance it must comprise **significant habitat** for a species (or genetically distinct population) on an international basis. It must also provide habitat for the species (or genetically distinct population), and/or the genetic entity must be indigenous to the site.	Y / N / NS

[23] DOC = Department of Conservation, WRC = Waikato Regional Council, NHF = Nature Heritage Fund, NWR = Ngā Whenua Rāhui, QEII = QEII National Trust.

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
		Nationally threatened Waikato endemics include Northern striped gecko, Moehau stag beetle, *Corybas carsei*.	
3	Is it a key habitat for the completion of the life cycle of a species (or genetically distinct population) that migrates internationally, the populations of which would be threatened if these habitats were not sustained?	An example of key habitat for international migrants is the Firth of Thames.	Y / N / NS
3	Is it significant habitat for a threatened international migrant at the limit of its natural range?		Y / N / NS
5	Is it one of the best international examples of an ecosystem type which is nationally uncommon?	For example shell barrier beaches at Miranda.	Y / N / NS
If the site meets several of: 2 **&** 9, or 4 **&** 9, or 5 **&** 9, or 6 **&** 9, or 7 **&** 9, or 8 **&** 9, or 9 **&** 10	Is the site the best or only remaining large **representative** example in New Zealand of a **suite** of relatively intact indigenous ecosystems and **ecological sequences** e.g. a **wetland**/forest complex with altitudinal sequences?	This would need to be justified by several well-qualified and experienced ecologists.	Y / N / NS

A. RPS Criteria met (see Table 1, Section 3 above)	B. Factors to be assessed[22]	C. Notes	D. Response (Yes / No / Not Sure)
	NATIONALLY SIGNIFICANT The site is **at least** Nationally Significant if you can answer 'YES' to any of the questions in this section.	**Nationally Significant** natural areas include sites that contain healthy populations of threatened species (such as kōkako and kākā habitat at Pureora), or are very good examples of nationally rare habitat or vegetation (such as the large wetlands in the northern Waikato). They also include sites that are the only location where certain species occur, such as the Mahoenui giant wētā. Nationally significant sites tend to attract the interest of scientists, technical specialists, and/or tourists from other parts of New Zealand.	
1	Is it protected, or recommended for protection, under the Conservation Act 1987 (as an Ecological Area, or Forest Sanctuary), National Parks Act 1980, Marine Reserves Act 1971, or Reserves Act 1977 (as a Nature Reserve or Scientific Reserve)?	In the Waikato Region these include, but are not limited to, Tongariro National Park, Waihaha Ecological Area, Waipapa Ecological Area, Mangatutu Ecological Area, Rapurapu Ecological Area, Ecological Areas on the Coromandel Peninsula.	Y / N / NS
2	Is it a coastal habitat or ecosystem type within the Coastal Marine Area which has been depleted or degraded on a national scale *and* is it degraded to the extent where **ecological sustainability** is threatened nationally?	Examples in the Waikato Region include rhodolith beds.	Y / N / NS
3	Is it habitat used on a **regular basis** by, or is key habitat for, an indigenous species (or genetically distinct population) in the threat categories 'Nationally Critical', 'Nationally Endangered', or 'Nationally Vulnerable'?	Sites where low numbers are present on only a few occasions (and are unlikely to be important for the long-term viability of the species) do not meet this criterion. For a site to meet this criterion for national significance, it will be of importance for the viability of the species (or genetically distinct population) on a national basis. The site will provide habitat for the species (or genetically distinct population), and it will either be used on an **ongoing basis**, or be important for sustaining a population on a	Y / N / NS

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
		seasonal basis for key components of its life cycle (e.g. feeding site), or be an important migratory site, breeding site, or over-wintering site.	
3	Is it one of the best quality examples nationally of habitats used on an **ongoing basis** by a species (or a genetically distinct population) in the At Risk categories 'Declining', 'Recovering', 'Relict', or 'Naturally Uncommon'?	For example, Archey's frog habitat at Whareorino.	Y / N / NS
3	Is it a key habitat for the completion of the life cycle of a nationally Threatened or At Risk species (or genetically distinct population) that migrate nationally and that would be threatened if these habitats were not sustained?	For example, over-wintering habitat for black stilt at Kawhia Harbour, or over-wintering habitat for banded dotterel at Kawhia Harbour and Aotea Harbour.	Y / N / NS
2 **&** 9, or 4 **&** 9 or 5 **&** 9 or 6 **&** 9	Is it indigenous vegetation or habitat for indigenous species that is **under-represented** nationally (20% or less remains), or nationally uncommon (including **wetland**) that is a good quality example that is **representative** of its type?	Good quality examples would receive mostly high or medium ratings for Criterion 9 in Table 1, taking into account size, presence of plant and animal pests, stock damage, and other damaging effects. For the definition of vegetation types refer to Criterion 4 in Table 1 above: Column B, Definitions and Further Information.	List no. of responses to criterion 9 in Table 1: H _____ M _____ L _____ Y / N / NS
	<u>REGIONALLY SIGNIFICANT</u> The site is **at least** Regionally Significant if you can respond 'YES' to any of the questions in this section.	**Regionally significant** natural areas include the best examples in the Waikato Region of habitats that may be common elsewhere in New Zealand - for example, our best	

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
		dune systems or largest mangrove-filled estuaries, or large examples of more common vegetation types. They may also include degraded examples of nationally rare features.	
1	Is it protected, or has been recommended to be protected, under the Reserves Act 1977, as a Wildlife Management Reserve, Wildlife Refuge, Scenic Reserve, Ngā Whenua Rāhui Kawenata, or for any conservation purpose under the Conservation Act such as a Conservation Area or Conservation Park, specifically for the protection of biodiversity?		Y / N / NS Status: _____ Recommended Status: _____
1	Is it protected, or has it been recommended to be protected, as a QEII Open Space Covenant, Ngā Whenua Rāhui Kawenata, or Nature Heritage Fund reserve for biodiversity protection purposes other than those outlined for sites of international or national significance?		Y / N / NS
2	Is it a coastal habitat or ecosystem type within the Coastal Marine Area which has been depleted or degraded on a regional scale *and* is it degraded to the extent where **ecological sustainability** is threatened regionally?	For example green-lipped mussel (*Perna canaliculus*) beds, subtidal seagrass beds, estuarine habitat.	Y / N / NS
3	Is it habitat of considerable importance for the conservation of an indigenous species (or genetically distinct population) in the 'At Risk' category ('Declining', 'Recovering', 'Relict', and 'Naturally Uncommon'), or is important habitat for a non-threatened species that is	Assessment of whether a species is regionally uncommon in the Waikato Region would have to be justified by a well-qualified and experienced ecologist(s) very familiar with the species and ecology of the Waikato Region.	Y / N / NS Species: _____

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
	endemic to the Waikato Region, or at the limits of its **natural range**.	Sites where low numbers are present on only a few occasions and it is unlikely to be important for long-term viability of the species - or genetically distinct population - do not meet this criterion. For a site to meet this criterion for regional significance, the site will be of importance for the viability of a particular species (or genetically distinct population) on a regional basis. The site will provide habitat for the species (or genetically distinct population), and it will either be used on an **ongoing basis**, or be important for sustaining a population on a seasonal basis for key components of its life cycle (e.g. feeding site), or be an important migratory site, breeding site, or over-wintering site. Small populations of threatened plants, which are not significant on a national basis, but in the Threatened categories Nationally Critical, Nationally Endangered, or Nationally Vulnerable, may be placed in this category.	Threat Status: _____
3	Is it habitat of importance for the conservation of a regionally uncommon species (or genetically distinct population) within the Waikato Region, although the species is secure elsewhere?		Y / N / NS Species: _____ Threat Status: _____
3	Is it habitat considered (by several qualified and experienced ecologists) to be of importance for the sustainability of a 'data-deficient' species on a regional basis.		Y / N / NS Species: _____ Threat Status: _____

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
2 **&** 9 or, 4 **&** 9	Is it indigenous vegetation or habitat for indigenous species that is **under-represented** regionally (i.e. within relevant ecological regions and districts) and which is a good quality example that is **representative** of its type (taking into account size, plant and animal pests, stock damage, and other damaging effects)?	Good quality examples would receive high or medium ratings for Criterion 9 in Table 1. Assessment must be justified by a suitably qualified and experienced ecologist.	List no. of responses to question 9 in Table 1: H _____ M _____ L _____ Y / N / NS
4, 5, or 6	Is it a relatively large example of indigenous vegetation or habitat for indigenous species that is **under-represented** nationally, or nationally uncommon (including **wetlands**), but which is degraded in quality (taking into account presence of plant and animal pests, stock damage, and other damaging effects)?	Assessment must be justified by a well-qualified and experienced ecologist. Use the results from Criterion 9 in Table 1 to determine the relative quality of the site.	Y / N / NS
4	Is it the Region's only remaining **representative** example (irrespective of its size) of a particular indigenous vegetation type or indigenous species habitat that is degraded in quality?	**Representative** examples are vegetation/habitat types that are typical or characteristic of the indigenous biodiversity of an ecological district and which include all the expected species/assemblages for a particular ecological district and/or landform. The reality for many landscapes, particularly throughout much of the Waikato, is that a '**representative** example' will be the largest and most diverse remaining example of indigenous vegetation and habitats.	List no. of responses to question 9 in Table 1: H _____ M _____

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
		Degraded sites would receive mostly Low scores for the factors listed in Criterion 9.	L _____ Y / N / NS
9 or 8 **&** 9 or 10 **&** 9	Is it one of the best **representative** examples in the Waikato Region of indigenous vegetation, or habitat for indigenous fauna, or an **ecological sequence**?	Assessment must be justified by a well-qualified and experienced ecologist.	Y / N / NS
7 **&** 9	Is it a large, good quality example of indigenous vegetation or habitat for indigenous species **representative** of the ecological character typical of the Waikato Region?	This may include examples of indigenous vegetation that are large or moderately large relative to other similar habitats in the Region or within the relevant ecological district. They should be relatively intact and retain the main elements of their original composition structure. Examples would include relatively large tracts of indigenous forest and habitats on the Hakarimata Range and Kaimai Range.	Y / N / NS
11	Is it a buffer (or a key part of a buffer) to a site that is of international or national significance?	The site buffered must have first been shown to be of national or international significance using relevant sections in Table 2 above.	Y / N / NS

A. RPS Criteria met (see Table 1, Section 3 above)	**B. Factors to be assessed[22]**	**C. Notes**	**D. Response (Yes / No / Not Sure)**
All	**<u>LOCALLY SIGNIFICANT</u>** The site is **at least** of Local Significance if you answered "Yes" to at least one of criteria 2-11 in Table 1 but did not answer "Yes" to any of the questions above in Table 2.	**Locally significant** natural areas are healthy examples of relatively common vegetation and habitat types. They are often small areas, but large enough to enable key ecological processes to occur, such as regeneration of seedlings or reproduction and recruitment of indigenous fauna. These sites may not be particularly significant in their own right, but nevertheless play an important part in a network of natural areas. For example, a locally significant site might be important as a seasonal feeding or breeding area. It might also act as a 'stepping stone' between other natural areas, allowing indigenous fauna to move in search of food or mates. Such sites are likely to provide **representative** examples of common or typical vegetation types or habitat for common indigenous species. They will not be among the best examples in the Region but will meet Criterion 9 as healthy, functioning, and ecologically viable sites.	Y / N
HOW SIGNIFICANT IS THE SITE?		Circle the highest level for which you allocated at least one "Yes" response in Table 2. This indicates the relative importance of the site.	International, National, Regional, Local

Table 3: Checklist for assessing the relative importance of an area of significant indigenous vegetation or significant habitat of indigenous fauna.

Notes for Table 3

If a site is not of international, national, or regional significance, but meets one of the 11 criteria, it is locally significant.

1 Sites that are the 'best' example of their type will also meet Criterion 9. For international significance such sites will also be likely to meet a number of other criteria and must comprise an ecosystem complex.

2 Levels of significance are applicable to any site that is part of a larger area that qualifies under any criterion.

3 A site that is significant as a large area of wildlife habitat, aquatic habitat or a representative example of its type, will only be of greater than regional significance if it also meets one of the other criteria for which national or international levels apply. For instance, if the site was also habitat for acutely threatened species, it would be assessed using Criterion 3 as well as Criteria 7, 8, or 9.

Criteria	Reason for Significance	Significance Levels		
		International	National	Regional
1	Legally protected or recommended for protection	RAMSAR or WHS	Ecological Area, Forest Sanctuary, National Park, Marine Reserve, Nature Reserve, Scientific Reserve	Other areas recognised under the Reserves Act, or Conservation Act, or QEII National Trust, Ngā Whenua Rāhui, or Nature Heritage Fund.
2	Coastal vegetation or habitat for indigenous fauna that has been reduced in extent by human impacts.	Internationally depleted or degraded coastal vegetation or habitat type.	Nationally depleted or degraded coastal vegetation or habitat type.	Regionally depleted or degraded coastal vegetation or habitat type.
3	Threatened or At Risk species Waikato Endemic Species at the limits of their natural range Regionally uncommon species	Nationally Threatened Waikato endemic species Threatened species at their international range limit. International migrants that would be threatened if this habitat were lost.	Nationally Threatened species Best example habitat for a species at its natural range limit. Nationally At Risk Waikato endemic species	Nationally At Risk species Non-threatened Waikato endemic species Non-threatened species at the limit of their natural range

Criteria	Reason for Significance	Significance Levels		
		International	**National**	**Regional**
				Regionally uncommon species
4	Under-represented vegetation or ecosystem type	Best[1] or only remaining large example of a suite or sequence of ecosystems. For criteria 4, 5, 6, and 10, sites in this category would also be likely to meet a number of other criteria and form an ecosystem complex.	Good quality example of nationally under-represented vegetation or ecosystem type (must also meet Criterion 9).	Good quality example of regionally under-represented vegetation or ecosystem type. **OR** Relatively large but degraded example of a nationally under-represented habitat type. **OR** Degraded example but the Region's only remaining example (of any size).
5	Nationally/naturally uncommon ecosystem	Best[1] or only remaining large example in NZ of a suite of naturally uncommon ecosystems.	Good quality example of a nationally rare type (must also meet Criterion 9).	Relatively large but degraded example.
6	Wetland habitat	Best[1] or only remaining large example in NZ of a wetland type with gradients between other ecosystem types.	Good quality example (must also meet Criterion 9).	Relatively large but degraded example.
7	Large, diverse, intact habitat[2]	See notes above[2]	See notes above[2]	Good quality representative example (must also meet Criterion 9).
8	Aquatic habitat	See notes above[2]	See notes above[2]	The Region's best or only example of a good quality example (must also meet Criterion 9).
9	Representative example	See notes above[2]	See notes above[2]	One of the Region's best examples.
10	Uncommon or exceptional	Best[1] or only remaining large example of a suite or	Good quality example of a nationally rare	One of the Region's best examples (must

Criteria	Reason for Significance	Significance Levels		
		International	National	Regional
	ecological sequence.	sequence of ecosystems.	ecological sequence (must also meet Criterion 9).	also meet Criterion 9).
11	Buffer	-	-	Buffers a site that is of national or international significance.

Appendix C:

Key literature and datasets supporting the Hamilton City SNA assessment

Dataset	Source
Cornes, T.S., Thomson, R.E., Clarkson, B.D. 2012. Key Ecological Sites of Hamilton City Volume I & II. CBER Contract Report 121 prepared for Hamilton City Council. University of Waikato, Hamilton	Hamilton City Council
Hamilton District Plan SNA - GIS layer	Hamilton City Council
Biodiversity Vegetation (BIOVEG) - GIS Layer The dataset currently contains mapped polygons representing terrestrial vegetation, palustrine wetlands, mangroves, and saline wetlands within Waikato Regional Council boundary. The data set was digitised off the WRAPS imagery using a simplified version of the Land cover database (LCDB) classifications. This work is licensed under a Creative Commons Attribution 4.0 International License International	Waikato Regional Council
Aerial Photography – WRAPS 2017 – or later Colour digital orthophotography for the Waikato region. This work is licensed under a Creative Commons Attribution 4.0 International License	Waikato Regional Council
Aerial photography 2021 – Hamilton City	Hamilton City Council
Aerial Photography - Oblique Imagery 2021. Provided by LINZ This work is licensed under a Creative Commons Attribution 4.0 International License	Land Information New Zealand
Manaaki Whenua - Landcare Research New Zealand Limited. 2012. *Threatened Environment Classification.* Available at: https://www.landcareresearch.co.nz/tools-and-resources/mapping/threatened-environment-classification/#:~:text=The%20Threatened%20Environment%20Classification%20is,purpose%20of%20natural%20heritage%20protection The maps and information are licensed under a Creative Commons Attribution 3.0 New Zealand License	Manaaki Whenua - Landcare Research New Zealand Limited
WRC Biodiversity Inventory spatial dataset (draft – based on Singers & Rogers 2014). Provided by WRC on 3 September 2021	Waikato Regional Council
Protected areas	Land Information New Zealand
NIWA. 2021. *NZ Freshwater Fish Database.* Available at: https://niwa.co.nz/information-services/nz-freshwater-fish-database	NIWA
Biodiversity Information Management System (BIMS) spatial data and reports available for the HCC area (none available for Hamilton City)	Department of Conservation
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Department of Conservation. 2021. BioWeb Plants database, spatial dataset. Provided by Department of Conservation. Dated 2021	Department of Conservation
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Appendix D:

Types of legal protection in Hamilton City

This appendix lists the possible legal mechanisms, or types of legal protection that have been applied to protect natural areas within Hamilton City. The list includes those types that are reasonably expected to have been originally applied for protecting biodiversity values, as well as those considered indeterminate as to whether they were originally applied for protecting biodiversity values. This is based on the interpretation of RPS criterion 1, which assumes that the biodiversity values of a protected site have been previously assessed and deemed worthy of protection.

Legal protected types are:

- Nature Reserve
- Scientific Reserve
- National Reserve / National Park
- Scenic Reserve
- Conservation Park
- Wilderness Area
- Ecological Area
- Sanctuary Area
- Watercourse Area
- Wildlife Management Reserve / Government Purpose Reserve (Wildlife Management)
- Wildlife Refuge / Government Purpose Reserve (Wildlife Refuge)
- Wildlife Reserve / Government Purpose Reserve (Wildlife Reserve)
- Wildlife Sanctuary / Government Purpose Reserve (Wildlife Sanctuary)
- QEII Open Space Covenant
- Council Conservation Covenants
- Stewardship Area / Conservation Area
- Recreation Reserve
- Sanctuary Area
- Watercourse Area
- Historic Reserve
- Marginal Strip
- Local Purpose Reserve (Esplanade)

Appendix E:

Confidence levels for significant natural areas

Definitions and factors to consider when applying a Confidence Level to the significance assessment of a site. Adapted from Wildland Consultants Contract Report No. 1080 (DOC# 1396563)

Confidence level	Definition
High	High level of confidence in assessment. Ecological information about the site is: • Comprehensive • Reliable • Applicable and/or recent • Site specific Sites with a high confidence rating include: • Relatively large, well-studied, protected areas e.g. Waiwhakareke Natural Heritage Park. • Protected areas that are well known as habitats for threatened species • Unprotected sites that have been identified as recommended areas for protection in a protected natural areas survey. • Other sites that have been the subject of fauna and/or flora surveys and the information is comprehensive, reliable, recent and site-specific. Sites with a high confidence level have a low requirement for field survey
Medium	Moderate level of confidence in assessment. Ecological information about the site is: • Relatively comprehensive • Reliable • Not entirely applicable/ recent • More likely to be general than site-specific, e.g. the information applies to a larger tract of indigenous vegetation, of which the site is a relatively small part. Sites with a moderate confidence rating include: • Sites where the assessment is based on ecological information that does not meet all of the criteria for a high confidence level. • Sites that are contiguous with a site that has a high confidence level, and information about the contiguous site is assumed to be applicable to the site that is being assessed. • Sites that have been assessed as nationally or regionally significant on the basis of a record of a single species (such as kākā) without meeting other criteria for national or regional significance. • Sites for which incomplete ecological information exists, and for which targeted surveys may result in records of threatened species. Sites with a medium confidence level have a requirement for field survey.

Confidence level	Definition
Low	Low level of confidence in the assessment. Ecological information about the site is not available or is: • Not comprehensive • Unreliable • Out-dated • General Sites with a low confidence rating include: • Very small protected sites e.g. marginal strips. • Unprotected sites within ecological districts where a protected natural areas survey has not been undertaken. • Sites that have met criteria for national significance, solely on the basis of a record of a species (e.g. *Juncus holoschoenus var. holoschoenus*) that is probably extinct at the site. Sites with a low confidence level have a high requirement for field survey.

Appendix F:

Metadata for the "Significant Natural Areas – Hamilton City" Data set

Floristic Significant Natural Areas (fSNA) - Hamilton City 2022

Type File Geodatabase Feature Class

Tags Hamilton City Council, fSNA, floristic Significant Natural Areas

Summary

On behalf of Hamilton City Council, 4Sight Consulting has undertaken an assessment of floristic Significant Natural Areas (fSNA) within Hamilton City (Kirikiriroa). Floristic SNA are based on the historic SNA identified by Cornes et al. (2012). This dataset provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context.

Refer to the report: Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems (Montemezzani 2022).

Description

On behalf of Hamilton City Council, 4Sight Consulting has undertaken an assessment of significant natural areas (SNA) within Hamilton City (Kirikiriroa). Floristic SNA are based on the historic SNA identified by Cornes et al. (2012). This dataset provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context.

The SNA database will assist Hamilton City Council (HCC) in their development of policies, incentives, and rules in relation to their obligations under the Resource Management Act (1991), primarily under section 6c, to protect significant habitats of indigenous fauna and flora.

Based on the findings, recommendations were made on methods to maintain and protect existing SNA and indigenous biodiversity. Those recommendations were given to HCC, to be included as part of the District Plan review process, in which they will take this assessment into consideration.

The data resulting from this project will be held and maintained in an SNA database by HCC. It is important to recognise that the inventory produced for this study is an indicative and provisional data set of SNA in Hamilton City and it is expected to be updated periodically as new information becomes available. In particular, feedback from iwi, Department of Conservation (DOC), Manaaki Whenua and Landcare Research, other key stakeholders, and data obtained from consenting assessments will provide valuable information which will be used to validate the data.

Indigenous terrestrial and freshwater wetland natural areas were assessed as part of this inventory. Lake, stream, and riverine ecosystems were also included in this assessment, as they form an intrinsic part of the ecosystems within the landscape.

Refer to the report: Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems (Montemezzani 2022).

Credits

Wiea Montemezzani 4Sight Consulting

Use limitations

The first stage of the SNA site identification and significance assessments were carried out through a desktop exercise, during which no fieldwork or ground-truthing was undertaken. The desktop assessments were conducted using high resolution orthorectified aerial imagery, oblique imagery (provided by LINZ), and by reviewing the original SNA dataset (Cornes et al. 2012), existing spatial databases available in GIS software, existing ecological information available from reports, and local knowledge of 4Sight ecologists and the external reviewers Professor Bruce Clarkson and Gerry Kessels. Stage two of this assessment involved an extensive landowner consultation process during which 384 responses were received, and 58 properties were visited.

Extent

There is no extent for this item.

Scale Range

Maximum (zoomed in) 1:5,000

Minimum (zoomed out) 1:50,000

Corridor Significant Natural Area (cSNA) - Hamilton City 2022

Type File Geodatabase Feature Class

Tags Hamilton City Council, cSNA, corridor Significant Natural Areas

Summary

On behalf of Hamilton City Council, 4Sight Consulting has undertaken an assessment of corridor Significant Natural Areas (cSNA) within Hamilton City (Kirikiriroa). This dataset provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context.

Refer to the report: Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems (Montemezzani 2022).

Description

On behalf of Hamilton City Council, 4Sight Consulting has undertaken an assessment of significant natural areas (SNA) within Hamilton City (Kirikiriroa). This report provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context.

The SNA database will assist Hamilton City Council (HCC) in their development of policies, incentives, and rules in relation to their obligations under the Resource Management Act (1991), primarily under section 6c, to protect significant habitats of indigenous fauna and flora.

Based on the findings, recommendations were made on methods to maintain and protect existing SNA and indigenous biodiversity. Those recommendations were provided to HCC, who are currently in the process of a District Plan review process, in which they will take this assessment into consideration.

The data resulting from this project will be held and maintained in an SNA database by HCC. It is important to recognise that the inventory produced for this study is an indicative and provisional data set of SNA in Hamilton City and it is expected to be updated periodically as new information becomes available. In particular, feedback from iwi, Department of Conservation (DOC), Manaaki Whenua – Landcare Research, other key stakeholders, and data obtained from consenting assessments will provide valuable information which will be used to validate the data.

Indigenous terrestrial and freshwater wetland natural areas were assessed as part of this inventory. Lake, stream, and riverine ecosystems were also included in this assessment, as they form an intrinsic part of the ecosystems within the landscape.

Refer to the report: Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems (Montemezzani 2022)

Credits

Wiea Montemezzani. 4Sight Consulting

Use limitations

The first stage of the SNA site identification and significance assessments were carried out through a desktop exercise, during which no fieldwork or ground-truthing was undertaken. The desktop assessments were conducted using high resolution orthorectified aerial imagery, oblique imagery (provided by LINZ), and by reviewing the original SNA dataset (Cornes et al. 2012), existing spatial databases available in GIS software, existing ecological information available from reports, and local knowledge of 4Sight ecologists and the external reviewers Professor Bruce Clarkson and Gerry Kessels. Stage two of this assessment involved an extensive landowner consultation process during which 384 responses were received, and 58 properties were visited.

Extent

There is no extent for this item.

Scale Range

Maximum (zoomed in) 1:5,000

Minimum (zoomed out) 1:50,000

Appendix G:

Summary of attributes in Excel Master Dataset

The following is a list of all the attributes filled in in the Master Dataset. The complete Master Dataset will be provided as a separate document upon finalization of the spatial dataset.

SITE_ID
SITE_NAME
SNA Type
HIST_ID (2010)
SITE DESCRIPTION
ECOSYSTEM_TYPE
CRIT_1
CRIT_2
CRIT_3
CRIT_4
CRIT_5
CRIT_6
CRIT_7
CRIT_8
CRIT_9
CRIT_10
CRIT_11
RPS_CRITERIA_KNOWN_MET
RPS_CRITERIA_LIKELY_MET
RPS_CRITERIA_INDETERMINATE_MET
SIGNIFICANCE_2021
FULL_SIG_JUSTIFICATION
CONF_LEVEL
PEST_ANIMAL_ISSUE
PEST_PLANT_ISSUE
STOCK_ISSUE
DEV_ISSUE
OTHER_ISSUE
ISSUE_JUSTIFICATION
FAUNA
FAUNA & STATUS (2021)
FLORA
FLORA & STATUS (2021)
Reference_literature
BOUNDARY_SOURCE
AREA_HA
Latitude
Longitude

Appendix H:

Examples of linework review updates

Example 1. cSNA linework taken back to exclude the canopy dripline where this clearly overlaps man-made structures.

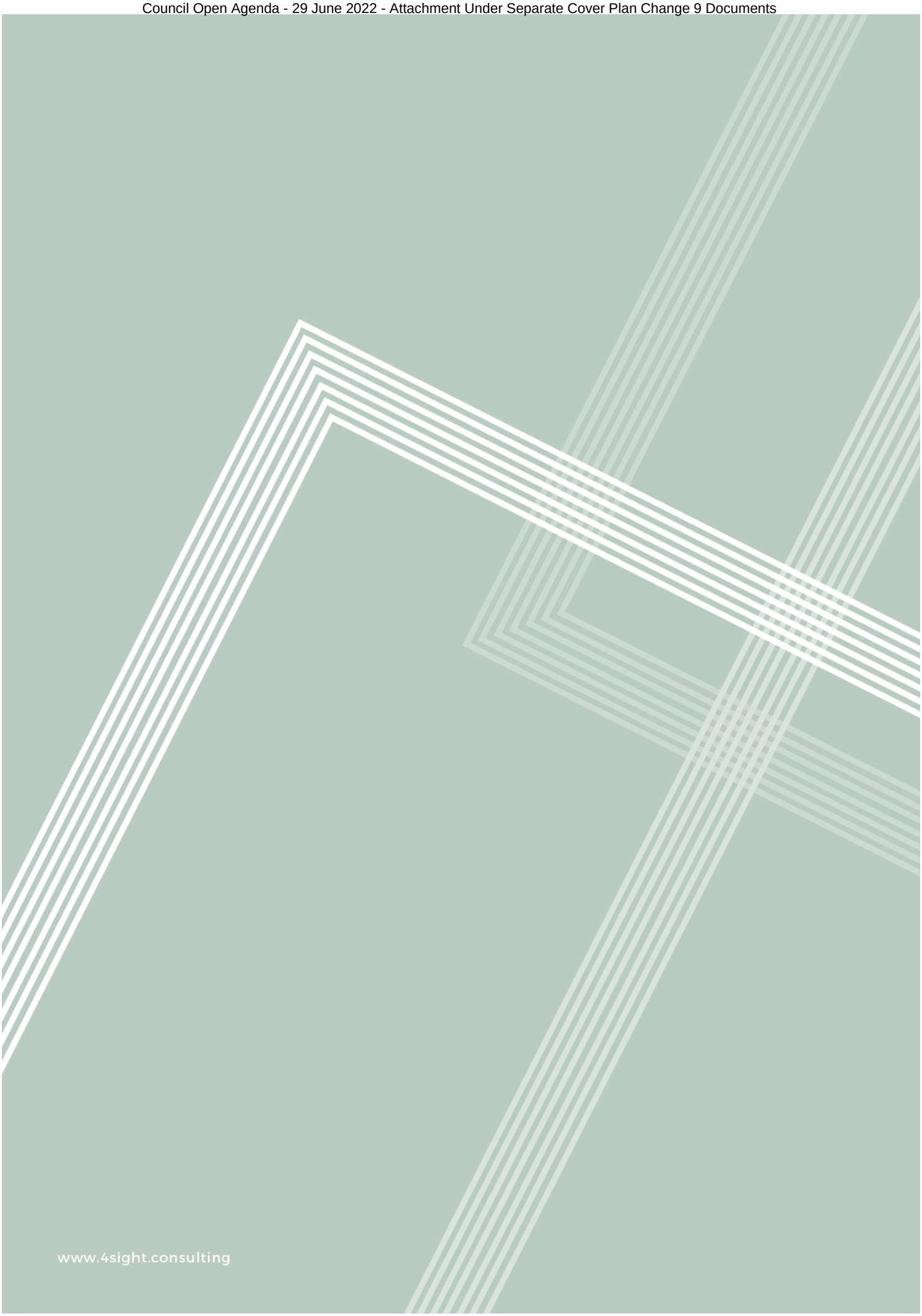
Example 2. Exclusion of an orchard along the eastern boundary of a gully slope.

Example 3. Exclusion of a driveway hidden under dense canopy.

Example 4. Exclusion of a deck and ornamental garden features.

Example 5. Exclusion of a narrow grass strip along a driveway.

Example 6. Exclusion of an area of flat garden adjacent to the gully slope.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Hamilton City District Plan Significant Natural Area Review – Issues and Options

Hamilton City Council
City Planning

Final Report

May 2022

REPORT INFORMATION AND QUALITY CONTROL

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Appendix A: Relevant provisions in RPS and other distict plans

1 INTRODUCTION

1.1 Purpose of report

4Sight has been engaged by Hamilton City Council to review and refine the provisions in the Hamilton City District Plan (**District Plan**) relating to Significant Natural Areas (**SNAs**). The purpose of this report is to outline issues and options to inform recommended amendments to the District Plan provisions relating to SNAs taking into account updated mapping of SNAs in the district recently completed by the 4Sight ecology team, relevant statutory requirements and policy direction, and current management practices for SNA protection and management. The recommendations in this report incorporate feedback from Hamilton City Council (**HCC**) and other external stakeholders and have resulted in recommended amendments to the SNA provisions in Chapter 20 in the District Plan and other consequential changes relating to the management of SNA to other chapters where required. These amendments to the District Plan will form part of a future plan change (Plan Change 9) and section 32 evaluation report.

1.2 Context for SNA review

The SNA provisions of the District Plan were last reviewed in 2017, when the final appeal point by the Waikato Regional Council was resolved by consent order. Although the provisions themselves were reviewed fairly recently, the underlying SNA mapping was based on work completed in 2010. It is also based only on areas of indigenous flora and does not include areas of significant indigenous fauna habitat. This is a significant gap as the Hamilton City district includes other vegetated areas (predominantly in gullies and along the Waikato River) that are the habitat for several threatened and/or regionally uncommon species, notably the long-tailed bat. Hamilton is one of only a few cities in New Zealand where long-tailed bats are known to persist in an urban landscape[1].The 4Sight ecology team has recently completed a desktop analysis (supported by targeted ground truthing), identifying areas of ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City. This work has identified an additional 695.47ha[2] of land (including 137ha of the Waikato River) that should be mapped as SNA in addition to the current 166ha already mapped as SNA in the District Plan[3]. The updated SNA mapping work is discussed in more detail in **Section 3.2** of this report.

As well as the review of the SNA mapping currently underway, there is also the need to review the operative SNA provisions in light of relevant statutory requirements. In particular, the Waikato Regional Policy Statement contains very clear direction on how to manage and protect areas of SNA. The review has also been informed by the policy direction and expected requirements in the proposed National Policy Statement for Indigenous Biodiversity (**proposed NPSIB**). While the proposed NPSIB is not yet in effect and has no legal weight, it provides clear national direction on how SNAs should be managed and is expected to be gazetted while Plan Change 9 is in the formal Schedule 1 submission and hearing process. Plan Change 9 is also intended to precede and align with a HCC plan change to give effect to the intensification policies in the National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 as the protection of SNA is one of the 'qualifying matters' that will be considered.

Finally, feedback has been received from the consenting team at HCC that the Operative District Plan provisions for SNA have some issues and are not always able to deliver the best environmental outcomes for indigenous biodiversity, particularly along the Waikato River and in the gully systems. This is resulting in a slow, cumulative loss of indigenous vegetation and habitat in these areas as pressure to develop private land increases. As such, this review provides an opportunity to review these provisions to respond to and address the implementation issues raised.

1.3 Structure of report

The report is structured as follows:

- **Section 2** – Statutory planning context
- **Section 3** – Strategic and local context
- **Section 4** – Review of other district plans
- **Section 5** – Review of existing Hamilton City District Plan provisions

[1] O'Donnell, C.F.J., Borkin, K.M., Christie, J.E., Lloyd, B., Parsons, S., Hitchmough, R.A. 2018: Conservation status of New Zealand bats, 2017. New Zealand Threat Classification Series 21. Department of Conservation, Wellington. 4 p.

[2] Excluding the Peacocke Structure Plan area, which includes an additional 75ha of SNA.

[3] 4Sight (2022) '*Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems',* prepared for Hamilton City Council.

- **Section 6** – Key issues identified with existing District Plan provisions
- **Section 7** – Options
- **Section 8** – Recommended SNA policy and rule framework.

2 STATUTORY PLANNING CONTEXT

2.1 Resource Management Act 1991

2.1.1 Purpose and principles

Section 5 of the RMA outlines the purpose of the Act which is as follows (**emphasis added**):

> *(1) The purpose of this Act is to promote the sustainable management of natural and physical resources. (2) In this Act, 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—*
>
> > *(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.*

Section 6 of the RMA outlines matters of national importance that must be recognised and provided for in achieving the purpose of the RMA. The section 6 matters of most relevance to indigenous biodiversity are (**emphasis added**):

> *(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development; ...*
>
> ***(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna; ….***
>
> *(e) the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga;*

Section 6(c) is a key consideration for indigenous biodiversity and requires all persons exercising functions under the RMA to provide for the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna (significant natural areas). The word "protection" is not defined in the RMA, but the Environment Court has stated it has the ordinary meaning "to keep safe from harm, injury or damage"[4] and that it has a similar meaning as safeguard in section 5(2)(b) of the RMA. Section 6(c) is not subject to any qualifiers and the direction to protect significant natural areas is more absolute than section 6(a) and 6(b) of the RMA.

Section 7 sets out other matters to have particular regard to in achieving the purpose of the RMA. The relevant matters of most relevance to indigenous biodiversity are (emphasis added):

> *(a) kaitiakitanga:*
>
> *(aa) the ethic of stewardship:*
>
> *(b) the efficient use and development of natural and physical resources: …*
>
> *(c) the maintenance and enhancement of amenity values:*
>
> ***(d) intrinsic values[5] of ecosystems:***
>
> *f) maintenance and enhancement of the quality of the environment:*
>
> *(g) any finite characteristics of natural and physical resources: …*
>
> *(i) the effects of climate change: (j) the benefits to be derived from the use and development of renewable energy.*

[4] *Royal Forest and Bird Protection Society of New Zealand Inc v New Plymouth District Council* [2015] NZEnvC (2015) 19 ELRNZ 122 [63]

[5] Defined in the RMA as: *intrinsic values, in relation to ecosystems, means those aspects of ecosystems and their constituent parts which have value in their own right, including— (a) their biological and genetic diversity; and (b) the essential characteristics that determine an ecosystem's integrity, form, functioning, and resilience*

The Environment Court has attempted to explain (in summary) the scheme of Part 2 of the RMA with respect to indigenous biodiversity in *Director General of Conservation v Invercargill City Council*[6]. Some key extracts from that decision are provided below (emphasis added).

> [44] In part 2 of the RMA there are three provisions that are particularly important and relevant to biodiversity issues. They are the obligations: "*safeguard ... the life-supporting capacity of ... ecosystems" (section5(2)(b) RMA); "... protect ... areas of significant indigenous vegetation and significant habitats of indigenous fauna*" (section 6(c)); and …to have particular regard to the "*intrinsic values of ecosystems"* (section 7(d) recalling that is a defined term).
>
> [45] Five points should be made here about the scheme of the RMA in relation to indigenous biodiversity. First, the primary responsibility of local authorities when exercising their functions in respect of indigenous biodiversity is part of the very definition of "sustainable management": to safeguard the life-supporting capacity of ecosystems.
>
> [46] Second, **the recognition and protection of areas of significant indigenous vegetation, nationally important as it is, is an extension of that primary obligation. If an ecosystem or part of an ecosystem (being in either case an area of indigenous vegetation or a habitat of indigenous fauna) is found to be significant then that ecosystem is to be protected in itself, not merely to have its life-supporting capacity protected**.
>
> [47] Third, safeguarding (or protecting) the life-supporting capacity of ecosystems includes in each case having particular regard to each of its components including – as the definition of 'intrinsic values" 6 implies.

2.1.2 Functions of regional councils and territorial authorities

Regional council functions

Section 30 of the RMA sets out the functions of regional councils and this includes:

> *"(1) Every regional council shall have the following functions for the purpose of giving effect to this Act in its region*
>
> *(c) the control of the use of land for the purpose of –*
>
> *(iiia) the maintenance and enhancement of ecosystems in water bodies and coastal water;*
>
> *(ga) the establishment, implementation, and review of objectives, policies, and methods for maintaining indigenous biological diversity;*

Regional councils are required to prepare regional policy statements and section 62 of the RMA sets out what regional policy statements must contain. This includes:

(1) A regional policy statement must state—

> *(i) the local authority responsible in the whole or any part of the region for specifying the objectives, policies, and methods for the control of the use of land—*
>
> *(iii) to maintain indigenous biological diversity; and…*

This requirement is intended to ensure there are clear allocation of roles and responsibilities for the control of land to maintain indigenous biodiversity between regional councils and territorial authorities.

Territorial authority functions

Section 31 sets out the functions of territorial authorities and this includes:

> *(1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
>
> *(b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
>
> *(iii) the maintenance of indigenous biological diversity.*

Territorial authorities must prepare district plans to carry out its functions. District plans must give effect to national and regional policy statements.

[6] *Director General of Conservation v Invercargill City Council* [2018] NZEnvC 84.

2.2 National planning standards 2019

The National Planning Standards were introduced in April 2019 to provide nationally consistent direction on the structure and format of district plans, as well as providing some consistent content (definitions, noise and vibration metrics and mapping information). Standard 4 of the National Planning Standards set out the required format for district plans and this requires all district plans to include a chapter on 'ecosystems and indigenous biodiversity' in Part 2 – District Wide matters. Standard 7 of the National Planning Standards further states:

> *19. If the following matters are addressed, they must be located in the Ecosystems and indigenous biodiversity chapter:*
>
> *a. identification and management of significant natural areas, including under s6(c) of the RMA*
>
> *b. maintenance of biological diversity*
>
> *c. intrinsic values of ecosystems and indigenous biodiversity.*

The intent of these requirements is that provisions relating to significant natural areas and indigenous biodiversity are comprehensively included in one district plan chapter for ease of reference.

It is understood that the Hamilton City District Plan will be updated to give effect to the National Planning Standards as part of a future process (required to be implemented by April 2024). As such, updating the SNA and indigenous biodiversity provisions to align with the National Planning Standards is outside the scope of this project.

2.3 National Policy Statement for Urban Development 2020

The National Policy Statement for Urban Development 2020 (NPS-UD) was gazetted in July 2020 and came into force on 20 August 2020. The NPS-UD aims to recognise the national significance of:

- Having well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; and
- Providing sufficient development capacity to meet the different needs of people and communities.

The NPS-UD includes a mix of directive and more generic objectives, policies and implementation requirements and territorial authorities must give effect to these provisions either within the specified timeframes in the NPS-UD or "as soon as practicable". The NPS-UD applies more directive provisions to 'Tier 1' urban environments, which includes Hamilton City, including specific provisions for intensification plan changes which must be notified by August 2022. The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 expanded on these requirements and introduced requirements to incorporate the 'medium density residential standards' (**MDRS**) into the intensification plan changes and a new ''Intensification Streamlined Planning Process' to enable these plan changes to be implemented by 2023. HCC are currently working on a plan change to give effect to these requirements.

Of particular relevance to the intensification plan change is the list of 'qualifying matters' in Clause 3.32 of the NPS-UD whereby local authorities can modify the building height and densities required in the intensification policies. The list of qualifying matters includes "*a matter of national importance that decision-makers are required to recognise and provide for under section 6 of the Act*" and "*open space provided for public use, but only in relation to the land that is open space".*

The work to update the SNA mapping and provisions needs to precede and align with the timing of the NPS-UD intensification plan change so that urban growth planning can consider the locations of new SNA areas and potentially introduce restrictions on housing within or in close proximity to these areas as a 'qualifying matter' under Clause 3.32(a).

2.4 National Policy Statement for Freshwater Management 2020

The National Policy Statement for Freshwater Management 2020 (**NPS-FM**) was gazetted on 3 August 2020. The objectives, policies and implementation requirements in the NPS-FM are primarily directed at regional councils and their statutory functions under section 30 of the RMA to manage freshwater quality and quantity. Nonetheless, district plans must give effect to the NPS-FM to the extent relevant. The NPS-FM includes an overarching objective to

> '*ensure that natural and physical resources are managed in a way that prioritises:*
>
> *(a) first, the health and well-being of water bodies and freshwater ecosystems*
>
> *(b) second, the health needs of people (such as drinking water)*

(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.

The policies in the NPS-FM most relevant to Significant Natural Areas are:

Policy 3: *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments*

Policy 6: *There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*

Policy 7: *The loss of river extent and values is avoided to the extent practicable*.

Policy 9: *The habitats of indigenous freshwater species are protected.*

Improved protection of Significant Natural Areas through the Hamilton Cit District Plan, particularly through the Waikato River Corridor and Gully network, is consistent with these policies and will help to protect the values of Waikato River and its function as a habitat for freshwater species.

There is some overlap between SNAs identified in the 4Sight report *''Significant Natural Areas of Hamilton City District: Territorial and Wetland Ecosystems*" and wetlands in Hamilton City. However, the SNA mapping and updated provisions through this work does not extend to mapping and protection of 'natural inland wetlands' as that is a regional council function under the NPS-FM, in particular Clause 3.22 and 3.23, and under the National Environmental Standards for Freshwater 2020 (discussed below).

2.5 National Environmental Standards for Freshwater 2020

The National Environment Standards for Freshwater 2020 (**NES-F**) set out regulations and standards aimed at protecting freshwater and freshwater ecosystems. Regulation 5 of the NES-F clarifies that the regulations are the functions of regional councils and do not deal with the functions of territorial authorities.

The regulations in the NES-F of most relevance to the review of SNA provisions are those the relate to the protection of 'natural inland wetlands' (Part 3, subpart 1 of the NES-PF). These regulations require strict measures for activities that can result in the loss of extent and values of natural wetlands. The NES-F prescribes activity statuses and detailed conditions for various potentially damaging activities in and around wetlands. Only minor activities (e.g. wetland restoration, maintenance of existing structures) are enabled within or near wetlands under the NES-F and it includes stringent consent requirements for vegetation clearance, earthworks, taking water etc. not specifically provided for (generally a non-complying or prohibited activity). This is supported by the strong policy direction in the NPS-FM to avoid the loss of extent of natural inland wetlands and protect their values.

2.6 Proposed National Policy Statement for Indigenous Biodiversity

Public consultation on the proposed National Policy Statement for Indigenous Biodiversity (**proposed NPS-IB**) took place between November 2019 and January 2020. Officials are continuing to work on issues raised through public consultation and the intention is to release an exposure draft of the NPSIB in the first half of 2022. The exposure draft responds to feedback from submissions and hui and will help test the workability of updated provisions, but the general intent and scope of the NPSIB remains broadly consistent with that consulted on. This timing will also enable further work on incentives/support measures to ensure that iwi/Māori, landowners, local authorities and other stakeholders are assisted in the implementation of the NPSIB.

The proposed NPSIB has no legal effect and is subject to potential future change. However, it is highly relevant to the review of SNAs and associated provisions in Hamilton City and is expected to come into effect during the Plan Change 9 submission and hearing process. Therefore, it is considered effective and efficient to align the review of SNA provisions with the policy direction and requirements anticipated under the proposed NPSIB.

The proposed NPSIB will require district-wide SNA mapping using nationally consistent criteria and principles. The proposed NPSIB will then require that certain adverse effects are to be avoided on SNAs with limited exceptions with activities recognised as being important to New Zealand's economic, social and cultural well-being. The adverse effects to be avoided from subdivision, use and development are:

i. loss of ecosystem representation and extent:

ii. disruption to sequences, mosaics, or ecosystem function:

iii. fragmentation of SNAs or the or loss of buffers or connections within an SNA and between other indigenous habitats and ecosystems:

iv. a reduction in population size or occupancy of threatened species using the SNA for any part of their life cycle;[7]

These adverse effects to be avoided are based on ongoing ecological advice on what is needed to maintain biodiversity in New Zealand. However, the proposed NPSIB also recognises the important of providing a more flexible regime to these strong "avoidance policies" for activities that are important to economic, social and cultural well-being and activities that seek to restore and enhance SNAs. These activities are generally to be managed in accordance with the 'effects management hierarchy' which is a well-established approach to manage effects biodiversity internationally and within New Zealand. Activities that have a different consent pathway in the proposed NPSIB relevant to this review include:

- 'Specified infrastructure' that provides a range of network utilities and infrastructure public benefit
- Maintaining and restoring a SNA
- Use and development required to address a risk to public health and safety
- Sustainable customary use.

While the proposed NPSIB has yet to be finalised and is subject to potential future change, these requirements have been considered in reviewing the District Plan SNA provisions particularly in terms of reviewing the current "avoidance policies" for SNA in the District Plan and pathways for certain activities that are important to economic, social and cultural well-being.

2.7 Waikato Regional Policy Statement 2016

The Waikato Regional Policy Statement (**Waikato RPS**) was made operative in 2016. The District Plan is required to give effect to the Waikato RPS and the provisions of most relevance to this review are the objectives in section 3, section 11 which outlines policies and methods for indigenous biodiversity and SNAs, and section 11A which is the criteria for determining significance of indigenous biodiversity. The key Waikato RPS provisions are provided in full in **Appendix A**.

The Waikato RPS objectives of most relevance to this review are outlined below.

> ***3.8 Ecosystem services***
>
> *The range of ecosystem services associated with natural resources are recognised and maintained or enhanced to enable their ongoing contribution to regional wellbeing.*
>
> ***3.19 Ecological integrity and indigenous biodiversity***
>
> *The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.*

Section 11 of the Waikato RPS sets out a range of policies and methods to achieve these objectives. Key policies and methods are outlined below.

2.7.1 Policy 11.1 to maintain or enhance indigenous biodiversity

The intent of this policy is to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary. The policy seeks to achieve this by (not exhaustive list, see **Appendix A** for full text):

- Working towards no net loss of indigenous biodiversity at a regional scale
- Recreating and restoring habitats and connectivity between habitats
- Supporting ecosystem habitats and SNAs through buffering and/or linking
- Considering and applying biodiversity offsets

Policy 11.1 also includes implementing methods, which provide district councils with clear direction as to how they should manage indigenous biodiversity in district plans. Key direction in Methods 11.1.1-11.1.11 include:

- The need to **provide for positive biodiversity outcomes when managing activities**, including subdivision and land-use change, i.e. requiring and enabling restoration and enhancement of indigenous biodiversity through both plan rules and consent processes.
- Clear **direction on the range of adverse effects on indigenous biodiversity** that district plans are required to manage. The full list is in Method 11.1.2, but it includes effects such as fragmentation of ecosystems and habitats,

[7] Clause 3.9(1)(a) of the propsoed NPSIB consulted on.

loss of corridors, connections, linkages and buffers, loss, damage or disruption to ecological processes, functions and ecological integrity and cumulative effects.

- The **use of a effects management hierarchy** (set out in Method 11.1.3), based on avoidance, remediation, mitigation and offsetting (in that order) with some direction on when offsetting may be appropriate or inappropriate.
- Direction on **which activities should be permitted as they have minor effects on indigenous biodiversity** (Method 11.1.4), including maintaining, operating and upgrading lawfully established infrastructure, allowing existing lawfully established activities to continue (section 10 existing use rights), activities relating to maintaining or enhancing indigenous biodiversity, cultural practices and health/safety reasons.

2.7.2 Policy 11.2 to protect significant indigenous vegetation and significant habitats of indigenous fauna

This policy provides district councils direction on how to identify and map SNA in their district. The key message from the policy is that district councils need to protect SNAs by focusing on the characteristics that contribute to the significance and ensuring they are not reduced to the point that the significance of the SNA is reduced. Notably it is not a total 'avoidance' approach, rather a focus on whether the proposed activity actually impacts on the valued characteristics of the SNA that make it significant.

Implementing methods for Policy 11.2 direct how district councils need to identify and map SNA (using the criteria in Section 11A discussed below) and advocate for using an effects management hierarchy that gives priority to avoiding adverse effects before remediation, mitigation and offsetting should be considered, noting that this approach does not need to be taken for activities that have minor effects on indigenous biodiversity values under Method 11.1.4.

2.7.3 Section 11A criteria for assessing ecological significance

Section 11A contains the criteria for assessing the significance of areas of indigenous biodiversity and identifying the characteristics that make them significant. For an area to be identified as significant and classified as a SNA, one or more of the criteria must be met. The full list of criteria in Section 11A is included in **Appendix A** of this report.

2.8 Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River

In 2010, the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act established the Waikato River Authority as an independent statutory organisation tasked with the guardianship of the Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River ('Vision and Strategy'). The Vision and Strategy was developed and published in 2008 by the Guardians Establishment Committee and is the primary direction-setting document for the Waikato River and its catchments. The Vision in Strategy has been inserted into the Waikato RPS (section 2.5) and prevails over any inconsistent provision in a national policy statement, the New Zealand Coastal Policy Statement, and a national planning standard[8]. The Hamilton City District Plan must therefore give effect to the Vision and Strategy where relevant.

The Vision and Strategy covers 11,000 square kilometres of Waikato River catchment and responds to the following four fundamental issues:

1. *The degradation of the Waikato River and its catchment has severely compromised Waikato River iwi in their ability to exercise mana whakahaere or conduct their tikanga and kawa;*
2. *Over time, human activities along the Waikato River and land uses through its catchments have degraded the Waikato River and reduced the relationships and aspirations of communities with the Waikato River;*
3. *The natural processes of the Waikato River have been altered over time by physical intervention, land use and subsurface hydrological changes. The cumulative effects of these uses have degraded the Waikato River; and*
4. *It will take commitment and time to restore and protect the health and wellbeing of the Waikato River.*

The Vision and Strategy states *"Our Vision is for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come".*

To realise the vision, the Vision and Strategy has thirteen objectives including:

[8] Section 12 of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010.

a. The restoration and protection of the health and wellbeing of the Waikato River.

b. The restoration and protection of the relationship of Waikato-Tainui with the Waikato River, including their economic, social, cultural, and spiritual relationships.

f. The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River, and in particular those effects that threaten serious or irreversible damage to the Waikato River.

g. The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.

h. The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities.

i. The protection and enhancement of significant sites, fisheries, flora and fauna.

To achieve the objectives, the Vision and Strategy has twelve strategies including:

1. Ensure that the highest level of recognition is given to the restoration and protection of the Waikato River.

3. Develop targets for improving the health and wellbeing of the Waikato River by utilising maatauranga Maaori and latest available scientific methods.

5. Develop and share local, national and international expertise, including indigenous expertise, on rivers and activities within their catchments that may be applied to the restoration and protection of the health and wellbeing of the Waikato River.

6. Recognise and protect waahi tapu and sites of significance to Waikato-Tainui and other Waikato River iwi (where they so decide) to promote their cultural, spiritual and historic relationship with the Waikato River.

7. Recognise and protect appropriate sites associated with the Waikato River that are of significance to the Waikato regional community.

8. Actively promote and foster public knowledge and understanding of the health and wellbeing of the Waikato River among all sectors of the Waikato regional community.

9. Encourage and foster a 'whole of river' approach to the restoration and protection of the Waikato River, including the development, recognition and promotion of best practice methods for restoring and protecting the health and wellbeing of the Waikato River.

11. Ensure that cumulative adverse effects on the Waikato River of activities are appropriately managed in statutory planning documents at the time of their review.

A review of how the Hamilton City District gives effect to the Vision and Strategy was undertaken in 2021 which is discussed further in **section 3.3** of this report.

2.9 Waikato Regional Plans

The District Plan must not be inconsistent with a regional plan for any matter specified under section 30(1)(a) of the RMA. The Waikato Regional Council has a role under section 30(1)(ga) of the RMA to have provisions in their regional plans to manage indigenous biodiversity. The Operative Waikato Regional Plan 2007 does not identify SNA and only controls vegetation clearance for the purpose of managing high risk erosion areas.

The Operative Waikato Regional Coastal Plan 2012 identifies areas of significant indigenous vegetation and significant habitat in in the coastal marine area. As such, there is no potential inconsistency or conflict between the protection of terrestrial SNAs through the Hamilton City District Plan and the relevant regional plans.

3 STRATEGIC AND LOCAL CONTEXT

3.1 Overview of district

Hamilton City is New Zealand's largest inland city (c. 11,000 hectares), with a population of approximately 160,000 people. A major landscape feature of the city is the Waikato River, New Zealand's longest river that bisects the city area for a length of 16 km. Hamilton City has more than 1,000 hectares of open space, spread over 145 parks[9].

The Mangakotukutuku and Mangaonua gullies situated along the southern urban-rural interface of Hamilton City are the largest of the four gullies and, together with the Waikato River, form the single largest and most continuous ecotone in Hamilton. Conversely, the Kirikiriroa and Waitawhiriwhiri gullies are situated within the urban matrix in highly developed areas in the northern part of the city.

Within the Hamilton City Ecological District, it is estimated that since 1840, the Hamilton Ecological District has had a 97.8% reduction in indigenous vegetation[10]. The vegetation areas that are left (predominantly in gullies and along the Waikato River) are the habitat for several threatened and/or regionally uncommon species, notably the long-tailed bat where Hamilton is one of only a few cities in New Zealand where long-tailed bats are known to persist in an urban landscape[11].The overall picture is of a significantly depleted ecological system, with only 1.5% of the total city area protected by the current SNA overlay[12] and numerous areas of key habitat for fauna that are not protected by the operative SNA framework.

3.2 Updated SNA mapping by 4Sight

3.2.1 Significant Natural Areas of Hamilton City District – Draft Report (December 2021)

4Sight has completed updated mapping and assessment of SNAs within Hamilton City. The final report provides a summary of the ecological value and relative significance of terrestrial and wetland habitats remaining in Hamilton City within a regional and national context[13]. It is intended to assist HCC meet its obligations under section 6(c) of the RMA to protect significant habitats of indigenous fauna and flora.

The primary objective of the SNA mapping project was to review and update the existing Key Ecological Sites of Hamilton City[14] and identify new areas that are considered significant under the Section 11A of the Waikato RPS - criteria for determining significance of indigenous biodiversity. Two spatial data sets have been created through the project:

- ***'Floristic SNA' (fSNA):*** *Distinct areas of wetland or terrestrial vegetation communities dominated by naturally occurring indigenous plant communities or where naturally occurring indigenous vegetation define the primary aspects of the natural area which makes it significant in terms of Section 6c of the RMA (for example, the area meets criteria 4, 5, 6 or 10).*
- ***'Corridor/indigenous fauna habitat SNA' (cSNA):*** *Areas that are able to be delineated by topographical or vegetation features (such as gully systems, which can be dominated by exotic vegetation or restoration planting), which:*
  - *Provides significant fauna habitats (including stepping stone or corridor habitats), including regularly used habitats by nationally At Risk or Threatened indigenous fauna species (for example, the area meets criterion 3); or*
  - *Provides ecological buffering to a regionally or nationally important SNA, (for example, the area meets criteria 7, 8, 9,11).*

[9] Hamilton City Council. 2021. Website accessed in October 2021. https://www.hamilton.govt.nz/our-city/about-hamilton/learning%20about%20hamilton/Pages/default.aspx

[10] Leathwick, J.R., Clarkson, B.D., Whaley, P.T. 1995. Vegetation of the Waikato Region: Current and historical perspectives. Landcare Research Contract Report LC9596/022. Manaaki Whenua - Landcare Research, Hamilton.

[11] O'Donnell, C.F.J., Borkin, K.M., Christie, J.E., Lloyd, B., Parsons, S., Hitchmough, R.A. 2018: Conservation status of New Zealand bats, 2017. New Zealand Threat Classification Series 21. Department of Conservation, Wellington. 4 p.

[12] Cornes, T.S., Thomson, R.E., Clarkson, B.D. 2012. Key Ecological Sites of Hamilton City Volume I & II. CBER Contract Report 121 prepared for Hamilton City Council.

[13] 4Sight (2022) '*Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems',* prepared for Hamilton City Council.

[14]Cornes, T.S., Thomson, R.E., Clarkson, B.D. 2012. Key Ecological Sites of Hamilton City Volume I & II. CBER Contract Report 121 prepared for Hamilton City Council. .

The final report is primarily based on a desk-top exercise, however some ground truthing of private land was completed after community feedback was received on the draft SNA maps[15]. The assessments were conducted using high resolution orthorectified aerial imagery, oblique imagery (provided by LINZ), and by reviewing the original SNA dataset[16], existing spatial databases available in GIS software, existing ecological information available from reports, and local knowledge of 4Sight ecologists and the external reviewers Professor Bruce Clarkson and Gerry Kessels.

Each potential SNA was assessed against the 11 criteria in the Waikato RPS to determine if the site was ecologically significant or not. Each site was assessed as either 'Significant', 'Not Significant', or 'Indeterminate'. The assessment of each criterion followed Table 1 of the assessment guidelines (Waikato Regional Council and Wildland Consultants, 2019 – in prep.). If a site is found to tick at least one significance criterion, it was further assessed to determine a level of significance, i.e., 'International', 'National', 'Regional', or 'Local', in a Waikato Region context using the same guidelines (WRC and Wildland Consultants, 2019 – in prep.). Each SNA was also assigned a 'level of confidence', dependant on how much information was available and the level of detail that could be provided.

Corridor SNA

A total of 70 potential cSNA were identified, of which 52 sites were assessed as 'Significant'. These 52 sites equate to approximately 6.1% of Hamilton City's area and cover 671.81ha. This area includes the Waikato River (137ha) and waterbodies of the City's peat lakes. 63.5% of the significant sites were assessed as 'Nationally' or 'Regionally' significant, primarily as a result of 'Threatened - Nationally Critical' bat species utilising the site. The level of significance was often dependant on whether bats are known to utilise the area on a regular basis or sporadically. 57% of the potential cSNA were assessed with a high level of confidence, 33% with medium confidence, and 10% with low confidence.

Floristic SNA

The fSNA dataset followed the original SNA dataset prepared in 2010[17]. All fSNA sit within the 'newly' created cSNA in their entirety (aside from a few minor deviations in line work). A complete overlap of fSNA and cSNA is most common where a site comprises a standalone forest remnant (i.e., Te Papanui – Claudelands Bush).

A total of 65 fSNA were assessed as significant, comprising an area of 121.86 ha of high-quality vegetation situated within or overlapping with the cSNA layer. Of the significant fSNA, 60% (16 sites totalling 72.53 ha) were assessed as 'Nationally' significant, 16% as 'Regionally' significant (17 sites accounting for 19.74 ha), and 24% as 'Locally' significant (32 sites totalling 29.49 ha). A high level of confidence was assigned to 14 'Nationally', 10 'Regionally', and 9 'Locally' significant fSNA, and a medium level of confidence was assigned to 2 'Nationally', 7 'Regionally' and 23 'Locally' significant sites.

Total new SNA proposed

Overall, the total area of SNA identified by 4Sight is 695.47ha, which includes 137ha of the Waikato River, compared to 166ha of SNA in the Operative District Plan. This is an increase in SNA coverage of 529.47ha or 392.47ha of new terrestrial vegetation and habitat.

Management implications

The 4Sight report also provided some commentary on the management implications of the SNA assessment and updated mapping for consideration by HCC at the plan change level:

- *This SNA assessment has identified a wide range and diverse set of potential SNA dispersed throughout Hamilton City. This area includes many gully habitats that in the past would all have been linked and interconnected. Through urban development many of these gully systems are now reduced and some connectivity between natural areas lost. Besides reconnecting these habitats through revegetation and restoration efforts, buffer zones around these areas would benefit these areas and protect the functional values for indigenous flora and fauna. Many of these habitats are dominated by exotic vegetation or are situated within private ownership.*
- *Planning mechanisms need to acknowledge and account for incomplete scientific knowledge and incorporation of new information which may affect the ecological significance analysis presented in this report.*

[15] A total of 39 private landowners were visited to review potential cSNA mapping, and a total of 13 private landowners were visited to review potential fSNA mapping.

[16] Cornes, T.S., Thomson, R.E., Clarkson, B.D. 2012. Key Ecological Sites of Hamilton City Volume I & II. CBER Contract Report 121 prepared for Hamilton City Council.

[17] Ibid.

- *Planning mechanisms need to take into account the values of the two categories of SNAs (flora and corridor) and aim to protect those values. For example, the rules protecting a gully primarily valued as a bat corridor may be different from those protecting a high value stand of remnant vegetation*[18].

3.2.2 Ground truthing

Ground truthing of particular areas where public feedback indicated that further checking of proposed SNA boundaries was required was an essential step in SNA identification. On 2 February 2022, approximately 1,700 letters were sent to property owners of land with SNA areas identified on their property. Feedback in response to these letters was collated and informed which properties had the greatest need of ground truthing work and onsite assessments. It was not feasible to ground truth every single affected property, but the intent was to ground truth as many as possible based on the feedback received.

A total of 39 private landowners were visited to review potential cSNA mapping, and a total of 13 private landowners were visited to review potential fSNA mapping. Eight fSNA on public land were also visited and ground-truthed and minor changes were made to the extent of a few sites. Minor changes were made to SNA boundaries on private land to exclude areas such as orchards, driveways, ornamental gardens from the SNA layer.

3.3 Hamilton Nature in the City Strategy

Nature in the City Strategy 2020 -2050 (‘**the strategy’**) has been developed by HCC as the city’s 30-year strategy and direction for biodiversity. The scope for the strategy is the land within the Hamilton City Council boundaries however the importance of interconnections across ecological and cultural landscapes is recognised. Although the definition of nature in the Strategy includes all living things, including plants, trees, birds, fish and insects, the focus of the strategy is on restoring *native vegetation*. The strategy recognises only 2% native vegetation cover remains in Kirikiriroa/Hamilton and therefore courageous action is required.

The strategy sets a vision, goal and four outcome areas as detailed in Table 1 below. These are each supported by aspirational statements of what nature in the city looks like in 2050 once the vision, goal and outcome areas are achieved. The outcomes are interconnected and should not be read in isolation.

Table 1: Vision, goal and outcomes in the Nature in the City Strategy.

Vision *Nature thrives in Kirikiriroa/Hamilton and nurtures us wherever we are*			
Goal *We achieve 10% native vegetation cover in Kirikiriroa/Hamilton by 2050*			
Outcome Area One *We invest in the continued growth of nature in Kirikiriroa/Hamilton*	**Outcome Area Two** *We are courageous in staying the course’*	**Outcome Area Three** *We uplift the power of kaitiakitanga*	**Outcome Area Four** *Thriving nature is all around us*

3.3.1 Strategic Implementation Plan

The strategy sets out broad areas for action, rather than an exhaustive list of actions. It is intended that a strategic implementation plan will be developed with a three-year horizon (aligned with the Long-Term Plan process).

In November 2021 the first strategic implementation plan (2021-2024) was launched with the key focus areas:

1. *Establish a cross-council Nature in the City Working Group. The focus of the group will be to identify and capitalise on efficiencies and areas of mutual benefit in order to work towards achieving 10% native vegetation across the city. Establish a biodiversity monitoring and reporting programme which incorporates Maatauranga Maaori and Western science to determine progress on the strategy’s vision, goal and outcome areas. Undertake reporting annually to Elected Members and the community.*

[18] 4Sight (2021), ‘*Significant Natural Areas of Hamilton City District: Terrestrial and Wetland Ecosystems – Draft Report*’, pg. 38.

2. *Develop access in the six main gully systems in order to undertake restoration works and provide opportunities for recreation and connection with nature.*
3. *Undertake ecological restoration on Council-owned land in the six main gully systems.*
4. *Develop and implement an education and information programme to support community action in ecological restoration. Existing information will be reviewed and used to develop the programme.*
5. *Actively seek funding opportunities to undertake restoration activities.*
6. *Support and enable the community to care for and restore nature and create opportunities for the community to gather to undertake ecological restoration.*

These actions highlight the need for an enabling framework for restoration activities for SNA and indigenous biodiversity in the District Plan.

Some more specific projects that these actions translate into over the next three years (subject to Long-term Plan funding) are:

- Enhance nature at Donny Park and create better access to it.
- Begin pest control and plant restoration at Te awa o Katipaki.
- Begin pest control and plant restoration at Mangakotukutuku.

3.4 Review of Hamilton City District Plan Coverage of the Waikato Vision and Strategy

GMD Consultants were engaged by HCC at the end of 2021 to identify opportunities to embed provisions that support the Vision and Strategy into the Hamilton City District Plan through future plan changes. The scope of the review was very broad and covered a wider range of chapters than those focused on indigenous biodiversity. As such, this section focuses on the chapters with direct implications for indigenous biodiversity provisions in the District Plan.

Chapter 2 – Strategic Framework

The following opportunities and recommendations have been identified within the report prepared by GMD Consultants to embed provisions supporting the Vision and Strategy into Chapter 2. Key opportunities and recommendations relating to indigenous biodiversity and SNAs are **in bold**:

- ***Objective 2.2.8 sets out restoration and protection of the river**, consistent with the Vision and Strategy and further sets out that the River is a feature of national importance, consistent with the Vision and Strategy. As such, objective 2.2.8 provides a useful direction to implement the Vision and Strategy through the plan.*
- *An opportunity exists through Plan Change 12 to consider the landscape/landscape features of the City, including the Waikato River and gully network. The recognition of the Waikato River as a feature of national importance in Objective 2.2.8 is somewhat blurred by the explanation which introduces the River as an Outstanding Natural Feature. This recognition of the River as an Outstanding Natural Feature is not notably supported or recognised elsewhere in the plan, nor are there supporting technical assessment which address its outstanding values. Typically, district plans will map landscape features as confirmed through district wide landscape/cultural value assessments. The explanation note is not a provision of the plan and would likely carry little to no weight.*
- *Policy 2.2.8(a) **does not contain a restoration or enhancement component and instead it promotes 'preservation'. For the River, gully systems and river margins this fails to recognise the degradation these have faced and the potential for restoration or betterment as required by Te Ture Whaimana**.*
- *Policy 2.2.8(b) **regarding natural values and amenity values of the Waikato River does not address restoration. Could be reframed in light of restoration/betterment**.*
- *Objective 2.2.10 generally captures Policy 2.2.10(a), meanwhile (b) reflects the integrated, holistic and coordinated approach necessary in the management of the resources of the River. Whilst sitting under the subheading 'Tangata Whenua: Waikato Tainui' this policy framework seemingly directs an action of Council. Policy 2.2.10(a) does not purport any rules and may be better shifted to Chapter 1.5.*

Chapter 15 – Open Space Zone

This Chapter does not explicitly address or reference the Vision and Strategy. However, Section 15.1 recognises the Natural Open Space Zone includes esplanade reserves (e.g. river banks and lakes), reserves in gullies, Significant Natural Areas and the surface of water. The Natural Open Space Zone also includes both publicly and privately owned

areas that possess natural or landscape values. Notably, the majority of existing mapped SNAs in the Operative HCDP have an underlying zoning of Open Space.

The report prepared by GMD Consultants states there are opportunities to develop specific rules to require restoration of the Waikato River and gullies be undertaken as part of development of sites in the Natural Open Space Zone. Key recommendations specifically focusing on indigenous biodiversity or SNAs are **in bold**:

- *Policy 15.2.5a(iii) provides for the creation of esplanade reserves but does not include a component of betterment.* ***This policy or its replacement should focus further on the restoration or enhancement of esplanade reserves****.*
- ***Policy 15.2.5a(i) provides for the support and protection of ecosystems, ecological links, landscape features and biodiversity within the city but does not include a component of betterment. This policy or its replacement should focus further on the restoration or enhancement of all these matters.***
- *Similar to the Landscape Management Plan and Ecological Remediation Management Plan requirements of Plan Change 10 – Te Rapa North Industrial Deferred Land, there are* ***opportunities to introduce specific rules for restoration, e.g. that a gully restoration plan be developed, implemented and secured through covenants or similar legal protection. Restoration would also need to be site-specific and have ongoing commitment. Rules would be best supported by objectives and policies.***
- *Policy 15.2.2(b) or its replacement could be better supported by specific provisions for reserves/open space areas to increase recognition of their stormwater management function.*

Chapter 20 – Natural Environments

Chapter 20 does not explicitly address or reference the Vision and Strategy. However, this chapter identifies Significant Natural Areas including identified areas of the Waikato River corridor and gully systems. It also recognises the importance of trees, including providing land stability on gully and riverbanks. The purpose section acknowledges that peat lakes and wetlands have been degraded or lost due to a lack of information to their modification and drainage.

In relation to Chapter 20, the GMD report outlines the 'opportunities and recommendations' summarised below – all recommendations are directly relevant to indigenous biodiversity and SNAs so have not been highlighted in bold:

- *It is anticipated that fauna assessments (undertaken to inform the review of Chapter 20) will identify further areas as SNA, which could include gully areas of degraded or invasive flora but which offers restoration potential. This will assist in implementing the Vision and Strategy across a broader area.*
- *SNA assessments are a snapshot in time so regardless of current ecological significant of an area, the Vision and Strategy provides further impetus for comprehensive restoration and protection of the biodiversity generally, gullies and the River and would support a consistent framework of provisions and other methods. Plan provisions that support or encourage restoration would further contribute to the health and wellbeing of the River.*
- *Policy 20.2.4(e) or its replacements should move beyond maintaining the mauri of the water and focus on enhancement. There is an opportunity to provide for and integrate Maatauranga Maaori into the assessment of the mauri and spiritual dimension of water.*

Chapter 21 – Waikato River and Gully Systems

This chapter provides a mechanism for giving effect to the Vision and Strategy. The purpose of Chapter 21 outlines that the Waikato River is an Outstanding Natural Feature within the Waikato Region and sets out the management approaches that apply within the Waikato River corridor and gully systems. There are no rules within Chapter 21 and the objectives and policies are designed to be read in conjunction with other Chapters.

In relation to Chapter 21, the GMD report outlines the following opportunities and recommendations. Key recommendations specifically focusing on indigenous biodiversity or SNAs are **in bold**:

- *Chapter 21 is currently an 'other' chapter however it is rather a strategic one that applies to the entire city. To give the Vision and Strategy more visibility it could be moved to the front end of the District Plan, between the Strategic Framework and the Structure Plan chapters.*
- *There is an opportunity to reflect the importance of the Vision and Strategy within this chapter by moving objective 21.2.4 or its replacement from fourth to first place.*
- ***Overall, the link between Chapter 21 objectives and policies to the rules located in other chapters that are intended to implement them is not clear. As a result it is uncertain where this chapter applies and opportunities to implement this chapter are missed if it is effectively only considered when assessing applications for discretionary activities.***
- ***Chapter 21 provides an opportunity to integrate and apply Maatauranga Maaori to the restoration and enhancement of the Waikato River and its gully systems.***

- ***A broader approach is also needed to capture the entire catchment beyond the gully system. The objectives, policies and any provisions in other chapters need to address other activities within the catchment that could have a demonstrable effect on the River regardless of their proximity to the River corridor and the gullies.***
- *The purpose identifies the Waikato River as an outstanding natural feature, however the objectives and policies do not support this and the values that make it outstanding have not been identified. There is an opportunity to identify those values for the Waikato River corridor and its gully systems in order to better restore and protect them in line with Objective 21.2.1.*
- *The extent of the Waikato River corridor and its gully systems is not defined or mapped in the District Plan. Therefore, the general user would not know its extent and where the objectives and policies of Chapter 21 apply. To provide clarify the Waikato River corridor and gully systems should be spatially mapped on the planning maps.*

Chapter 22 – Natural Hazards

Does not explicitly address or reference the Vision and Strategy. In respect to the Waikato River this chapter recognises the flood hazards associated with the river corridor and recognises the slopes and soil types of the Waikato River and Gully systems potentially make these areas more susceptible to land instability.

In relation to Chapter 22, the GMD report recognises the following opportunities and recommendations. Key recommendations specifically focusing on indigenous biodiversity or SNAs are **in bold**:

- ***There is an opportunity to add to Objective 22.2.1 or create an additional objective and policies that focus on the wellbeing of the River.***
- *Add to Rule 22.5.1 Earthworks Ancillary to a Permitted Activity (or its equivalent) to require such earthworks avoid sediment discharges to the River and gullies and employ erosion sediment control measures.*
- ***There is an opportunity to direct that re-vegetation occur using indigenous plants and provide for their maintenance as part of rules 22.5.1(e) and 22.5.4(c). This would contribute to the restoration of flora and fauna of the River and its gullies while reducing the risk of erosion and land instability over time.***
- ***All vegetation removal is currently permitted within the Waikato Riverbank and Gully Hazard Area. There is an opportunity to restrict the removal of indigenous vegetation within the Gully Hazard Area and create a co-benefit for the River.***

4 REVIEW OF OTHER DISTRICT PLANS

To get a better understanding of how other district councils are managing their SNAs, a review of SNA provisions in a small selection of comparative district plans has been completed. The plans reviewed are outlined in Table 2 below.

Table 2: District plans reviewed and reasons

District Plan and relevant sections	Reason for selection
Proposed Waikato District Plan – Decisions Version January 2022 Part 2 – Chapter 3 – All Infrastructure Part 2 - Chapter 22 - Ecosystems and Indigenous Biodiversity Part 2 – Chapter 29 - Earthworks Part 3 – Chapter 4 - General Rural Zone	In the Waikato region so subject to the same Waikato RPS requirements, contains other sections of Waikato River, recently been through Schedule 1 process.
Operative Waipa District Plan, 2017 Section 4 – Rural Zone Section 24 – Indigenous Biodiversity Section 26 – Lakes and Water bodies	In the Waikato region so subject to the same Northland RPS requirements, contains other sections of Waikato River and contains the Waipa River (the largest tributary of the Waikato River).
Operative Auckland Unitary Plan, February 2022 Chapter D9 - Significant Ecological Areas Overlay Chapter E15 – Vegetation management and biodiversity Chapter E26 – Infrastructure	Similar urban council with significantly depleted indigenous biodiversity, known to incorporate use of effects management hierarchy (including offsetting).
Operative Tauranga City Plan, 2013 Chapter 5 – Natural Environment Chapter 4C – Earthworks	Similar urban council with significantly depleted indigenous biodiversity, known example of a tiered SNA classification system.

The review of the district plans focused on the following questions:

- Does the district plan take a tiered approach to identifying SNAs (i.e. whether different SNAs are ranked or classified in different ways) and, if so, how the activity rules are different between each SNA?
- Does the district plan use a buffer approach or setbacks to manage activities that could result in edge effects on the SNA (i.e. rules that restrict activities within a certain distance from the edge of the SNAs)?
- How the district plan provides for 'critical infrastructure' in SNAs (i.e. how the rules apply to infrastructure with public good benefit such as stormwater networks and potentially privately owned infrastructure)?
- What are the thresholds/consent requirements for earthworks and vegetation clearance in SNAs (or within the buffer if that approach is used)?
- What are the thresholds/consent requirement for buildings/structures in SNAs (or within the buffer if that approach is used)?

4.1 Tiered approach

Table 3: Summary of tiered approaches to SNA classification in selected district plans

District Plan	Description of provisions
Waikato District Plan	Does not take a tiered approach to SNA. There are separate provisions/rules for indigenous vegetation clearance outside of SNAs.
Waipa District Plan	▪ Takes a tiered approach by identifying three categories of indigenous vegetation and wetlands as follows: ▫ SNAs: most restrictive provisions apply ▫ Bush Stands: most restrictive provisions apply ▫ Biodiversity corridors (indigenous forest and river corridors as identified on the planning maps): moderately restrictive provisions apply. ▪ A separate set of provisions/rules applies to all remaining indigenous vegetation and wetlands within the district (least restrictive provisions apply).

	▪ Same activity status applies to most activities within SNAs and Bush Stand areas, key difference is sustainable harvesting within an SNA is a controlled activity whereas it is non-complying within a Bush Stand Area. ▪ Biodiversity corridors are considered to have potential significance to indigenous biodiversity values due to the ability to improve connectivity between wetlands and areas of indigenous vegetation. More permitted and controlled activities in the biodiversity corridors compared to SNAs and Bush Stands, particularly for new tracks, removal of manuka or kanuka, sustainable harvesting and removal of indigenous vegetation for any other purpose.
Auckland Unitary Plan	▪ A tiered approach is not taken explicitly. However, there are separate categories of Significant Ecological Areas (SEAs) for terrestrial areas and parts of the coastal marine area as follows: ▫ Significant Ecological Areas – Terrestrial (SEA-T) are identified areas of significant indigenous vegetation or significant habitats of indigenous fauna located either on land or in freshwater environments ▫ Significant Ecological Areas – Marine (SEA-M)[19] are identified areas of significant indigenous vegetation or significant habitats of indigenous fauna located in the coastal marine area. Four categories of SEA in the coastal marine area are identified on the planning maps as follows: – SEA-M: Significant Ecological Area – Marine – SEA-M1: Areas which, due to their physical form, scale or inherent values, are considered to be the most vulnerable to any adverse effects of inappropriate subdivision, use and development. – SEA-M2: Areas are of regional, national or international significance which do not warrant an SEA-M1 identification as they are generally more robust. – SEA-M1w, SEA-M2w: Areas that are identified as significant wading bird areas.
Tauranga City Plan	▪ Takes a tiered approach with two categories of Special Ecological Area (SEA): ▫ SEA Category 1: emphasis on protection ▫ SEA Category 2: emphasis on mitigation ▪ SEA Category 1 has a 5m buffer whereas SEA Category 2 does not (see buffer approach for more information). ▪ More RD and NC activities in SEA Category 1 compared to SEA Category 2, particularly for pedestrian and cycle tracks, buildings and structures, harvesting of forestry and indigenous vegetation clearance.

4.2 Buffer and setback approach

Table 4: Summary of buffers/setbacks from SNAs in selected district plans.

District Plan	Description of provisions
Waikato District Plan	▪ No buffer identified. ▪ Minimum setback rules are contained with zone chapters. No specific setback is required from SNAs. Specific setbacks are stipulated for buildings from water bodies with exemptions for public amenity buildings under 25m² and pump sheds set back a minimum of 5m.
Waipa District Plan	▪ No buffer identified. ▪ Minimum setback rules are outlined within Section 4 (Rural Zone) and Section 26 (Lakes and Water bodies) restricting construction of buildings to be a minimum of

[19] Separate rules apply to the SEA-M areas and are contained within Chapter F Coastal. These have not been reviewed given Hamilton City is not in the coastal environment.

	10m from SNAs and buildings, wastewater treatment systems, earthworks or vegetation clearance to be a minimum of 23m of the edge of any lake or water body. ▪ Earthworks and vegetation removal associated with conservation planting of riverbanks are excluded from the 23m setback rule.
Auckland Unitary Plan	▪ No buffer identified. No specific setbacks/minimum yard relating to the SEA-T are provided in Chapter E15 or individual zone chapters.
Tauranga City Plan	▪ Buffer only applied to SEA Category 1. ▪ Buffer is unmapped and measured 5m from SEA boundary. ▪ Activities that trigger a consent pathway are indigenous vegetation clearance, buildings or structures (minor structures are permitted however), managed accessways and signage. ▪ No earthworks trigger in the buffer, earthworks controls only apply to mapped SEA. ▪ Buildings and structures are D, indigenous vegetation clearance is RD on open space zoned land and D on all other land, managed accessways and signage are D.

4.3 Infrastructure and existing structures

Table 5: Summary of rules for infrastructure and existing structures within SNAs in selected district plans.

District Plan	Description of provisions
Waikato District Plan	▪ Specific rules applying to the trimming, pruning or removal of vegetation or trees associated with infrastructure are contained within Part 2 - Chapter 3. ▪ Trimming, pruning or removing trees and vegetation to protect all overhead electric or telecommunication lines and associated with infrastructure, including access tracks, is permitted subject to meeting standards (outlined below in Section 4.4 and in Appendix A). ▪ Permitted to trim, prune or remove vegetation for the safe operation or maintenance of the national grid. ▪ Removing vegetation in an SNA (either trimming, pruning or clearance) that endangers existing buildings or structures is permitted. ▪ Removing vegetation in an SNA (either trimming, pruning or clearance) for the maintenance of existing farm drains, tracks and fences is permitted ▪ Indigenous vegetation clearance inside an SNA which does not meet the specified standards within Chapter 3 or for any other infrastructure-related purpose would default to a D activity status
Waipa District Plan	▪ Trimming, pruning and removal of indigenous vegetation on or within 2m of water intake structures for maintenance purposes is permitted in all categories of indigenous vegetation ▪ Trimming or pruning of indigenous vegetation to avoid or mitigate effects on the operation of an existing network utility is permitted ▪ Removal of indigenous vegetation for the purpose of reducing risk to existing transmission or distribution lines is C in SNAs, Bush Stands and within Biodiversity Corridors ▪ Removal of indigenous vegetation for electricity transmission or distribution lines (excluding the above) is a RD activity in SNAs, Bush Stand areas and within Biodiversity Corridors ▪ No other infrastructure rules mentioned, any removal of indigenous vegetation not covered by those listed above would default to a NC activity within National or Regional SNAs and Bush Stands, a D activity within a local SNA, C or RD activity within biodiversity corridors and P in respect to district wide indigenous vegetation
Auckland Unitary Plan	▪ The following activities relating to the operation, maintenance, renewal, repair, construction and removal of network utilities and electricity generation facilities and minor infrastructure upgrading are permitted (subject to E26.3.5.1 and E26.3.5.2 standards):

	○ Biosecurity tree works ○ Dead wood removal ○ Emergency tree works ○ Pest plant removal ○ Vegetation alteration or removal for the operation, repair and maintenance of access tracks and fences for network utilities ▪ Vegetation alteration or removal that does not comply with Standards E26.3.5.1 to E26.3.5.4 is RD ▪ Vegetation alteration or removal not otherwise provided for is D ▪ Vegetation alteration or removal for routine maintenance within 3m of existing buildings greater than 100m² gross floor area within a SEA (subject to compliance with the general standards) ▪ Vegetation alteration or removal for routine maintenance within 1m of other existing buildings within a SEA (subject to compliance with the general standards) ▪ Tree trimming is permitted (subject to compliance with the general standards)
Tauranga City Plan	▪ Maintenance of existing stormwater reserves is permitted in all SEA and buffers ▪ New stormwater reserves are RD in all SEA but permitted in buffers ▪ Maintenance or minor upgrading (in relation to electric lines) of existing network utilities is permitted in all SEA and buffers ▪ Trimming and pruning of vegetation necessary to protect electrical lines required to meet the Electricity (Hazards from Trees) Regulations 2003 is permitted in all SEA and buffers ▪ Maintenance of existing roads and carparks is permitted in all SEA and buffers ▪ No other infrastructure rules mentioned, so any infrastructure not covered by one of the rules listed above would default to a discretionary activity

4.4 Earthworks and vegetation clearance thresholds

Table 6: Summary of earthworks and vegetation rules within SNAs in selected district plans.

District Plan	Description of provisions
Waikato District Plan	▪ Earthworks associated with conservation activities, water reticulation for farming purposes or the maintenance of existing tracks, fences or drains within a SNA, provided they are not within a kauri root zone, are permitted. Specific earthworks limits for each Zone are outlined within the General Earthworks Chapter (Part 2 – Chapter 29) ▪ Earthworks within an SNA on Maaori Freehold Land or Maaori Customary land for a Marae Complex or Papakaainga housing must not exceed 500m³ in volume or 1500m² in area in a single consecutive 12-month period ▪ Indigenous vegetation clearance within an SNA on Maaori Freehold Land or Maaori Customary land for the purposes of development must not exceed 1500m² for a Marae complex, 500m² for a dwelling and 500m² for Papakaainga building ▪ Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a SNA identified on the planning maps shall not exceed 250m² ▪ Indigenous vegetation clearance of up to 500m² outside an SNA for a building platform, associated access, parking and manoeuvring and up to 2000m² in the Aggregate Extraction Areas in a single consecutive 12-month period ▪ Clearance of manuka and kanuka within an SNA (outside of a wetland) for domestic firewood purposes or arts and crafts up to 5m² per single consecutive 12-month period per property ▪ Clearance of manuka and kanuka outside an SNA (and outside a wetland) for domestic firewood purposes or to maintain productive pasture up to 3000m³ per single consecutive 12-month period per site, and plants are less than 4m in height and more than 10m from a waterbody.

	▪ Vegetation clearance thresholds relating to removal of vegetation associated with infrastructure are contained within Part 2 - Chapter 3. Any removal or alteration of indigenous vegetation within an SNA must not include trees over 6m high or 600mm in girth at a height of 1.4m and must not exceed 50m² per 12-month period
Waipa District Plan	▪ No specific thresholds for earthworks are provided within Section 24. Earthworks rules sit within the underlying zone chapter (i.e., Rural Zone has a maximum earthworks volume of 1000m³ in a single activity or cumulative activities in any calendar year) ▪ No specific thresholds for indigenous vegetation clearance in SNAs and Bush Stands, only different activity status given (i.e., trimming/pruning vs removal as outlined in Section 4.3 above) except for: manuka and kanuka removal for use on the same holding which is restricted to 5m² per calendar year and removal of indigenous vegetation in respect to conservation activities which is restricted to no greater than 1 hectare or 1% of the area, whichever is the lesser, of the SNA or Bush Stand ▪ Clearance of indigenous vegetation less than 1ha within the biodiversity corridors is C, clearance of 1ha or more is RD
Auckland Unitary Plan	▪ Different thresholds apply for vegetation removal relating to specified activities within a SEA including: o Vegetation alteration or removal for routine operation, maintenance and repair of existing tracks, lawns, gardens, fences, shelterbelts and other lawfully established activities in riparian areas, coastal areas, all zones outside the RUB must not include trees over 6m in height, or 600mm in girth or must not result in greater than 25m² of vegetation removal from within a SEA overlay o Tree trimming within a SEA maximum branch diameter must not exceed 50mm and no more than 10 per cent of live growth of the tree is removed in any one calendar year o Vegetation alteration or removal for the operation, maintenance and repair of access tracks and fences for network utilities must not result in the removal of more than 20m² of vegetation within a significant ecological area ▪ Earthworks for maintenance, renewal and repair of network utilities and electricity generation activities are permitted in a SEA ▪ Earthworks for service connections are permitted in a SEA ▪ Earthworks for minor infrastructure upgrading are permitted in a SEA ▪ Earthworks for minor utility structures are permitted in a SEA ▪ Earthworks for minor upgrading of road network activities within the legal road or the formation width of the road are permitted in a SEA ▪ Earthworks for network utilities and electricity generation facilities that do not comply with the standards E26.6.5.2 are RD ▪ Other earthworks for Network utilities and electricity generation up to 10m² and 5m³ are permitted ▪ Earthworks for Network utilities and electricity generation from 10m² to 2500m² and from 5m³ to 2500m³ are RD ▪ Earthworks for Network utilities and electricity generation greater than 2500m² and 2500m³ are D
Tauranga City Plan	▪ No specific thresholds for indigenous vegetation clearance, only different activity status given (i.e. trimming/pruning to maintain an existing track is permitted, clearance of indigenous vegetation in open space zone is RD and D in any other zone) ▪ Earthworks associated with permitted activities in a SEA are also permitted ▪ Earthworks associated with all other activities must not exceed more than 5m³ in a 6-month calendar period (exemptions for maintenance of existing stormwater reserves and flow paths, farm tracks and fence lines)

4.5 Buildings and structures

Table 7: Summary of building/structure rules within SNAs in selected district plans.

District Plan	Description of provisions
Waikato District Plan	▪ No specific rules relating to the construction of buildings within a SNA, however specific vegetation clearance limits apply to specified building platforms as outlined above in Section 4.4. ▪ Construction of buildings and structures are controlled by the Zone rules. I.e., the Rural Zone construction of buildings and structures is permitted subject to compliance with standards
Waipa District Plan	▪ No rules relating to buildings and structures are contained within Section 24 ▪ Majority of SNAs and Bush Stands are located within the Rural Zone therefore construction of buildings and structures are subject to the rules within Section 4 which includes a minimum 10m building setback from SNAs.
Auckland Unitary Plan	▪ No specific rules relating to the construction of buildings within a SEA are specified, however specific vegetation clearance and earthworks rules apply to buildings as outlined above in Section 4.3 and 4.4 above. ▪ Construction of buildings and structures are largely controlled by the underlying Zone rules
Tauranga City Plan	▪ Maintenance of buildings and structures associated with public recreational facilities, surf live saving buildings/clubrooms are permitted ▪ Accessory buildings on land zoned Open Space are permitted ▪ Public pedestrian and cycle tracks including pathways, bridging, boardwalks and steps on land zoned Open Space is permitted in SEA Category 2 but RD in SEA Category 1 ▪ Buildings and structures on land zoned Open Space are RD in SEA Category 2 but NC in SEA Category 1 ▪ Activities undertaken on land **not** zoned Open Space that involve alteration, construction erection, placement and/or alteration of any building or structure are D in SEA Category 1 and NC in SEA Category 2 ▪ Managed accessways being walkways, cycleways, boardwalks and associated signage are D in all SEAs

5 REVIEW OF EXISTING DISTRICT PLAN PROVISIONS

5.1 Hamilton City District Plan

The Hamilton City District Plan was notified in December 2012. Following submissions and hearings, decisions on the proposed Hamilton City District Plan were released on 9 July 2014. 45 appeals were lodged with the Environment Court which have all been resolved by consent order or through withdrawal. The Hamilton City District Plan was made operative on 18 October 2017. The Operative District Plan chapters of most relevant to this review are:

- Chapter 2 – Strategic Framework
- Chapter 20 – Natural Environments (including SNAs)
- Chapter 21 – Waikato River Corridor and Gully Systems
- Chapter 22 – Natural Hazards
- Chapter 25.2 – Earthworks and Vegetation Removal (which cross-references back to Chapter 20).

Also of relevance to this review is Plan Change 5 (Peacocke Structure Plan) which includes a bespoke set of provisions and approach to manage indigenous biodiversity/SNAs within the structure plan area. The sections below provide a high-level summary of the relevant provisions in these chapters of the District Plan.

5.2 Chapter 2 – Strategic Framework

5.2.1 Overview of provisions

Chapter 2 (Strategic Framework) contains overarching strategic objectives and policies that support more specific objectives and policies relating to SNAs and the Waikato River/gullies in other chapters. This chapter includes two objectives relating to the management of the Waikato River and gully systems:

- *2.2.8 - The health and wellbeing of the Waikato River is restored and protected and the River is celebrated as being at the heart of the region's identity and a feature of national importance.*
- *2.2.10 - The health and wellbeing of the Waikato River is restored and protected so that it may sustain abundant life and prosperous communities.*

Objective 2.2.8 is supported by the following policies:

2.2.8a *-* ***The natural character of the Waikato River, gully system and its margins is preserved and protected from inappropriate subdivision, land use and development.***
2.2.8b - *The natural, cultural, heritage and amenity values of the Waikato River are protected, enjoyed and enhanced.*
2.2.8c - *Access and connections with the Waikato River are maintained and enhanced.*
2.2.8d - *The relationship of Waikato-Tainui with the Waikato River is recognised and provided for, including through a Joint Management Agreement.*
2.2.8e - *Communities' relationships with the Waikato River, including their economic, social, cultural and spiritual relationships, are restored and protected.*

Objective 2.2.10 is supported by the following policies:

2.2.10a *-* ***Provide programmes of action to achieve targets to improve the health and wellbeing of the Waikato River.***
2.2.10b - *Promote an integrated, holistic and coordinated approach to the management of the natural, physical, cultural and historic resources of the Waikato River.*

Chapter 2 also includes the following objective focused on the natural environment:

- **2.2.12-** Protect and enhance natural character, natural features and landscapes, ecosystems and indigenous biodiversity.

Objective 2.2.12 is supported by the following policies:

2.2.12a *- Land use and development protects natural character, natural features and landscapes and ecosystems and promotes positive outcomes for indigenous biodiversity in the Waikato region.*
2.2.12b - *Land use and development maintains the extent and, where possible, enhances ecological corridors.*

There are no implementing rules or methods for Chapter 2 as the provisions outlined in Chapters 20, 21 and 22 below give effect to Chapter 2.

5.3 Chapter 20 – Natural Environments

5.3.1 Overview of provisions

Chapter 20 (Natural Environments) of the District Plan contains the provisions relating to SNAs along with provisions relating to significant trees or groups of trees, and peat lakes and wetlands. Chapter 20 includes two objectives relating to SNAs:

- *20.2.1 - Significant Natural Areas are protected, maintained, restored and enhanced.*
- *20.2.2 - Public awareness and appreciation of Significant Natural Areas is increased.*

Objective 20.2.1 is supported by a large number of policies, including some strong "avoidance policies" as set out below.

20.2.1a *- The values and characteristics that define the City's Significant Natural Areas shall be identified.*
20.2.1b ***-*** *Areas of indigenous vegetation, biodiversity and habitats of indigenous fauna shall be scheduled as Significant Natural Areas.*
20.2.1c ***-*** *The particular values and characteristics that make an area a Significant Natural Area shall be protected from adverse effects by having regard to:* *i. The character and degree of modification, damage, loss or destruction that will result from the activity.* *ii. The duration and frequency of effect (e.g. long-term or recurring effects).* *iii. The magnitude or scale of effect, including effects on ecological processes supporting or provided by the Significant Natural Area.* *iv. The irreversibility of effect.* *v. The resilience of the area to assimilate change.* *vi. The opportunities to minimise pre-existing or potential adverse effects (e.g. restoration or enhancement), where avoidance is not practicable.* *vii. The probability of effect.* *viii. Cumulative effects.* *ix. Need for, or purpose of, the works.*
20.2.1d ***-*** *Adverse effects of development on the City's Significant Natural Areas shall be avoided.*
20.2.1e ***-*** *The reduction, fragmentation and isolation of indigenous ecosystems and habitats shall be avoided.*
20.2.1f ***-*** *The loss or disruption of corridors or connections linking indigenous ecosystems and habitat fragments shall be avoided.*
20.2.1g ***-*** *The loss or disruption to migratory pathways in water, land or air shall be avoided.*
20.2.1h- *Adverse effects on ecosystems resulting from changes to hydrological flows, water levels and water quality shall be avoided.*
20.2.1i- *The loss or disruption of protective buffering of indigenous ecosystems shall be avoided.*
20.2.1j ***-*** *The loss of ecosystem services shall be avoided.*
20.2.1k ***-*** *The loss, damage or disruption to ecological processes, functions and ecological integrity shall be avoided.*
20.2.1l- *The loss or reduction of the cultural and spiritual association with indigenous biodiversity which are held by tangata whenua shall be avoided.*
20.2.1m ***-*** *Non-native pest species within Significant Natural Areas shall be controlled.*
20.2.1n ***-*** *The loss of habitat that supports indigenous species classified as at risk or threatened shall be avoided.*
20.2.1o ***-****Significant Natural Areas shall be restored and enhanced to meet at least the 10% threshold for habitat sustainability.*
20.2.1p ***-*** *Develop a local indigenous biodiversity strategy to identify opportunities to restore and enhance biodiversity in Hamilton City.*

Objective 20.2.2 is supported by two policies as set out below.

20.2.2a *- Communication between affected landowners, Department of Conservation, iwi and other organisations that can assist in the management and conservation of these areas shall be encouraged. Information and other legislative means of protection shall be readily available to the public.*
20.2.2b *- Information and other legislative means of protection shall be readily available to the public.*

20.3 Rules - Activity Status Table[20] of the District Plan outlines rules relating to SNAs and associated activity status. These rules are summarised below.

Table 8: Summary of SNA rules in Chapter 20 of the District Plan.

Activity status	Activity
Permitted	▪ Pruning and maintenance of indigenous vegetation for specific purposes (disease, operation of network utilities, maintain existing tracks) ▪ Removal of dead or damaged indigenous vegetation for specific purposes (to maintain or enhance values of SNA, operation of network utilities, maintain existing tracks) ▪ Pest control ▪ Planting and management of eco-sourced indigenous vegetation or trees ▪ Emergency works where there is an imminent threat to life, property or a network utility or the tree carries a fatal disease
Restricted discretionary	▪ Removal of exotic trees
Non-complying	▪ Earthworks ▪ Laying or forming of any impervious surface ▪ Additions or replacement of any existing building that exceeds existing footprint ▪ Placement of construction of any building or structure ▪ Directional drilling or boring ▪ The storage of chemicals or other toxic substances ▪ Removal of, or transplanting indigenous vegetation

Chapter 20 also includes a specific standard (20.5.1) for pruning and maintenance in SNA which controls amount of foliage to be removed and maximum thickness of any branch or root that may be cut. There is also a specific standard (20.5.2) for emergency works to, or removal of, an indigenous tree in a SNA which requires HCC to be notified prior to works and ensure work is undertaken by an appropriately qualified person.

5.3.2 Key issues and changes through Schedule 1 process

The decisions on Chapter 20 were appealed by Waikato Regional Council who sought to include appropriate provisions for the restoration and enhancement of indigenous biodiversity in Hamilton City. The appeal was resolved by way of consent order on 1 May 2015 with the main changes relating to Objective 20.2.1 (protection, maintenance, restoration and enhancement of SNAs) and the range of supporting policies in 20.2.1a to 20.2.1p.

5.4 Chapter 21 – Waikato River Corridor and Gully Systems

5.4.1 Overview of provisions

Chapter 21 of the District Plan includes a set of objectives and policies relating to the protection, restoration and enhancement of the river corridor and gully systems within Hamilton. There are no rules directly associated with this chapter and, as such, it is only through resource consents (typically discretionary or non-complying activities) that these matters are able to be considered.

[20] This does not apply to activities and buildings in the Electricity National Grid Corridor which are managed under Chapter 25.7: City-wide – Network Utilities and the Electricity National Grid Corridor.

Chapter 21 has four objectives, two of which focus on some aspect of the health, wellbeing and values of the Waikato River corridor and/or gullies[21]:

- *21.2.1 - The ecological, amenity, landscape and cultural values of the river corridor and gully system are restored and protected.*
- *21.2.4 - The health and wellbeing of the Waikato River and gully systems shall be restored and protected.*

Objective 21.2.1 is supported by seven policies, five[22] of which directly apply to the vegetation and ecosystems associated with the gullies and river as outlined below.

21.2.1a *- An integrated, holistic and co-ordinated approach to management shall be used to protect, enhance and restore the natural, physical, cultural and historical resources and character of the river corridor and gully system.*
21.2.1b *- Development and activities that impact on landform shall be controlled, particularly the:* *i. Clearance of vegetation along the river and gullies.* *ii. Filling of gullies, including the cumulative effects of such incremental filling.*
21.2.1c *- The ecological functions of waterways shall be restored and protected by minimising the modification of natural watercourses and riparian margins.*
21.2.1f *- The loss or disruption of corridors or connections provided by the Waikato River corridor and gully systems which link indigenous ecosystems and habitat fragments shall be avoided.*
21.2.1g *- The connectivity and protective buffering of indigenous ecosystems provided by the Waikato River Corridor and gully system shall be maintained.*

Objective 21.2.4 is supported by three policies that all apply to protecting the gullies and the river corridor as outlined below.

21.2.4a *- Significant sites, fisheries, flora and fauna within the Waikato River and gully systems shall be protected and enhanced.*
21.2.4b *- Recognition and avoidance of adverse cumulative effects on the health and wellbeing of the Waikato River and gully systems.*
21.2.4c *- Restoration of water quality within the Waikato River and gully systems.*

5.4.2 Key issues and changes through Schedule 1 process

The majority of submissions on Chapter 21 were supportive of the chapter in principle, but many submitters (including the Waikato Regional Council and Department of Conservation) sought to include implementing methods, particularly rules to manage vegetation clearance, impervious surfaces and construction of buildings within the river and gully system. These requests were rejected by HCC on the basis that other chapters (i.e. Chapters 15, 20 and 22) adequately covered these issues in gullies. Waikato Regional Council appealed the wording of an objective and a policy in Chapter 21 to better promote restoration and enhancement of gullies. These changes were not made as part of the 2015 consent order resolving the Waikato Regional Council appeal.

5.5 Chapter 22 – Natural Hazards

5.5.1 Overview of provisions

Chapter 22 addresses all forms of natural hazards in the Hamilton district, and includes specific provisions to manage the 'Waikato Riverbank and Gully Hazard Area', which is identified as an overlay on the Planning Maps. The purpose of the overlay and associated provisions is to recognise that the slopes and soil types of the Waikato Riverbank and Gully systems potentially make these areas more susceptible to land instability (erosion, land slips and subsidence). The provisions relating to the overly seek to manage particular activities, such as constructing

[21] Objective 21.2.2 and associated policies are not relevant as they focus on the ways the river and gullies can be used to reflect various aspects of its social, cultural, spiritual and historical character (not about protection). Objective 21.2.3 and associated policies are not relevant as they focus on the river corridor being a key focus for tourism and events.
[22] Policies 21.2.1d and 21.2.1e focus on the relationships of various groups with the Waikato River.

buildings/structures and vegetation clearance, that are more vulnerable to, or could potentially exacerbate, land instability.

Chapter 22 of the District Plan has one objective as follows:

> *22.2.1 - Manage activities to avoid or mitigate adverse effects on, and minimise risk to:*
>
> 1. *People;*
> 2. *Property; and*
> 3. *The environment,*
>
> *from natural hazards, in order to increase community resilience, reduce the risks from natural hazards, and support effective and efficient response and recovery from natural hazard events.*

Objective 22.2.1 is supported by 13 policies – some are generic and apply to all types of hazards but two are specific to the Waikato Riverbank and Gully Hazard Area as outlined below.

> ***22.2.1l** - New use and development which is vulnerable to the adverse effects of land instability shall avoid the Waikato Riverbank and Gully Hazard Area, where the adverse effects and risks have not been minimised to an acceptable or tolerable level.*
>
> ***22.2.1m –** New use and development which is resilient to the adverse effects of land instability shall be provided for in the Waikato Riverbank and Gully Hazard Area.*

22.3 Rules – Activity Status Table of the District Plan outlines rules relating to activities in the Waikato Riverbank and Gully Hazard Area overlay and associated activity status. These rules are summarised in Table 9 below.

Table 9: Summary of rules in Chapter 22 relating to the Waikato Riverbank and Gully Hazard Area.

Activity status	Activity
Permitted	▪ Removal, planting, trimming or maintenance of trees or other vegetation ▪ Pest control ▪ Replacement, rebuilding, demolition or maintenance of existing buildings ▪ Additions and alterations to buildings where there is no increase in site coverage or habitable floor area ▪ Earthworks ancillary to a permitted activity in Table 22.3 ▪ Ancillary residential structures (excluding swimming pools, but including walls and fences) ▪ Walkways and cycle paths ▪ External storage of goods and materials ▪ Recreational activities ▪ Farming, horticultural or domestic gardening activities ▪ Lifeline utilities (above ground level) ▪ Maintenance and repair of existing lifeline utilities
Discretionary	▪ New buildings ▪ Additions and alterations to buildings with an increase in site coverage or habitable floor area ▪ Earthworks not otherwise permitted in Table 22.3 ▪ Flood protection structures ▪ Swimming pools ▪ Any vulnerable land use – residential, industrial, retail activities, childcare facility, community centre, healthcare service, offices or schools
Non-complying	▪ Emergency service facilities ▪ Hospitals ▪ Lifeline utilities (except for above ground) ▪ Regionally significant infrastructure not otherwise covered in Table 22.3

Chapter 22 includes a general standard (22.4.1) that restricts the maximum area of impermeable surface in that part of a site within a Hazard Area to 40%. It also includes specific standards (22.5) applying in the Waikato Riverbank and Gully Hazard Area, including standards that manage ancillary earthworks and removal of trees and other vegetation. Of most relevance are the rules that restrict the area of vegetation clearance to 50m² per calendar year, per site, OR 100m² per calendar year for each 50m length of watercourse or gully that is part of an esplanade reserve or Open Space Zone.

5.5.2 Key issues and changes through Schedule 1 process

Most submissions relating to the Waikato Riverbank and Gully Hazard Area relate to requests to remove the overlay from private property (which were rejected). The Waikato Regional Council requested that the scope of the overlay was expanded so that it covered ecological values and that stronger vegetation removal rules were introduced. These requests were rejected but a requirement to have a suitably qualified professional remove the trees was introduced into Rule 22.5.4.b. These provisions were not appealed by Waikato Regional Council.

5.6 Chapter 25.2 – Earthworks and vegetation removal

This chapter contains the city-wide earthworks and vegetation removal rules that apply to parts of the city not subject to any overlays (e.g. SNAs, historic heritage). There are no specific provisions that are relevant to this project. However, there are several cross references to Chapter 20 and 22 provisions in Chapter 25 that may require consequential amendments as a result of changes to Chapters 20.

5.7 Plan Change 5 – Peacocke Structure Plan

The Peacocke area is one of four significant growth cells in Hamilton, comprising approximately 740ha of land and is the only growth area located in the south of Hamilton. The Peacocke growth cell is currently zoned Peacocke Special Character Zone and subject to the Peacocke Structure Plan which was publicly notified in September 2007 and reviewed in 2012. Since this time the vision for this area has changed, hence the need for Plan Change 5 to introduce an updated structure plan.

Plan Change 5 was notified by HCC on the 24 September 2021 and submissions closed on the 5 November 2021. The period for further submissions is now open and closes on the 16 March 2022.

The key elements of the plan change include:

- The rezoning of approximately 690 hectares from General Residential Zone and Peacocke Special Character Zone to Peacocke Medium Density Residential Zone. This will enable up to 8400 residential units comprising a mixture of single dwellings, duplex dwellings, terraced houses and apartments.
- The rezoning of approximately 7.8 hectares from Peacocke Special Character Zone to Local Centre Zone to establish the main commercial centre within Peacocke.
- The rezoning of approximately 3 hectares from Peacocke Special Character Zone to Neighbourhood Centre Zone to allow the establishment of eight neighbourhood centres.
- Increase the Natural Open Space Zone from 16 hectares to 143 hectares. These areas of will include significant bat habitat buffers and corridors outside of the gully network, to join the Mangakootukutuku Gully network with areas outside of the Peacocke Structure Plan Area.
- The rezoning of 14 hectares of Peacocke Special Character Zone to Peacocke Sports and Active Recreation Zone for the purpose of establishing a sports park.
- The area of SNA will be increase to 58.2 hectares.
- A number of new archaeological sites have been identified and included on the Features Maps.
- The Waikato River and Gully Hazard Area overlay has been amended and a new Seismic Setback area has been introduced to reflect the work undertaken to identify hazards.
- New provisions are proposed to protect areas of significant bat habitat from future urban development. These provisions include controls over fixed lighting associated with urban development as well as a building setback from the boundary of Significant Bat Habitat Areas.
- It will include more details around the location of higher density areas and identification of the indicative transport corridor including proposed public transport routes.
- It identifies the indicative location of stormwater wetlands and areas of future open space.
- It also introduces a new infrastructure and staging plan for the Peacocke Structure Plan Area.

As part of Plan Change 5, HCC engaged 4Sight Consulting to undertake an ecological review and assessment of the effects of the land-use change on the long-tailed bat. As a result of this, the Plan Change 5 introduces a Bat Habitat Overlay within the Features Map. In addition, objectives and policies that manage the effects of artificial lighting at the boundary of the overlay and in other public spaces have also been introduced, as have provisions that seek to ensure habitat in the Natural Open Space is provided, protected and enhanced.

HCC also engaged Tonkin and Taylor Limited to undertake an assessment of significance for indigenous biodiversity within the Peacocke Structure Plan Area. Recommendations from the Tonkin and Taylor assessment include a much greater and wider extent of ecologically significant areas than previously identified in the earlier SNA report. Buffers and corridors are also recommended to protect habitats for long-tailed bats.

As a result of the above, the Peacocke Structure Plan includes a number of areas where it is envisioned that mitigation actions will be required to ensure bats are not excluded from using these Peacocke ecological areas post urbanisation. This includes categorising habitat for long-tailed bats into the following:

1) **Significant Bat Habitats**
2) **Significant Bat Habitat Buffer:** Adjacent to the Significant Bat Habitats a 20m buffer has been applied
3) **Bat Corridors:** Indicative bat corridors have been mapped
4) **Building Setback Areas:** A 5m building setback area is recommended to be applied on the outside of the Significant Bat Habitats Buffer and Bat Corridors.

5.7.1 Amberfield Development – Weston Lea Limited

The Amberfield development involves an approximately 105ha site located within the Peacocke area. The application was originally lodged for land use and subdivision consent to create a total of 86 fee-simple lots, including two large lots for future residential and commercial development, one commercial lot and two rural balance lots. The application was publicly notified on 1st September 2018. Following public notification, a hearing was held, and consent was granted to Weston Lea Limited by Independent Commissioners, subject to a number of conditions.

The decision was subsequently appealed to the Environment Court by the Director General of Conservation and Weston Lea Limited. The general reasons for the appeal by the Director General of Conservation was that the decision failed to address Part 2 of the RMA 1991 as consent conditions inadequately address the adverse effects of the development on the environment, in particular on long-tailed bats. The appeal noted that the decision to grant consent relied heavily on the adoption of an adaptive management approach but the adaptive management consent conditions have significant inadequacies, and the consent conditions leave critical adverse effects to be addressed via yet to be developed future management plans. The relief sought by the Director General of Conservation included amendments to the conditions of consent to ensure the actual and potential adverse effects on the long-tailed bat and other biodiversity issues are adequately addressed.

The principles of the approach to habitat preservation were not in dispute at the Environment Court hearing although the treatment of the Bat Priority Areas was a matter on appeal. The parties agreed on a number of issues for the purposes of the hearing including:

- Issues directly relating to development including a 50m buffer to the south of the East West Corridor, removal of Road 2, details of covenants attached to properties associated with the East West Corridor and the set-back of buildings from the East West Corridor boundary
- Management Plans
- Monitoring
- Lighting Standards
- Predator Control and Cats
- Monetary bond.

An interim decision by the Environment Court was granted on the 6 November 2020 subject to conditions being amended. This decision made a number of comments relating to Chapter 20 including:

> *"The sites are identified in the Planning Maps and are listed in Schedule 9C: Significant Natural Areas, in Volume 2, Appendix 9. To date, such Significant Natural Areas (SNAs) include identified areas of the Waikato River corridor and gully areas, peat lakes and wetlands and remnant indigenous vegetation or trees. it therefore comes as a surprise to the Court, in light of the warranted concern held for the future of the Long-tailed Bat, that no commonly identified and generally agreed Bat Protection Area is currently contained in Schedule 9C.*

This is an unfortunate oversight. It is a matter requiring urgent redress In fairness, we understand this to be the case with the necessary policy development work being undertaken by the Council.

At the same time, the oversight cannot be ignored. There is a diminishing population of an endangered species of native New Zealand fauna, deemed to be so rare as to be classified "Nationally Critical" pursuant to the New Zealand Threat Classification System. Given the acknowledged adverse effects from land use development, appropriate steps need to be taken based on Part 2 of the Acts 6(c) and relevant plans."[23]

A final decision was granted on the 27 September 2021. Final conditions include the requirement to prepare a Habitat Management Plan and a Bat Protection Plan, retention of trees within Bat Priority Areas, installation of artificial bat roost boxes, bat monitoring, bat-sensitive road lighting, roadside buffer planting adjoining Bat Priority Areas, restrictions on lighting within specified reserves and residential lots, specified building setbacks and a restriction/ban on cats and mustelids to be kept on residential lots.

[23] *Weaston Lea v Hamilton City Council* [2020] NZEnvC 189, paragraph 40-42.

6 KEY ISSUES IDENTIFIED WITH EXISTING PROVISIONS

6.1 Chapter 20 – Natural Environments

Key issues are:

- **Need to refine avoidance policies**
- **Need more support for restoration and enhancement projects**
- **Need more flexibility for public infrastructure/network utilities**
- **SNA area needs to increase to cover the full extent of the Waikato River and gully system**

Comment

Chapter 20 contains strong, restrictive rules to protect vegetation within mapped SNAs with most activities being non-complying except for minor pruning and maintenance activities associated with particular activities/purposes. It also has very directive "avoidance policies" covering a wide range of potential effects on SNAs and on development generally. Arguably, these policies are too blunt and wide-ranging (e.g. 'adverse effects of development of the City's Significant Natural Areas shall be avoided') and the strong avoidance approach should more focus on the effects that need to be avoided to protect ecological integrity, connectivity, function etc. of the SNA (as referenced in certain policies).

The policies are heavily focused on avoiding adverse effects and protecting the SNA and there are only two policies that mention restoration and enhancement (20.2.1.c.vi and 20.2.1o). There is the potential to provide more support at both the policy and rule level for restoration initiatives to assist individual landowners, community groups and HCC with restoration projects. Often projects to restore or enhance a SNA involve other activities such as earthworks or the creation of tracks for access, which are not provided for as permitted activities under the current Chapter 20 rules (they would generally default to non-complying).

The policies also fail to recognise that infrastructure assets and public walkways and cycleways are sometimes required to locate in a SNA due to the specific operational or functional needs of the infrastructure or the desire to improve public access. This is likely to become an issue of greater significance when the SNA mapping extends to gully systems as there are existing stormwater and water supply intake structures in the gullies and around the Waikato River. Under the operative rules in Chapter 20, there is limited recognition of the need to operate and maintain infrastructure or public walkways and cycleways (only minor punning and removal of dead or damaged indigenous biodiversity is permitted) and no clear consent pathway for the upgrading or installation of these assets. Recognition at both the policy and rule level that infrastructure assets do need to locate in SNAs where there is an operational or functional need and that public access through SNAs is often beneficial is consistent with relevant national and regional policy direction and would be of benefit to HCC's operational teams.

The technical memo from HCC's City Waters department[24] provides more details on the nature and extent of three waters infrastructure in the updated SNA layer and the need to undertake routine maintenance and asset replacement to ensure assets are delivering essential services to the community.

Finally, the objectives, policies and rules designed to protect SNAs in Chapter 20 need to be fit-for-purpose to manage the new classification of SNAs (i.e. the split between fSNA and cSNA). This may require a slightly different policy and rule framework for certain activities (e.g. exotic tree removal) to recognise the different ecological function, values and vulnerability of the two types of SNA.

6.2 Chapter 21 – Waikato River Corridor and Gully Systems

Key issues are:

- **Objectives and policies have no implementing rules**
- **Permitted vegetation removal often occurs within the Waikato River and gully system area prior to a resource consent being applied for**

Comment

[24] Memo from Hamilton City Council – City Waters, 30 May 2022, *'Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas'*, File Reference D-4235849.

The wording of the Chapter 21 objectives and policies is relatively clear and directive - they prioritise protection, restoration, enhancement of the river corridor and gully network. However, the lack of implementing rules means there is a disconnect between the direction of Chapter 21 and the activity status of activities such as vegetation clearance within the river and gully systems. This can create scenarios where the overall activity status of an application is discretionary or non-complying (meaning that the Chapter 21 provisions can be considered), but the activity status of vegetation clearance is permitted, which can result in applicants clearing vegetation and undertaking preliminary site works as permitted activities prior to a decision on the resource consent being issued. This disconnect undermines the effectiveness of the Chapter 21 objectives and policies and can make it difficult for planners to recommend protection and/or restoration conditions if the vegetation in the river and gully systems is not protected by any rules.

6.3 Chapter 22 – Natural Hazards

Keys issues are:

- **Provisions focus on land instability rather than indigenous biodiversity, so cannot be used to protect or enhance vegetation**

Comment

The Waikato Riverbank and Gully Hazard Area overlay (administered through Chapter 22) covers the majority of the Waikato River and gully areas that also have indigenous biodiversity values. As such, some of the provisions that aim to manage natural hazard risks (namely land instability) in this overlay also have the secondary benefit of protecting vegetation in these areas from clearance, i.e. the limits on vegetation removal in 22.5.4 and the need to obtain a resource consent for new buildings, extended buildings or new vulnerable activities under Activity Table 22.3. However, the purpose of the overlay is not to protect indigenous biodiversity, rather it is to manage activities that are either vulnerable to, or may exacerbate, land instability. Provided an applicant can prove that the proposed vegetation removal or new/expanded building has an acceptable land instability risk, it is likely to be approved.

Chapter 22 does not mention indigenous biodiversity and there are no objectives or policies that direct vegetation or habitat to be retained for its ecological value. Further, it is clear from the vegetation clearance rule 22.5.4.c that re-grassing a cleared area is just as acceptable as revegetating it, so there is little incentive for applicants to replant and restore the gully areas. This focus on land stability as the primary adverse effect being managed means that a processing planner is unable to use the provisions of Chapter 22 to decline an application or impose vegetation management conditions on an applicant except for the purpose of managing land instability risk. As such, Chapter 22 is limited in its ability to protect indigenous biodiversity.

7 OPTIONS

7.1 Overview

Several options are being considered to improve the way SNAs are protected and managed through the Hamilton City District Plan. These options are all based on the assumption that the additional areas of SNA identified in the 4Sight ecological report will be included in an updated Schedule 9C through a Schedule 1 plan change (potentially with some refinement following ground truthing). The focus of these options is how the District Plan provisions can better protect and manage the updated schedule of SNAs rather than the extent of SNAs in the district. The scope of options considered focuses on amendments to existing chapters of the District Plan (primarily Chapter 20), as opposed to the creation of a new chapter or merging of multiple chapters.

The five key options explored in this section are as follows:

1. **Status quo** – existing Chapter 20 provisions will apply to the existing and new mapped areas of SNA.
2. **Tiered approach** – this option would introduce and apply different provisions to the two types of SNA - fSNA and cSNA - as identified by the 4Sight ecological report. This will involve slightly more flexible provisions for cSNA recognising the primary function of these areas as habitat and providing buffering function which means they can be less vulnerable to adverse effects of certain activities.
3. **Effects management hierarchy approach** – this option would refine the strong "avoidance policies" in Chapter 20 to focus the avoidance policies more on the key ecological attributes of SNAs that need to be protected. It would also refine the policies to better reflect the 'effects management hierarchy' approach, which aligns with the Waikato RPS, the proposed NPS-IB and other recent district plans.
4. **Providing for important activities and restoration** – this option would better provide for important activities such as infrastructure, public walkways and cycleways and restoration/enhancement activities through permitted and consenting pathways to recognise the importance of these activities for environmental, economic, social and cultural well-being.
5. **Buffer/setbacks approach** – this option would apply a buffer area or setback at the edge of mapped SNAs and control certain activities within this area to reduce edge effects from activities with potential for significant, permanent adverse effects such as residential buildings.

Note that Options 2-5 are modifications to the status quo (Option 1) and are not mutually exclusive and the preferred management approach may incorporate elements of each.

7.2 Option 1 – Status quo – retaining existing SNA provisions

7.2.1 Overview of option

This option involves retaining Chapter 20 with no amendments and applying it to the existing and new mapped SNAs. This would retain the strong avoidance policies and stringent rule framework for protecting SNAs outlined in **section 5.2** of this report.

7.2.2 Benefits and cons/risks

Table 10: Benefits and con/risks of Option 1

Benefits	Cons/risks
▪ Easiest approach to understand – well understood by HCC staff. ▪ Least amount of drafting required. ▪ Likely reduced scope of submissions as submissions will focus on the extent of the new SNA as opposed to the chapter content (as this will not be part of the plan change). ▪ Very strong avoidance policies likely to achieve positive ecological outcomes and strong protection of existing and new SNAs. ▪ Resolves issue of Chapter 21 not having implementing rules as the extension of the mapped SNA area means that most of the land	▪ May result in more push back on SNA mapping as existing Chapter 20 provisions are very stringent and have limited flexibility – may make the extended overlay seem more onerous, particularly to private landowners. ▪ Chapter 20 provisions may be a consenting roadblock for restoration and enhancement activities that have ecological benefits and should be encouraged i.e. all earthworks are non-complying, indigenous trees cannot be transplanted, new tracks are not permitted. ▪ There is no flexibility for infrastructure to establish in a SNA and insufficient flexibility for maintaining

subject to Chapter 21 will be managed through the rules of Chapter 20.	and upgrading infrastructure over time. There is also no recognition of existing public walkways and cycleways and/or the need to maintain these or construct new access paths in the future.

7.2.3 Key considerations

The efficiency benefits of this option need to be considered against the missed opportunities to resolve some of the existing issues with Chapter 20, i.e. the need to support enhancement and restoration projects and provide some flexibility for infrastructure projects and public walkways and cycleways. The potential opposition from private landowners to the existing Chapter 20 provisions applying to their land is also an important consideration, as most of the mapped SNA land is currently on publicly owned land (and zoned Natural Open Space), whereas most new areas being suggested as SNA are on private land.

Note that Option 1 – Status quo is the starting point that Options 2, 3, 4 and 5 are all aimed at improving and refining in light of the issues identified in this report and the updated SNA mapping. It is therefore suggested that HCC consideration should focus on the extent to which Options 2, 3,4 and 5 should be adopted to refine and improve the status quo.

7.3 Option 2 – Tiered management approach for the two SNA classifications

7.3.1 Overview of option

This option involves introducing new provisions into Chapter 20 to manage SNAs with two tiers of provisions (policies and rules) based on the two classifications of SNAs identified in the 4Sight ecological report. At a broad level, this could involve:

- A more stringent set of rules for SNAs classified as 'Floristic SNA' (fSNA), likely to be similar to the existing SNA rules in Chapter 20. This recognises that these areas contain wetlands or terrestrial vegetation dominated by naturally occurring indigenous plants/vegetation that score highly against the Waikato RPS ecological significance criteria.
- A slightly more lenient set of rules for SNAs classified as 'Corridor/indigenous fauna habitat SNA' (cSNA), with potentially more flexibility for activities such as restoration/enhancement projects, earthworks, infrastructure and public walkways and cycleways. This recognises that these SNAs have a primary function as habitats and providing connectivity, that they often contain non-indigenous vegetation, and are more able to tolerate disturbance without affecting the ecological function of the SNA.

Alternatively, it could involve a more nuanced approach with policies that recognise the different values and ecological function of each SNA classification and slightly different rules for certain activities (e.g. exotic tree removal) recognising the different vulnerability of each SNA to specific types of activities and effects.

7.3.2 Benefits and cons/risks

Table 11: Benefits and cons/risks of Option 2.

Benefits	Risks
▪ Sends a strong message that fSNA requires the maximum level of protection afforded by the District Plan and aligns well with section 6(c) of the RMA and the Waikato RPS. ▪ Provides more flexibility to undertake a wider range of activities in SNAs where there is a higher percentage of exotic vegetation and greater opportunities for enhancement and restoration. ▪ Retains status quo provisions for the majority of existing mapped SNAs (as most are fSNA), which will be well understood and familiar to landowners and council staff alike. ▪ Allows the different values of fSNA and cSNA to be recognised at the policy level, which should enable the effects of proposals to be assessed with	▪ Risk that cSNA is viewed as being 'less valuable' from an ecological perspective, when both types of SNA are equally valuable ecologically, just for slightly different reasons because they have different values and ecological functions. ▪ Consent staff may be placed under more pressure to allow a wider range of activities at a greater scale in cSNA areas compared to fSNA areas. ▪ Risk that a larger number of permitted activities changes the permitted baseline assessment in cSNA areas and makes it easier for applicants to argue for removal/clearance of cSNA.

respect to the specific values for which the SNA was identified.	

7.3.3 Key considerations

The key feedback received from the 4Sight ecology team about the ecological value of both the fSNA and cSNA areas is that both are equally valuable, but that they have been identified as SNA for different values (and score differently against the Waikato Regional Policy Statement criteria in Section 11A). Although both fSNA and cSNA would equally benefit from provisions that support restoration and enhancement projects, more care is required in fSNA areas to ensure that earthworks and vegetation removal does not impact the values for which the fSNA was scheduled. Similarly, the ability to remove exotic vegetation without adversely affecting the function of the SNA is likely to be more extensive in cSNA but the majority of vegetation needs to be retained in order to maintain the bat habitat for which the cSNA was scheduled.

On this basis, we would not recommend adopting a fully tiered approach with completely separate provisions for fSNA and cSNA. However, we do see benefit in differentiating between fSNA and cSNA at the policy level to make it clear that the two types of SNAs were scheduled for different values and that future consent applications should be assessed in light of those specific values. Similarly, some rules (particularly around exotic vegetation removal and earthworks) should be tailored to recognise that fSNA is more sensitive to land disturbance activities and that cSNA needs to retain large scale exotic vegetation to maintain bat habitat. The recommendations in **Section 8** of this report reflect this approach.

7.4 Option 3 – Effects management approach

7.4.1 Overview of option

This option involves amending the policy and rule framework of Chapter 20 to be less absolute in terms of avoiding all adverse effects on SNA, to focus on the key adverse effects that need to be avoided to protect SNAs and to incorporate the 'effects management hierarchy' into the policies. This would better align Chapter 20 with the approach that would be required under the proposed NPS-IB (when gazetted), the Waikato RPS, and more recent RMA plans (e.g. Auckland Unitary Plan). As discussed in **section 6.2** of this report, there are a range of very strong "avoidance policies" in 20.2.1 of Chapter 20. While some of these are aligned with the policy direction in the proposed NPS-IB and Waikato RPS and focus on key ecological effects (e.g. fragmentation of SNA), others are very blunt and restrictive (e.g. avoid adverse effects of development on SNAs). There is also no recognition of the effects management hierarchy or the use of offsetting of compensation for unavoidable adverse effects on SNAs.

This option would therefore refine the policies and rule framework in Chapter 20 to:

- Rationalise and refine the "avoidance policies" to limit the strong avoid policies to key ecological effects that should be avoided consistent with direction in proposed NPS-IB and Waikato RPS. This would focus on concepts such as ecological integrity, ecosystem representation and extent, fragmentation, population size of At-Risk or Threatened species, which are recognised as being critical to protect SNAs.
- Incorporate reference to the effects management hierarchy to make it clear that avoidance of adverse effects is the priority before minimising and remedying adverse effects should be considered and that offsetting and compensation should be considered for more than minor adverse effects that cannot be avoided. This better aligns with Policy 11.2.2 of the Waikato RPS and best practice nationally and internationally.

7.4.2 Benefits and cons/risks

Table 12: Benefits and cons/risks of Option 3

Benefits	Cons/Risks
▪ Better aligned with the anticipated NPS-IB approach, the Waikato RPS and the approach of other similar urban councils e.g. Auckland. ▪ Provides a pathway for key activities that either benefit the SNA or have a critical functional need to be located in the SNA, including infrastructure. ▪ Recognises that some activities have unavoidable adverse effects on SNAs and provides a means to	▪ Creates complexity for HCC consenting staff in terms of effects management, particularly when offsetting is proposed. ▪ Can be difficult to secure positive ecological outcomes through offsetting or compensation. ▪ May create additional complexity for landowners understanding what they can do without avoiding certain adverse effects, and increase the need for ecological assessments.

still achieve a net ecological benefit through offsetting.	

7.4.3 Key considerations

If this approach is adopted, a key consideration is how it is applied, how specific the effects management hierarchy should be and what adverse effects should be avoided.

7.5 Option 4 –Providing for important activities and restoration

7.5.1 Overview of option

This option aims to better recognise the functional and operation need of important activities with public good benefit to be located in or near SNAs (e.g. infrastructure[25] or public walkways and cycleways) and also better recognise and provide for activities that have minor adverse effects on SNAs or positive effects (e.g. restoration). It would involve introducing policies and permitted and consenting pathways for important activities that need to be located in SNA (including infrastructure and public walkways and cycleways) or contribute to the value and function of the SNA (e.g. restoration). This could work in combination with Option 3 above to amend the direction of the objectives and policies of Chapter 20 to move away from the absolute 'avoidance' approach and allow for important and beneficial activities in SNA. This option would focus on providing for activities that are:

- **Necessary to restoration activities** – e.g. removal of exotic vegetation where it is replaced with indigenous vegetation, creation of access tracks to assist with replanting projects, minor earthworks associated with tracks and planting.
- **Infrastructure and public walkways and cycleways that support economic, cultural and social wellbeing** – e.g. three waters infrastructure or a new public access track linking areas of SNA or providing access to the Waikato River where the impact on the ecological values of the SNA can be appropriately managed.

7.5.2 Benefits and cons/risks

Table 13: Benefits and cons/risks of Option 4.

Benefits	Risks
▪ Provides more enabling pathways for activities that benefit a SNA – likely to improve the quality of the SNA if restoration and enhancement activities are encouraged. ▪ Supports individual landowner and community restoration and enhancement projects by removing current consenting barriers that can be time consuming and costly to navigate. ▪ Ensures that infrastructure activities that have a functional and/or operational need to exist in a SNA can both establish there and be maintained/upgraded when necessary. There are economic, social and cultural benefits to supporting infrastructure and gullies are logical locations for some stormwater infrastructure. ▪ Ensures that public walkways and cycleways can be maintained and upgraded (if they already exist) and that there is a consenting pathway to construct new access paths if there is a public	▪ May be some adverse impacts on the SNA resulting from permitted vegetation alteration and earthworks rules associated with network utilities. ▪ Risk that a larger number of permitted activities changes the permitted baseline assessment in SNA areas and makes it easier for applicants to argue for removal/clearance of SNA. ▪ Less protection than the operative SNA rules as there will be more permitted activities in SNAs.

[25] The memo from HCC City Water's department provides more details on the extent of three waters infrastructure in the updated SNA layer and the need to undertake regular maintenance and asset upgrades and replacement. Refer: Hamilton City Council – City Waters, 30 May 2022, *'Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas'*, File Reference D-4235849.

benefit and adverse effects on the SNA can be appropriately managed. ▪ It is anticipated that the NPSIB will set out similar pathways for restoration/enhancement activities, public access and infrastructure so aligning the SNA provisions would future proof the chapter. ▪ Aligns with numerous recommendations in the GMD Vision and Strategy recommendations report.	

7.5.3 Key considerations

Overall, it is considered that the benefits of this option outweigh the risks. An appropriate starting point for infrastructure rules would be operation and maintenance of infrastructure and public walkways and cycleways being permitted in a SNA (potentially also upgrading subject to certain standards), but new activities would need to go through a consent process. Similarly, vegetation clearance and earthworks associated with restoration and enhancement projects could have a permitted activity status, but specific thresholds will be needed to limit the scale of impacts on the SNA. Option 3 should also be considered in conjunction with Option 2 as slightly different rules may be appropriate for fSNAs and cSNAs (e.g. thresholds for removal of exotic vegetation may need to be more flexible in cSNAs given these are dominated by exotic species).

7.6 Option 5 – Edge effects and buffer/setbacks to SNAs

7.6.1 Overview of option

This option would involve introducing an ecological buffer ('buffer') or a setback around the SNAs boundaries. This could either be identified as a separate policy overlay on the GIS/planning maps, or it could drafted as a rule that controls certain activities within a set distance from the mapped SNA boundary. The words 'buffer' and 'setback' are typically used in district plans to manage the distances between activities and in practice they achieve the same outcomes. However, the two terms are often perceived differently as a 'buffer' is viewed as a corridor or an area where activities are restricted, whereas a 'setback' is viewed as a more targeted approach to keep specific activities (e.g new residential dwellings (with potentially adverse effects away from sensitive features or areas.

The purpose of the buffer/setback would be to control activities that have the potential to cause 'edge effects' that impact ecological values, i.e. lighting effects on bats, earthworks, pruning of canopies overhanging the SNA boundary, construction of buildings and structures. The buffer/setback would require these types of activities to go through a consent process, where an ecological impact report could be required to assess the impact of the proposal on the indigenous biodiversity values of the SNA. Another option could be setting a particular lighting standard that needs to be met at the boundary of the SNA, which would avoid the need for a blanket buffer but would still manage lighting effects on the SNA. This approach is proposed at Peacocke through Plan Change 5 (discussed further below).

A buffer could also be used to ensure the entirety of trees on the edge of the SNA have some protection from the adverse effects of development. The SNA boundary has been mapped to follow the tree line at the edge of the SNA and is based on where the trunks of trees are located, as opposed to the full extent of the canopy or the root zone. A buffer would be able to manage activities underneath the canopy or over the critical root zone of trees to ensure that proposals do not adversely affect the health of trees on the edge of a SNA. Another option is to focus on the dripline of the tree itself (rather than use a buffer) to ensure any controls are focused on SNA trees with canopy overhanging the boundary as opposed to a blanket buffer or setback.

The most appropriate dimension for a buffer or setback needs to be determined. A 5m buffer is suggested as a starting point for discussions as this has been applied in the Peacocke Plan Change. This was supported by the lighting memo prepared by J Mckensey[26] and ecological effects assessment prepared by G Kessels[27] with respect to an appropriate setback to keep artificial light sources away from bat habitat. However, both of these expert assessments were focused on the greenfield development at Peacocke, which allowed for buildings to be well setback from the SNA boundary. Given that most of the new areas of mapped SNA are located in an already developed urban environment, it is not considered appropriate or feasible to apply the Peacocke rules relating to lighting and SNAs to the new mapped areas of SNAs within Hamilton's existing urban area without significant modification (if at all). In this respect, it is

[26] Mckensey, J. 2021. Bat Sensitive Lighting Rules – Peacocke Structure Plan Area Change. Prepared for Hamilton City Council by LDP Ltd.
[27] Kessels, G. & Baber, M. 2021. Peacocke Structure Plan Area: Ecological Significance Assessment. Client report prepared by Tonkin and Taylor for Hamilton City Council.

noted that the lighting standard proposed for Peacocke (0.3 lux at external boundary of Significant Bat Habitat Area) is significantly lower that the lighting standard for residential zones in the Operative District Plan (3 lux measured at points 1.5m within the boundary of another site). It is also noted that the operative city-wide Lighting and Glare provisions (25.6) provide no recognition of the effects of lighting on indigenous fauna which is considered a gap given the updated mapping of SNA within Hamilton City.

7.6.2 Benefits and risks

Table 14: Benefits and cons/risks of Option 5.

Benefits	Cons/risks
▪ A buffer/setback would provide a balance between protecting SNAs from edge effects whilst providing flexibility for activities to occur where effects on the SNAs ecological values are demonstrated as being acceptable. ▪ Addresses the issue of the SNA mapping not fully capturing all of the canopy and root zone areas as activities of concern will be required to go through a consent process and consider the ecological impacts on the SNA. ▪ Buffers/setbacks would assist with connectivity, protecting the functional values for indigenous flora and fauna within the identified SNA and would align with criterion 11 of the Waikato RPS.	▪ Risk of the buffer/setback encroaching significantly into some private properties and creating onerous requirements for landowners or reducing ability to utilise land for residential and other purposes. ▪ A blanket buffer/setback does not recognise that this will not be appropriate in some circumstances (e.g. mapped SNAs with limited additional canopy) creating unnecessary restrictions and consent requirements on landowners. ▪ Risk of consenting staff being placed under pressure to approve consents within the buffer/setback where it is argued the SNA contains only exotic species/weeds. ▪ May get landowner push back when trying to apply buffer/setback to existing/established SNAs.

7.6.3 Key considerations

Given the approach to mapping SNAs excludes tree canopy and root systems, there are some obvious benefits to using a buffer or setback around SNA to ensure edge effects are managed appropriately. However, there are also some significant potential costs relating to impacts on private property rights and the practicality of achieving setbacks/buffers in already established urban areas. Key things to consider if a buffer rule or a targeted setback is adopted for SNAs include:

- Whether it is reasonable to impose a buffer/setback in more built-up areas and what the implications are likely to be for landowners and how they utilise their land.
- If a buffer/setback is adopted, the appropriate width of any buffer or setback.
- What activities should be restricted within buffer/setback and whether this should be limited to larger scale activities (e.g. residential development) with greater potential for adverse edge effects on the SNA.
- Whether the buffer is mapped, listed as a setback rule or refined even further to just the dripline of SNA trees.
- Whether is it actually practical or reasonable to:
  - Impose a buffer to manage lighting effects on SNAs within an existing urban environment.
  - Apply a lighting standard at the edge of the SNA within an existing urban area and how this may actually be assessed and enforced.
- Whether lighting effects on indigenous fauna in SNAs can be more cost effectively addressed when resource consent is required for development next to identified SNAs (recognising this will not address lighting effects from permitted activities).
- Whether any buffer/setback rules should be included in Chapter 20 or Chapter 25 or in the zone chapters. The rationale for including buffer/setback rules in the zone chapters (only if a blanket setback is applied) is:
  - Zone chapters are where most landowners will look first for constraints on their land and are typically where setbacks from particular features are recorded
  - The purpose of the setbacks is predominantly to manage the impacts of development, particularly intensification enabled by Plan Change 12, on the edge of SNAs. As such, including the rules in the zone chapters and considering them as part of Plan Change 12 makes it clearer that these need to be assessed in light of the changes to allow intensification in Hamilton City (if a blanket setback/buffer is adopted).

Further suggestions are included in **section 8** of this report for an edge effects policy and rule framework for SNAs.

8 RECOMMENDED SNA POLICY AND RULE FRAMEWORK

This section provides recommendations for an updated policy and rule framework for protecting and managing SNAs in Chapter 20 of the District Plan. The recommendations in this section consider feedback from internal HCC staff and consultation with Waikato Regional Council, Waikato Tainui, 4Sight's ecology team and external ecology experts. The recommendations are also based on the review of statutory and local context and the assessment of options outlined in this report. The recommended policy and rule framework is a combination of Options 3 and 4 outlined in **section 7** of this report but also recognises in both the policies and specific rules that fSNA and cSNA have different ecological values and functions (Option 2). This suggested policy and rule framework has been central to the recommended amendments to Chapter 20 provisions (and consequential amendments) and the supporting section 32 evaluation report for Plan change 9 (as it relates to SNAs).

8.1 Recommended SNA policy framework

Note that the recommended changes focus on the policies – the relevant operative Objective 20.2.1 is considered to be fit for purpose and encompasses all the matters that the recommended policies below are trying to achieve (i.e. protection, maintenance and restoration of SNAs).

Table 15: Recommended SNA policy framework.

Policies
1. Identify the values and characteristics that define the City's Significant Natural Areas as a schedule in Appendix 9C. 2. Map areas of significant indigenous vegetation and significant habitats of indigenous fauna on the planning maps as Significant Natural Areas. 3. Avoid the following adverse effects on Significant Natural Areas: i. Loss of ecosystem function, representation and extent; and ii. Fragmentation; and iii. Loss of connectivity or buffer function; and iv. A reduction in the habitat of any Threatened or At-Risk species to the extent it may result in a reduction in the occupancy and presence of those species. 4. Where it is not possible for infrastructure and public walkways and cycleways to avoid the adverse effects on Significant Natural Areas listed in Policy 3, manage adverse effects in accordance with the following effects management hierarchy: i. Adverse effects are avoided where practicable; and ii. Where adverse effects cannot be demonstrably avoided, they are minimised where practicable; and iii. Where adverse effects cannot be demonstrably minimised, they are remedied where practicable; and iv. Where more than minor residual adverse effects cannot be demonstrably avoided, minimised, or remedied, biodiversity offsetting is provided where possible; and v. Where biodiversity offsetting of more than minor residual adverse effects is not demonstrably possible, biodiversity compensation is provided; and vi. If biodiversity compensation is not appropriate, the activity itself is avoided. 5. Recognise that biodiversity offsetting and biodiversity compensation will not be appropriate when: i. The indigenous biodiversity affected is irreplaceable or vulnerable; or ii. The adverse effects on indigenous biodiversity are uncertain or unknown, but those adverse effects are significantly adverse; or iii. There are no technically feasible options to secure the proposed indigenous biodiversity gains. 6. When assessing adverse effects on significant natural areas, recognise the value and ecological function of mapped Significant Natural Areas in Appendix 9C by considering: i. The criteria for significant indigenous biodiversity in section 11A of the Waikato Regional Policy Statement (May, 2016) that the Significant Natural Area meets. ii. The classification of the Significant Natural Area as follows: a. Floristic SNA (fSNA) as areas of significant naturally indigenous vegetation, including wetland and terrestrial vegetation, that is under-represented in the Hamilton Ecological

District, is regionally or nationally uncommon or forms part of an exceptional or uncommon ecological sequence.

b. Corridor SNA (cSNA) as areas that provide significant fauna habitats, including Threatened or At-Risk indigenous species, and ecological buffering between regionally and nationally important Significant Natural Areas.

7. Enable infrastructure and public walkways and cycleways to be located near or within Significant Natural Areas where they:
   i. Have a operational or functional need for that location;
   ii. Provide public benefits; and
   iii. Contribute to the economic, social, cultural and environmental well-being of people and communities.
8. Recognise the need for essential pruning, maintenance and tree removal in Significant Natural Areas where these have minor adverse effects on indigenous biodiversity, including customary activities and actions necessary to address high risk to public health and safety, and property.
9. Promote increasing the extent of Significant Natural Areas and indigenous biodiversity to meet the target of 10% indigenous vegetation cover in the District by 2050.
10. Recognise the role of mana whenua as kaitiaki and landowners as stewards in protecting and restoring Significant Natural Areas and indigenous biodiversity.
11. Enable activities that improve public connection to, and appreciation of, indigenous biodiversity provided that:
    i. Significant Natural Areas are protected; and
    ii. Indigenous biodiversity is maintained or enhanced.
12. Enable activities that seek to implement the vision, goals and outcomes in the Nature in the City Strategy 2020-2050.

8.1.1 Rationale/comments

This recommended set of policies builds on the operative Chapter 20 policies but moves from a strictly 'avoidance' based approach to a more nuanced approach with more targeted effects management policies and that recognises the need for certain activities to occur within SNAs where adverse effects can be appropriately managed. Key changes include:

- A clear list of adverse effects on SNA that should be avoided (set out in recommended Policy 3 above). This focuses any ecological assessment of a proposal on whether the proposal is likely to have any of the listed adverse effects, as opposed to the approach in the operative Chapter 20 which focused on avoiding all adverse effects on SNAs, regardless of whether they were affecting the significant ecological and functions values for which the SNA was scheduled. This approach is aligned with the proposed NPSIB.
- The introduction of the 'effects management hierarchy' concept in recommended Policy 4 above in relation to infrastructure and public walkways and cycleways, to recognise that complete avoidance of all adverse effects on SNAs is not achievable in some situations and the benefits of providing public access to SNAs and key infrastructure projects that have a functional or operational need to locate in a SNA need to be taken into account (also recognised by Policy 7). This approach ensures robust management of adverse effects and a positive overall ecological outcome and is aligned with the proposed NPSIB and Waikato RPS.
- Recognition that SNAs are scheduled for a variety of values and ecological functions and that some activities may be acceptable in some SNAs but not others. This is reflected in recommended Policy 6, which makes the distinction between floristic SNA (fSNA) and corridor SNA (cSNA) and describes the values for which they were scheduled. This is further supported through the scheduling of SNA in Appendix 9C (recommended Policy 1), so that the specific values and ecological functions of each section of SNA can be identified (including the RPS criteria that make the area ecologically significant) and used as the basis for an ecological assessment of a proposal and its potential impact on the ecological values and functions of each SNA.

8.2 Pathways for infrastructure and public walkways and cycleways

Through this project, it became clear that there was a need to provide a pathway for infrastructure and public walkways and cycleways to be constructed and operate in SNAs, particularly in the new areas of cSNA being mapped. Feedback from the internal HCC teams was that there are existing infrastructure assets located in cSNA areas that need to be accessed, maintained and upgraded/renewed so that they can continue to service Hamilton City residents

and businesses. This is covered in detail in the memo prepared by HCC City Waters department to help inform the updated SNA mapping and provisions[28].

Similarly, there are existing public walkways and cycleways that either already exist in cSNA areas or would be desirable in the future to improve public connection to nature and the Waikato River and corridors. Given the public good benefits of these sorts of activities, we recommend a balanced approach where there is a permitted pathway for activities that are likely to have minimal adverse effects on cSNAs (primarily maintenance of existing infrastructure and walkways) and a resource consent pathway with supportive policies for other more substantial infrastructure or public access projects provided a robust effects management approach is adopted (based on effects management hierarchy discussed above).

The focus of these more enabling pathways has been on cSNA rather than fSNA because:

- Feedback received from ecology experts is that cSNA is better able to tolerate some changes to vegetation to accommodate infrastructure and public walkway and cycleway projects without having the same risk of adverse effects on the values for which the cSNA was scheduled. This is compared to fSNA, which is more valued for its vegetation species and requires a higher level of protection and less disturbance to maintain its ecological values.
- Areas identified as cSNA are not currently mapped as SNA in the Operative District Plan, so there is a much wider range of infrastructure and access tracks already located in these areas (i.e. in the gully network). As such, the provisions in Chapter 20 need to recognise the value of these existing assets and provide a pathway for them to function without undue resource consent requirements. This was not required in the operative Chapter 20 as feedback from internal HCC staff confirmed that there are very few existing infrastructure assets and very few public walkways or cycleways located in fSNA (generally the operative areas of SNA).

The recommended SNA rules, including those that relate to infrastructure and public walkways and cycleways, are set out in Table 16 below.

8.3 Enabling restoration and erosion stability planting in cSNA

One of the areas of feedback received through internal and external consultation on this project was the need to better support and enable restoration projects, particularly in cSNA areas which may be more degraded and contain a higher percentage of exotic tree species and weed/pest species. Activities that would need to be undertaken to restore a section of cSNA include removal of pest species, removal of exotic tree species (so they could be replaced with indigenous species), planting of indigenous trees/vegetation and earthworks associated with tree removal/planting. However, this needs to be balanced with the need to retain trees that form a critical part of fauna habitat, such as roosts for long-tailed bats. Often retention of an exotic tree is more beneficial from an ecological perspective than removal and replacement with an indigenous species because of the scale of the tree and the lag time before the replacement indigenous tree would attain a comparable height. There is also a need to cap the maximum area of vegetation that can be removed from a cSNA in a calendar year as a permitted activity to ensure that widespread removal of cSNA does not occur without going through a resource consent process.

The recommended SNA rules and standards, including those relating to restoration are outlined below in Table 16 below. Overall, the recommended approach aims to balance the need to be enabling of activities that will result in restoration of cSNAs, but also ensure that activities that could have an adverse effect on the values for which the cSNA is scheduled are subject to an ecological assessment and/or are subject to a resource consent process. Note that the same rules are not being recommended for fSNA because these areas are less likely to need restoration (given they are valued for the quality of their indigenous vegetation) and they are more sensitive to proposals that involve vegetation removal. For these reasons, it is considered appropriate that the removal of exotic vegetation in fSNAs is assessed through a resource consent process in most cases.

8.4 Recommended SNA rules and standards

The recommended rules for SNAs are outlined in Table 16 which would replace the existing SNA rules in Chapter 20 of the District Plan. Table 17 outlines specific standard for certain rules which would sit in section 20.5 (specific standards) in Chapter 20 of the District Plan.

Table 16: Recommended SNA rules (table 20.3 in Chapter 20).

[28] Memo from Hamilton City Council – City Waters, 30 May 2022, *'Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas'*, File Reference D-4235849.

Activity	Class	
Vegetation pruning, maintenance, planting, and removal in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
a) Pruning, maintenance or removal of indigenous and exotic vegetation or trees where: i. Necessitated by disease or age; or ii. There is an unacceptable risk to public health, safety or property; or iii. The pruning or maintenance work is necessary to maintain or upgrade existing private tracks and fencing where Standard 20.5.1 is complied with; or iv. The pruning, maintenance or removal is for customary activities.	P	P
b) Removal or management of pest species, including pest control	P	P
c) Planting and management of indigenous vegetation or trees for the purposes of restoration, including relocation of indigenous vegetation or trees within the same Significant Natural Area	P	P
d) Planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.3 is complied with	P	P
e) Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration where: i. This is not provided for by either 20.3(a) or 20.3(b); and ii. Standard 20.5.4 is complied with in a cSNA.	P	RD
f) Planting of exotic vegetation or trees in a Significant Natural Area where Standard 20.5.3 is not complied with	NC	NC
Earthworks for specified activities in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
g) Earthworks associated with maintaining or upgrading existing private tracks and/or fencing or maintaining or upgrading existing walking access tracks used for restoration projects.	P	P
h) Earthworks associated with permitted vegetation removal	P	P
Buildings and structures, infrastructure, public walkways and cycleways in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
i) Alterations to, or the replacement of, any existing building or structure that does not exceed the existing envelope or footprint in a Significant Natural Area	P	P
j) Structures associated with erosion protection and sediment control in a Significant Natural Area where Council is provided with confirmation that these are required under a regional plan rule or regional consent from Waikato Regional Council and that this information is provided to Council at least 5 working days prior to undertaking the works.	P	P
k) The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways, including associated pruning,	P	P

maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks where: i. This is not provided for by either 20.3(a) or 20.3(b); and ii. Standard 20.5.5 is complied with.		
l) Construction of new public walkways and cycleways through a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	RD	RD
m) Alterations to, or the replacement of, any existing building or structure that is proposed to exceed the existing envelope or footprint in a Significant Natural Area	D	D
n) Construction of, or access to, new infrastructure in a Significant Natural Area, including associated pruning, maintenance or removal of indigenous or exotic vegetation or trees and associated earthworks	D	NC
Activities not otherwise provided for in this rule table in a Significant Natural Area, Schedule 9C (Volume 2, Appendix 9)	**cSNA**	**fSNA**
o) All other earthworks in a Significant Natural Area not provided for by another rule in this table	D	NC
p) All other pruning, maintenance, planting or removal of indigenous or exotic vegetation in a Significant Natural Area not provided for by another rule in this table	NC	NC
q) The placement and/or construction of any new building or structures in a Significant Natural Area not provided for by another rule in this table	NC	NC
r) The storage of hazardous substances in a Significant Natural Area	NC	NC

Table 17: Recommended activity specific standards for SNAs.

Activity	Standards
Planting of Exotic Vegetation or Trees in a Significant Natural Area	Either: a) The planting is for the purpose of erosion stability and: i. Written confirmation is provided to Council that the planting is in accordance with a willow management strategy that has been approved by Council or Waikato Regional Council and this information is provided to Council at least 5 working days prior to the planting; and ii. The exotic vegetation or tree(s) is removed no longer than 10 years after it was planted, or as otherwise advised by a suitably qualified person; or b) It is for the purpose of restoration and written confirmation is provided to Council that the planting is in accordance with a restoration plan that has been approved by Council at least 5 working days prior to the planting taking place.
Pruning, maintenance or removal of indigenous or exotic vegetation or trees associated with restoration in a cSNA	a) Either: i. The works are required to maintain an existing walking access track used for restoration activities; or ii. No more than 50m² of vegetation or trees are removed per site per calendar year; and

	b) The area cleared is planted with eco-sourced indigenous vegetation or trees within 12 months; and c) Either: i. Any tree removed must have a diameter of no more than 150mm measured at 1.4m in height above ground level; or ii. The tree has a diameter greater than 150mm, measured at 1.4m in height above ground level and: 1. A suitably qualified person has confirmed that there is a low potential for the tree to be used as habitat for either bats or any other Threatened or At-Risk indigenous fauna; and 2. The report from the suitably qualified person is provided to Council prior to the removal of the tree(s).
The operation, maintenance, renewal or upgrading of, or access to, existing infrastructure and public walkways and cycleways	**Pruning, maintenance or removal of indigenous or exotic vegetation or trees** i. The works are required to maintain an existing walking access track to access existing infrastructure; or ii. Either; 1. The works do not result in the removal of more than 100m2 of indigenous vegetation per site, per calendar year; or 2. The works are limited to areas within two metres of the existing asset; and iii. Either: 1. Any tree removed must have a diameter of no more than 150mm measured at 1.4m in height above ground level; or 2. The tree has a diameter greater than 150mm, measured at 1.4m in height above ground level; and: i. A suitably qualified person has confirmed that there is a low potential for the tree to be used as habitat for either bats or any other Threatened or At-Risk indigenous fauna; and ii. The report from the suitably qualified person is provided to Council prior to the removal of the tree(s). **Earthworks** i. The disturbance is limited to areas within 2m of the asset being operated, maintained, renewed or upgraded; or ii. No more than 100m² of land is disturbed per site, per calendar year; and iii. The area disturbed is reinstated as soon as practicable following the completion of the works. **Renewal or upgrading of infrastructure** The asset being renewed or upgraded is increasing in footprint by a maximum of 5% or 30m², whichever is the greater.

8.5 Management of activities adjacent to SNA

As the area of land that is mapped as SNA increases, there is greater potential for edge effects on SNAs to occur, particularly in areas where residential land that has the potential for further intensification abuts a SNA boundary. Edge effects include impacts like ground disturbance on land adjoining SNAs that impacts the root zone of SNA trees,

pruning of trees in a SNA that overhang onto private property, and impacts of noise and lighting on fauna habitat (particularly where areas are identified as long-tailed bat habitat).

We considered several options for managing edge effects on SNAs, including:

- A blanket setback of 5m from all SNA boundaries so that any earthworks or buildings/structures within the setback would go through a resource consent process to consider the impact of the proposal on the SNA.
- A series of targeted setback rules that focus on managing particular adverse effects, e.g. lighting, earthworks around the root zone of SNA trees.
- Targeted controls relating to more intensive residential development enabled through the NPS-UD and Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021, i.e. intensive residential development in accordance with 'medium density residential standards' (**MDRS**). This could restrict medium density residential development within a setback to SNA as a 'qualifying matter' (i.e. to recognise and provide for section 6(c) of the RMA).
- Amendments to city-wide objectives and policies (rather than new rules and standards) as a more cost-effective way to ensure lighting effects on indigenous fauna are considered through consenting processes for more significant developments next to SNAs.

In principle, we recommend a more targeted approach to managing edge effects as there is more risk that a buffer will be overly onerous compared to setbacks for specified activities. This also recognises that many of the new areas of SNA that have been identified are located in existing built-up urban areas within Hamilton, where achieving a 5m setback is likely to impose significant compliance burden and is neither desirable nor practical. An approach targeting medium residential development within a setback buffer to SNAs is also not recommended as this is not likely to be necessary or appropriate in all circumstances, and is not considered to be an effective effects-based approach as other forms of urban development (e.g. industrial activities) may have greater lighting and other potential adverse effects on SNAs.

We recommend that any edge effects rules are highly targeted to managing the particular adverse effect of concern. There are two types of rules that we recommend for inclusion:

- **Management of earthworks within the dripline of a tree located in a SNA** – this is in response to the methodology for mapping SNA, which set the SNA boundary along the trunk line of trees, as opposed to the full extent of the tree canopy. While this approach was taken for pragmatic reasons (to ensure that the least amount of private land was mapped as SNA), it also means that there are benefits to controlling earthworks in situations where the root zone of a SNA tree extends outside the SNA boundary to ensure the long-term health of SNA trees. It is considered best to use the 'dripline of a tree' located in a SNA as the rule trigger given the definition of 'root protection zone' in the Operative District Plan requires arborist input to determine the extent of the area, which would be difficult for lay people to use. The dripline of a tree is also generally easily understood without any supporting definition.
- **Pruning and maintenance of the canopy of a tree overhanging the boundary of a SNA** – this is recommended for similar reasons to the earthworks control above and would ensure that the pruning/maintenance rules that apply in SNA also apply to parts of SNA trees that overhang the SNA boundary.

The intent is that there is a permitted pathway for all of the rules described above and a resource consent process will only need to be followed for activities that cannot meet the permitted standard. If a resource consent is required the activity status would be restricted discretionary, and matters would be tightly restricted to ecological impacts on the values of the SNA.

In terms of lighting, we considered the appropriateness of a lighting standard that would control the lux level as measured at the SNA boundary, similar to the approach proposed for the Peacocke area through Plan Change 5. However, this approach was not considered feasible to apply across Hamilton City given that most areas adjacent to SNA are existing urban areas where there is already a baseline level of lighting and a landowner expectation for both indoor and outside lighting. The preferred approach is therefore to amend the city-wide lighting and glare policy in section 25.6 of the District Plan (25.6.2.1a) to ensure that the effects of lighting on indigenous fauna are considered and managed when resource consent is required for development adjacent to SNAs. While this will not address lighting effects from permitted activities, it will ensure lighting effects on SNAs are considered for larger developments that require consent which are most likely to have adverse lighting effects. This approach also avoids the potentially significant compliance costs associated with a blanket lighting standard at the SNA boundary which could be very difficult to comply with.

Table 18 below provides recommendations for rules and supporting standards to manage edge effects on SNAs. Note that these rules should not apply within the Transport Corridor Zone as this could have a significant impact on being able to operate and maintain the road corridor effectively.

Table 18: Suggested rules for certain activities adjacent to SNAs.

Activity	**Plan chapter**
Any earthworks within the dripline of a tree located in a SNA, provided that the maximum thickness (cross-section) of any root that may be cut is 50mm.	Chapter 25.2
Pruning and maintenance of the canopy of a tree overhanging the boundary of a SNA, provided that the maximum amount of foliage that can be removed from a tree in any calendar year is 15% and the maximum thickness (cross-section) of any branch or root that may be cut is 50mm.	Chapter 25.2
25.6.2.1a Ensure that light spill and glare do not detract from the amenity values of other properties, compromise traffic safety, ~~or~~ have a negative effect on people's health and general welfare, or adversely impact indigenous fauna in a Significant Natural Area.	Chapter 25.6

Appendix A:

Relevant provisions in RPS and other distict plans

RELEVANT PROVISONS

Waikato Regional Policy Statement – Key provisions

Policy 11.1 Maintain or enhance indigenous biodiversity

Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on:

a) working towards achieving no net loss of indigenous biodiversity at a regional scale;

b) the continued functioning of ecological processes;

c) the re-creation and restoration of habitats and connectivity between habitats;

d) supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;

e) providing ecosystem services;

f) the health and wellbeing of the Waikato river and its catchment;

g) contribution to natural character and amenity values;

h) tāngata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment;

i) managing the density, range and viability of indigenous flora and fauna; and

j) the consideration and application of biodiversity offsets

Implementation methods

11.1.1 Maintain or enhance indigenous biodiversity Regional and district plans shall maintain or enhance indigenous biodiversity, including by:

a) Providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change;

b) having regard to any local indigenous biodiversity strategies developed under Method 11.1.11; and

c) creating buffers, linkages and corridors to protect and support indigenous biodiversity values, including esplanade reserves and esplanade strips to maintain and enhance indigenous biodiversity values.

11.1.2 Adverse effects on indigenous biodiversity

Regional and district plans shall recognise that adverse effects on indigenous biodiversity within terrestrial, freshwater and coastal environments are cumulative and may include:

a) fragmentation and isolation of indigenous ecosystems and habitats;

b) reduction in the extent and quality of indigenous ecosystems and habitats;

c) loss of corridors or connections linking indigenous ecosystems and habitat fragments or between ecosystems and habitats;

d) the loss of ecological sequences;

e) loss or disruption to migratory pathways in water, land or air;

f) effects of changes to hydrological flows, water levels, and water quality on ecosystems;

g) loss of buffering of indigenous ecosystems;

h) loss of ecosystem services;

i) loss, damage or disruption to ecological processes, functions and ecological integrity;

j) changes resulting in an increased threat from animal and plant pests;

k) effects which contribute to a cumulative loss or degradation of indigenous habitats and ecosystems;

l) noise, visual and physical disturbance on indigenous species, particularly within the coastal environment; and

m) loss of habitat that supports or provides a key life-cycle function for indigenous species listed as 'Threatened' or 'At Risk' in the New Zealand Threat Classification System lists.

11.1.3 Avoidance, remediation, mitigation and offsetting (for indigenous biodiversity that is not significant)

Regional and district plans:

a) for non-significant indigenous vegetation and non-significant habitats of indigenous fauna (excluding activities pursuant to 11.1.4):

   i) shall require that where loss or degradation of indigenous biodiversity is authorised adverse effects are avoided, remedied or mitigated (whether by onsite or offsite methods).

   ii) should promote biodiversity offsets as a means to achieve no net loss of indigenous biodiversity where significant residual adverse effects are unable to be avoided, remedied or mitigated.

   iii) when considering remediation, mitigation or offsetting, methods may include the following:

      i. replacing the indigenous biodiversity that has been lost or degraded;

      i. replacing like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);

      ii. the legal and physical protection of existing habitat;

      iii. the re-creation of habitat; or

      iv. replacing habitats or ecosystems with indigenous biodiversity of greater ecological value.

b) for significant indigenous vegetation and significant habitats of indigenous fauna Method 11.2.2 applies.

11.1.4 Recognition of activities having minor adverse effects on indigenous biodiversity

Regional and district plans should include permitted activities where they will have minor adverse effects in relation to the maintenance or protection of indigenous biodiversity. They may include:

a) the maintenance, operation and upgrading of lawfully established infrastructure, regionally significant infrastructure and lawfully established activities using natural and physical resources of regional or national importance;

b) existing lawfully established uses of land where the effects of such land use remain the same or similar in character, intensity and scale;

c) activities undertaken for the purpose of maintenance or enhancement of indigenous biodiversity;

d) the collection of material for maintaining traditional Māori cultural practices; and

e) actions necessary to avoid loss of life, injury or serious damage to property.

Policy 11.2 Protect significant indigenous vegetation and significant habitats of indigenous fauna

Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.

Implementation methods

11.2.1 Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna

For the purposes of identifying areas of significant indigenous vegetation and significant habitats of indigenous fauna, Waikato Regional Council will identify areas of significant indigenous vegetation and significant habitats of indigenous fauna at the regional scale (significant natural areas) and make this information available to territorial authorities.

11.2.2 Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna

Regional and district plans shall (excluding activities pursuant to 11.1.4):

a) protect areas of significant indigenous vegetation and significant habitats of indigenous fauna;

b) require that activities avoid the loss or degradation of areas of significant indigenous vegetation and significant habitats of indigenous fauna in preference to remediation or mitigation;

c) require that any unavoidable adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are remedied or mitigated;

d) where any adverse effects are unable to be avoided, remedied or mitigated in accordance with (b) and (c), more than minor residual adverse effects shall be offset to achieve no net loss; and

e) ensure that remediation, mitigation or offsetting as a first priority relates to the indigenous biodiversity that has been lost or degraded (whether by on-site or offsite methods). Methods may include the following:

   i) replace like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);

   ii) involve the re-creation of habitat;

   iii) develop or enhance areas of alternative habitat supporting similar ecology/significance; or involve the legal and physical protection of existing habitat;

f) recognise that remediation, mitigation and offsetting may not be appropriate where the indigenous biodiversity is rare, at risk, threatened or irreplaceable; and

g) have regard to the functional necessity of activities being located in or near areas of significant indigenous vegetation and significant habitats of indigenous fauna where no reasonably practicable alternative location exists.

11A Criteria for determining significance of indigenous biodiversity

The following criteria are to be used to identify areas of significant indigenous biodiversity and their characteristics as they exist at the time the criteria are being applied. Criteria may be specific to a habitat type including water, land or airspace or be more inclusive to address connectivity, or movement of species across habitat types.

To be identified as significant an area needs to meet one or more of the criteria identified in the table below.

Areas of significant indigenous biodiversity shall not include areas that have been created and subsequently maintained for or in connection with:

- artificial structures (unless they have been created specifically or primarily for the purpose of protecting or enhancing biodiversity); or
- beach nourishment and coastal planting (unless they have been created specifically or primarily for the purpose of protecting or enhancing biodiversity).

Table 11-1: Criteria for determining significance of indigenous biodiversity

Previously assessed site	
1.	It is indigenous vegetation or habitat for indigenous fauna that is currently, or is recommended to be, set aside by statute or covenant or by the Nature Heritage Fund, or Ngā Whenua Rāhui committees, or the Queen Elizabeth the Second National Trust Board of Directors, specifically for the protection of biodiversity, and meets at least one of criteria 3-11.
Ecological values	
2.	In the Coastal Marine Area, it is indigenous vegetation or habitat for indigenous fauna that has reduced in extent or degraded due to historic or present anthropogenic activity to a level where the ecological sustainability of the ecosystem is threatened.
3.	It is vegetation or habitat that is currently habitat for indigenous species or associations of indigenous species that are: ▪ classed as threatened or at risk, or ▪ endemic to the Waikato region, or ▪ at the limit of their natural range.
4.	It is indigenous vegetation, habitat or ecosystem type that is under-represented (20% or less of its known or likely original extent remaining) in an Ecological District, or Ecological Region, or nationally.
5.	It is indigenous vegetation or habitat that is, and prior to human settlement was, nationally uncommon such as geothermal, chenier plain, or karst ecosystems, hydrothermal vents or cold seeps.
6.	It is wetland habitat for indigenous plant communities and/or indigenous fauna communities (excluding exotic rush/pasture communities) that has not been created and subsequently maintained for or in connection with: ▪ waste treatment; ▪ wastewater renovation; ▪ hydro electric power lakes (excluding Lake Taupō); ▪ water storage for irrigation; or ▪ water supply storage; unless in those instances they meet the criteria in Whaley et al. (1995).
7.	It is an area of indigenous vegetation or naturally occurring habitat that is large relative to other examples in the Waikato region of similar habitat types, and which contains all or almost all indigenous species typical of that habitat type. Note this criterion is not intended to select the largest example only in the Waikato region of any habitat type.
8.	It is aquatic habitat (excluding artificial water bodies, except for those created for the maintenance and enhancement of biodiversity or as mitigation as part of a consented activity) that is within a stream, river, lake, groundwater system, wetland, intertidal mudflat or estuary, or any other part of the coastal marine area and their margins, that is critical to the self sustainability of an indigenous species within a catchment of the Waikato region, or within the coastal marine area. In this context "critical" means essential for a specific component of the life cycle and includes breeding and spawning grounds, juvenile nursery areas, important feeding areas and migratory and dispersal pathways of an indigenous species. This includes areas that maintain connectivity between habitats.
9.	It is an area of indigenous vegetation or habitat that is a healthy and representative example of its type because: ▪ its structure, composition, and ecological processes are largely intact; and

	▪ if protected from the adverse effects of plant and animal pests and of adjacent land and water use (e.g. stock, discharges, erosion, sediment disturbance), can maintain its ecological sustainability over time.
10.	It is an area of indigenous vegetation or habitat that forms part of an ecological sequence, that is either not common in the Waikato region or an ecological district, or is an exceptional, representative example of its type.
Role in protecting ecologically significant area	
11.	It is an area of indigenous vegetation or habitat for indigenous species (which habitat is either naturally occurring or has been established as a mitigation measure) that forms, either on its own or in combination with other similar areas, an ecological buffer, linkage or corridor and which is necessary to protect any site identified as significant under criteria 1-10 from external adverse effects.

OTHER DISTRICT PLANS

Proposed Waikato District Plan - Key Provisions

Part 2 – Chapter 22 - ECO – Ecosystems and indigenous biodiversity		
ECO-R1	**Earthworks – general**	
All zones	(1) Activity status: PER Where: (a) Earthworks for conservation activities, water reticulation for farming purposes or the maintenance of existing tracks, fences or drains within a Significant Natural Area provided they are not within a kauri root zone	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) Volume, extent and depth of earthworks; (b) Nature of fill material; (c) Contamination of fill material or cleanfill; (d) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (e) Compaction of the fill material; (f) Volume and depth of fill material; (g) Protection of the Hauraki Gulf Catchment Area; (h) Geotechnical stability; (i) Land instability, erosion and sedimentation; and (j) The risk of earthworks exacerbating Kauri dieback disease.
ECO-R2	**Earthworks – within a Significant Natural Area on Maaori Freehold Land or Maaori Customary Land**	
All zones	(1) Activity status: PER Where: (a) On Maaori Freehold Land or Maaori Customary land within a Significant Natural Area, earthworks for a Marae Complex or Papakaainga housing where: (i) There is no alternative development area on the site outside of the significant natural area; and (ii) The earthworks do not exceed a volume of 500m3 in a single consecutive 12-month period; and (iii) The earthworks do not exceed an area of 1,500m2 in a single consecutive 12 month period; (iv) Sediment resulting from the earthworks is retained on the site through implementation and maintenance of erosion and sediment controls; (v) Do not divert or change the nature of natural water flows, water bodies or established drainage paths; and (vi) Provided they are not within a kauri root zone	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The effects on the indigenous vegetation and fauna; (b) Land instability, erosion and sedimentation; and (c) Volume, extent and depth of earthworks.
ECO-R3	**Earthworks in a Significant Natural Area for purposes other than the maintenance of existing tracks, fences or drains.**	
All zones	(1) Activity status: RDIS Council's discretion is restricted to the following matters: (a) The effects on indigenous vegetation and fauna; (b) Land instability, erosion and sedimentation; and (c) Volume, extent and depth of earthworks.	(2) Activity status where compliance not achieved: n/a

ECO-R4	**Vegetation clearance within a Significant Natural Area**	
All zones	(1) Activity status: PER Where: (a) Indigenous vegetation clearance, trimming or pruning of indigenous vegetation in a Significant Natural Area for the following purposes: (i) Removing vegetation that endangers human life or existing buildings or structures; (ii) Conservation fencing to exclude stock or pests; (iii) Maintaining existing farm drains; (iv) Maintaining existing tracks and fences; (v) Gathering plants in accordance with Maaori customs and values; or (vi) Conservation activities.	(2) Activity status where compliance not achieved: DIS
ECO-R5	**Vegetation clearance within a Significant Natural Area**	
All zones	(1) Activity status: PER Where: (a) Clearance of up to 5m3 manuka and/or kanuka outside of a wetland per single consecutive 12-month period per property for domestic firewood purposes and arts or crafts provided the removal will not directly result in the death, destruction or irreparable damage of any other tree, bush or plant.	(2) Activity status where compliance not achieved: DIS
ECO-R6	**Vegetation clearance within a Significant Natural Area on Maaori Freehold Land and Maaori Customary Land**	
All zones	(1) Activity status: PER Where: (a) On Maaori Freehold Land or Maaori Customary Land, indigenous vegetation clearance in a Significant Natural Area for the purposes of development where: (i) There is no other practicable alternative development area on the site outside the Significant Natural Area; and (ii) The following total areas are not exceeded: (1) 1500m2 for a Marae complex, including areas associated with access, parking and manoeuvring; (2) 500m2 per dwelling, including areas associated with access, parking and manoeuvring; and (3) 500m2 for a papakaainga building including areas associated with access, parking and manoeuvring.	(2) Activity status where compliance not achieved: DIS
ECO-R7	**Vegetation clearance within a Significant Natural Area**	
All zones	(1) Activity status: PER Where: (a) Vegetation clearance of non-indigenous species in a Significant Natural Area.	(2) Activity status where compliance not achieved: DIS
ECO-R8	**Vegetation clearance within a Significant Natural Area**	
All zones	(1) Activity status: CON	(2) Activity status where compliance not achieved: DIS

	Where: (a) Indigenous vegetation clearance for building, access, parking and manoeuvring areas in a Significant Natural Area identified on the planning maps must comply with all of the following standards: (i) There is no practicable alternative development area on the site outside the Significant Natural Area; (ii) The total indigenous vegetation clearance does not exceed 250m2; and (iii) The vegetation clearance is at least 10m from a natural waterbody. Council's control is reserved over the following matters: The effects on the indigenous vegetation and fauna.	
ECO-R9	**Indigenous vegetation clearance in a Significant Natural Area other than for purposes listed in Rules ECO-R4 – ECO-R6.**	
All zones	(2) Activity status where compliance not achieved: DIS	

Part 2 – Chapter 3 - AINF – All infrastructure		
AINF-R9	**Trimming, maintenance or removal of vegetation or trees associated with infrastructure**	
All zones	(1) Activity status: PER Activity-specific standards: (a) Trimming and pruning of trees and vegetation, necessary to protect all overhead electric lines or telecommunication lines; and any trimming, maintenance or removal of vegetation or trees associated with infrastructure, including access tracks, that meet all of the following standards: (i) No tree identified in SCHED2 – Notable trees is removed; (ii) Any required trimming of a tree identified in SCHED2 – Notable trees is either: (1) To remove dead, dying, or diseased branches and the tree work is undertaken by a works arborist; or (2) The maximum branch diameter does not exceed 50mm at severance and no more than 10% of live foliage growth is removed over any consecutive 12-month time period. (iii) Any indigenous vegetation alteration or removal within a Significant Natural Area must not: (1) Include any trees over 6m in height or 600mm in girth at a height of 1.4m; and (2) Exceed 50m2 per site over any consecutive 12-month time period. (b) Any trimming, maintenance or removal of vegetation, where required for the safe operation or maintenance of the National Grid or to remove a potential fire risk associated with the National Grid. *Advice Note: Trimming, maintenance or removal of vegetation or non-notable trees in and around electrical assets shall be managed in accordance with the Electricity (Hazards from Trees) Regulations 2003.*	(2) Activity status where compliance not achieved: RDIS Council's discretion is restricted to the following matters: (a) The extent of the works required; (b) Effects on the values, qualities and characteristics of any tree identified in SCHED2 – Notable trees or any Significant Natural Area; (c) Whether alternative methodologies avoiding the need to affect the tree(s)/vegetation have been adequately considered; and (d) Land transport network safety and efficiency.

Operative Waipa District Plan - Key Provisions

Section 24 - Activity Status Table

24.4.1.1	Activities	Most restrictive		Moderate restriction	Least restrictive
		SNAs	Bush Stands	Biodiversity Corridors	District Wide Indigenous Vegetation
	For all permitted and controlled activities listed in this table the rules in 24.4.2 will apply. The activity status for activities which fail to comply with the rules is identified under each rule. For the avoidance of doubt where activities fail to comply with this table and have no associated rule, resource consent for a non-complying activity is required. For the avoidance of doubt, if a significant natural area or bush stand are located within a biodiversity corridor, the most restrictive rule provisions shall apply.				
Management of indigenous vegetation					
(a)	Trimming, pruning or removal of indigenous vegetation associated with the following activities: (i) To maintain or construct perimeter fences for stock exclusion; or (ii) Undertaken in accordance with the terms of a QEII National Trust covenant, or other relevant covenant, consent notice or encumbrance; or (iii) Carried out by, or under the direction or control of the Department of Conservation or Waipa District Council on Crown Reserve; or (iv) Undertaken pursuant to conservation activities where the activity complies with Rule 24.4.2.2; or (v) To undertake pest and weed control activities.	P	P	P	P
(b)	Planting of indigenous vegetation and conservation planting.	P	P	P	P
(c)	Pest control activities.	P	P	P	P
(d)	Removal of dead or damaged indigenous vegetation or indigenous vegetation presenting an imminent danger to human life.	P	P	P	P
Customary Activities					
(e)	Removal of indigenous vegetation undertaken pursuant to customary activities that does not adversely affect at risk or threatened indigenous species.	P	P	P	P
Construction and maintenance of tracks					

(f)	Trimming, pruning and removal of indigenous vegetation on or within 2m of existing tracks, or water intake structures, required for maintenance purposes.	P	P	P	P
(g)	Removal of indigenous vegetation for a track up to 3m wide for the Te Awa Cycleway.	C	C	C	P
	The matters over which Council reserves its control are: ▪ Location, extent and necessity of vegetation removal associated with the activity; and ▪ Effects on the connectivity, value and characteristics of the significant natural area, bush stand or biodiversity corridor (as relevant); and ▪ Appropriateness of mitigation measures proposed including consideration of the no net loss principle. These matters will be considered in accordance with the assessment criteria in Section 21.				
(h)	Removal of indigenous vegetation for construction of new tracks (excluding conservation activities and the Te Awa Cycleway).	NC National or Regional SNA	NC	C Where clearance is less than 1 hectare	P
		RD Local SNA		RD Where clearance is 1 hectare or more	
	The matters over which Council reserves its control are: ▪ Location and extent of vegetation removal associated with the activity; and ▪ The necessity of vegetation removal associated with the activity; and ▪ Effects on the connectivity, value and characteristics of the local significant natural area or biodiversity corridor (as relevant); and ▪ Appropriateness of mitigation measures proposed including consideration of the no net loss principle. Assessment of a restricted discretionary activity shall be limited to the following matters: ▪ The matters listed above for a controlled activity; and ▪ Alternatives to removal of indigenous vegetation. These matters will be considered in accordance with the assessment criteria in Section 21.				
Network utilities, electricity transmission and distribution					
(i)	Trimming or pruning of indigenous vegetation to avoid or mitigate effects on the operation of an existing network utility.	P	P	P	P
(j)	Removal of indigenous vegetation for the purpose of reducing risk to existing transmission or distribution lines	C	C	C	P

	The matters over which Council reserves its control are: ▪ Location, extent and necessity of vegetation removal associated with the activity; and ▪ Effects on the connectivity, value and characteristics of the significant natural area, bush stand or biodiversity corridor (as relevant); and ▪ Effects on indigenous biodiversity; and ▪ Effects on landscape; and ▪ Appropriateness of mitigation measures proposed including consideration of the no net loss principle. These matters will be considered in accordance with the assessment criteria in Section 21				
(k)	Removal of indigenous vegetation for electricity transmission or distribution line purposes, excluding matters in clause (j).	RD	RD	RD	P
	Assessment will be restricted to the following matters: ▪ Location, extent and necessity of vegetation removal associated with the activity; and ▪ Effects on the connectivity, value and characteristics of the significant natural area, bush stand or biodiversity corridor (as relevant); and ▪ Effects on indigenous biodiversity; and ▪ Effects on landscape; and ▪ Appropriateness of mitigation measures proposed including consideration of achieving the no net loss principle; and ▪ Alternatives to removal of indigenous vegetation. These matters will be considered in accordance with the assessment criteria in Section 21.				
Removal of manuka or kanuka					
(l)	Removal of manuka or kanuka for use on same holding where the activity complies with Rule 24.4.2.1.	D Regional or National SNA C Local SNA	D	P	P
	The matters over which Council reserves its control are: ▪ Location, extent and necessity of indigenous vegetation removal; and ▪ Effects on the connectivity between significant natural areas; and ▪ Effects on indigenous biodiversity; and ▪ Appropriateness of mitigation measures proposed including consideration of the no net loss principle; and ▪ Alternatives to removal of indigenous vegetation. These matters will be considered in accordance with the assessment criteria in Section 21.				
Sustainable Harvesting					
(m)	Sustainable harvesting where the activity complies with Rule 24.4.2.3.	C	NC	C	P

<table>
<tr><td></td><td colspan="5">The matters over which Council reserves its control are:
Effects on at risk or threatened species and methods to address those effects; and
The location of trees within significant natural area, or biodiversity corridor (as relevant); and
The area of trees to be harvested on an annual basis; and
Effects on the connectivity, value and characteristics of the significant natural area, bush stand or biodiversity corridor (as relevant); and
Potential adverse effects on indigenous biodiversity during harvesting and methods to avoid, remedy or mitigate those effects including consideration of the no net loss principle.
These matters will be considered in accordance with the assessment criteria in Section 21.</td></tr>
<tr><td colspan="6">Removal of indigenous vegetation for any other purpose</td></tr>
<tr><td rowspan="2">(n)</td><td rowspan="2">Removal of indigenous vegetation for any other purpose.</td><td>NC Regional or National SNA</td><td rowspan="2">NC</td><td>C Where clearance is less than 1 hectare</td><td rowspan="2">P</td></tr>
<tr><td>D Local SNA</td><td>RD Where clearance is 1 hectare or more</td></tr>
<tr><td></td><td colspan="5">The matters over which Council reserves its control are:
Location and extent of vegetation removal associated with the activity; and
The necessity of vegetation removal associated with the activity; and
Effects on the connectivity, value and characteristics of biodiversity corridor; and
Appropriateness of mitigation measures proposed including consideration of the no net loss principle.
Assessment of a restricted discretionary activity shall be limited to the following matters:
The matters listed above for a controlled activity; and
Alternatives to removal of indigenous vegetation.
These matters will be considered in accordance with the assessment criteria in Section 21.</td></tr>
</table>

24.4.2 Performance Standards

Rule - Removal of manuka or kanuka

24.4.2.1 Removal of manuka or kanuka from a holding shall comply with the following:

(a) The removal of manuka or kanuka is no more than 5m3 per calendar year; and

(b) The area from which manuka or kanuka is removed shall be replanted within 6 months or allowed to regenerate; and

(c) The removal of manuka or kanuka shall not adversely affect any at risk or threatened indigenous species.

Rule - Conservation activities

24.4.2.2 When undertaking conservation activities that involve the removal of indigenous vegetation, no greater than 1 hectare or 1% of the area, whichever is the lesser, of the significant natural area or bush stand shall be disturbed or removed.

Operative Auckland Unitary Plan - Key Provisions

Chapter E15 – Vegetation management and biodiversity

Table E15.4.2 Vegetation and biodiversity management in overlays (other than in the coastal marine area)

Activity		SEA-T [rp]
General		
(A24)	Permitted, controlled and restricted discretionary activities in Table E15.4.2 that do not comply with one or more of the standards in E15.6	D
Use		
(A29)	Vegetation alteration or removal within a SEA for a building platform and access way for one dwelling per site	C
(A30)	Vegetation alteration or removal within a SEA on Māori land or treaty settlement land for: (a) one marae per site; (b) up to 30 dwellings per site; (c) activities associated with a marae and with papakāinga	C
(A31)	Biosecurity Tree Works	P
(A32)	Dead wood removal	P
(A33)	Emergency tree works	P
(A34)	Vegetation alteration or removal for customary use	P
(A35)	Forestry and farming activities as existing at 30 September 2013	P
(A36)	Pest Plant Removal	P
(A37)	Conservation planting	P
(A38)	Vegetation alteration or removal for routine maintenance within 3m of existing dwelling	P
(A39)	Vegetation alteration or removal for routine maintenance within 3m of existing buildings greater than 100m2 gross floor area	P
(A40)	Vegetation alteration or removal for routine maintenance within 1m of other existing buildings	P
(A41)	Tree Trimming	P
(A42)	Vegetation alteration or removal for routine operation, maintenance and repair of existing tracks, lawns, gardens, fences and other lawfully established activities	P
(A43)	Any vegetation alteration or removal not otherwise provided for	RD
(A44)	Any vegetation alteration or removal within a Quarry Zone	D

E15.6.A1. General standards

The following standards apply to all permitted, controlled or restricted discretionary activities

(1) All kauri material (including sawdust and woodchips) must be retained within 3 times the radius of the canopy drip line of the tree or disposed of to an approved landfill facility.

E15.6.2. Vegetation alteration or removal for customary use

(1) No greater than 20m2 of vegetation is removed within a significant ecological area per site.

(2) No greater than 50m2 of vegetation is removed from areas not identified as significant ecological areas per calendar year.

E15.6.3. Conservation planting

(1) Conservation planting in significant ecological areas must only be for ecological restoration purposes.

(2) Conservation planting within the Outstanding Natural Features Overlay, Outstanding Natural Character Overlay, High Natural Character Overlay or the Outstanding Natural Landscapes Overlay must be limited to planting of indigenous species for ecological restoration or landscape restoration purposes.

E15.6.4. Vegetation alteration or removal for routine operation, maintenance and repair of existing tracks, lawns, gardens, fences, shelterbelts and other lawfully established activities in riparian areas, coastal areas, all zones outside the RUB and in overlays identified in Table E15.4.2 [other than the significant ecological areas in the coastal marine area – SEA-M]

(1) Vegetation alteration or removal must be undertaken within 1m either side of existing tracks or fences.

(2) Vegetation alteration or removal must not include trees over 6m in height, or 600mm in girth.

(3) Vegetation alteration or removal must not result in greater than 25m² of vegetation removal from within a Significant Ecological Areas Overlay, Outstanding Natural Features Overlay, Outstanding Natural Character Overlay, High Natural Character Overlay or the Outstanding Natural Landscapes Overlay per site.

(4) Vegetation alteration or removal must not result in greater than 50m² of vegetation removal from areas not identified as significant ecological areas per calendar year.

E15.6.5. Vegetation alteration or removal within a significant ecological area for a building platform and access way for a dwelling per site

(1) The total area of vegetation alteration or removal must not be greater than 300m².

E15.6.7. Vegetation alteration or removal within a Significant Ecological Areas Overlay, Outstanding Natural Features Overlay, Outstanding Natural Character Overlay, High Natural Character Overlay or the Outstanding Natural Landscapes Overlay, on Māori land or Treaty Settlement land for one marae per site and up to 30 dwellings and activities associated with a marae or papakāinga

(1) The total area of vegetation alteration or removal per site is not greater than:

(a) 1500m2 for a marae; and

(b) 300m2 per dwelling.

E15.6.8 Vegetation alteration or removal undertaken within the 100-year ARI floodplain

(1) Vegetation alteration or removal must ensure that erosion control measures associated with vegetation removal and replanting, such as mulch or bark, are not able to be swept off-site in a flood event.

E15.6.9 Tree trimming within Significant Ecological Areas

(1) The maximum branch diameter must not exceed 50mm.

(2) No more than 10 per cent of live growth of the tree is removed in any one calendar year.

(3) Trimming must meet accepted modern arboricultural practice.

(4) The trimming must retain the natural shape, form and branch habit of the tree.

Chapter 26 - Infrastructure

Table E26.3.3.1 Activity table – Network utilities and electricity generation and vegetation management

Activity	Auckland wide rules vegetation management	Overlay rules vegetation management

		Rural zones, coastal areas and riparian areas [rp]	SEA [rp]
Operation, maintenance, renewal, repair, construction and removal of network utilities and electricity generation facilities and minor infrastructure upgrading			
(A71)	Biosecurity Tree Works	P	P
(A72)	Dead wood removal	P	P
(A73)	Emergency tree works	P	P
(A74)	Pest plant removal	P	P
(A75)	Vegetation alteration or removal for the operation, repair and maintenance of access tracks and fences for network utilities	P	P
(A71)	Vegetation alteration or removal	P	P
(A77)	Vegetation alteration or removal that does not comply with Standards E26.3.5.1 to E26.3.5.4	RD	RD
(A78)	Vegetation alteration or removal not otherwise provided for	D	D

E26.3.5. Permitted activity standards

All activities listed as permitted in Table E26.3.3.1 Activity table must comply with the following permitted activity standards.

Regional [rp]

Permitted activity standards for vegetation management in rural zones, coastal areas, riparian areas and the Significant Ecological Areas Overlay

E26.3.5.1. Vegetation alteration or removal for the operation, maintenance and repair of access tracks and fences for network utilities

(1) Must be undertaken within and to 1m either side of existing tracks and fences.

(2) Must not include trees over 6m in height, or 600mm in girth unless their removal is otherwise permitted by a rule in this Plan.

(3) Must not result in the removal of more than 20m2 of vegetation within a significant ecological area.

(4) Must not result in the removal of more than 50m2 of vegetation from areas not identified as a significant ecological area.

E26.3.5.2. Vegetation alteration or removal

(1) Must not include trees over 6m in height, or 600mm in girth unless their removal is otherwise permitted by a rule in this Plan.

(2) [deleted]

(3) Must not result in the removal of more than 50m2 of vegetation within a coastal area or riparian area not identified as a significant ecological area.

(4) Must not result in the removal of more than 20m2 of vegetation within the legal road or the formation width of the road in the Waitakere Ranges Heritage Area Overlay.

(5) Must not result in the removal of more than 500m2 of vegetation within the legal road or the formation width of the road in a rural zone.

(6) Must not result in the removal of more than 250m2 of vegetation outside the legal road or the formation width of the road in a rural zone.

(7) Vegetation alteration or removal from a significant ecological area must be for the purpose of:

(a) the operation, maintenance, renewal, repair or removal of network utilities or electricity generation facilities or minor infrastructure upgrading and not result in the removal of more than 20m2 of vegetation, except within the formation width of the road; or

(b) the operation, maintenance, renewal, repair or removal of network utilities or electricity generation facilities or minor infrastructure upgrading and must be undertaken in any of the following:

(i) within the formation width of existing roads, except where Standard E26.3.5.2(4) applies; or

(ii) within 1m of the network utility, or existing access track; or

(iii) in accordance with the Electricity (Hazards from Trees) Regulations 2003; or

(c) maintaining the safety of the network utility and must be undertaken in any of the following:

(i) within state highway designations as at 30 September 2013; or

(ii) within railway designations as at 30 September 2013; or

(d) installing a service connection and must not result in the removal of more than 10m2 of vegetation.

(7A) Tree trimming or alteration of trees must comply with the following standards:

(a) the maximum branch diameter must not exceed 50mm;

(b) no more than 10 per cent of live growth of the tree is removed in any one calendar year;

(c) the trimming or alteration must retain the natural shape, form and branch habit of the tree;

(d) trimming or alteration must meet accepted modern arboricultural practice.

(8) Standards E26.3.5.2(1)-(7A) do not apply to vegetation alteration or removal required to maintain the visibility of road safety signage, vehicle sightlines, carriageway clearance heights and widths as follows:

(a) clearance of 4.5m height above the road carriage way or up to 0.5m above any traffic signal, or road safety and directional signage located above the road carriageway

(b) clearance of a 0.5m width back from the road kerb;

(c) clearance of a 0.6m width back from the un-kerbed road; or

(d) clearance for any over dimension route requirement.

Table E26.6.3.1 Activity table - Earthworks in overlay areas except Outstanding Natural Features Overlay

Activity		SEA-T [rp]
(A110)	Earthworks for maintenance, renewal and repair of network utilities and electricity generation activities	P
(A111)	Earthworks for service connections	P
(A112)	Earthworks for minor infrastructure upgrading	P
(A113)	Earthworks for minor utility structures	P
(A114)	Earthworks for minor upgrading of road network activities within the legal road or the formation width of the road	P
(A115)	Earthworks for network utilities and electricity generation facilities that do not comply with the standards in E26.6.5.2	RD
(A116)	Other earthworks up to 10m2 and 5m3	P
(A117)	Earthworks from 10m2 to 2500m2 and from 5m3 to 2500m3	RD

(A118)	Earthworks greater than 2500m2 or 2500m3	D

E26.6.5.2. General standards

All activities listed as permitted, controlled or restricted discretionary in Table E26.6.3.1 Activity table must comply with the following standards.

Regional [rp]

Regional permitted activity standards for the Significant Ecological Areas Overlay and Water Supply Management Area Overlay

(1) Earthworks for network utilities outside the legal road or the formation width of the road shall be limited to the area and depth of the land previously disturbed or modified or within a width or depth not exceeding 2m either side of a National Grid structure or cable.

(2) Earthworks for network utilities (excluding road maintenance, repair and renewals, and minor infrastructure upgrading) within the legal road or the formation width of the road shall not exceed 10m2 and 5m3

(3) Earthworks for the minor upgrading of road network activities that exceed 10m2 or 5m3 shall not exceed an excavation depth of 0.6m, or the depth of land previously disturbed.

(4) Earthworks for service connections in SEAs shall be limited to the area and depth of earth previously disturbed or modified or shall not exceed 10m2 and 5m3

(5) After completion of the earthworks, the ground must be reinstated to at least the condition existing prior to any work starting.

(6) Land disturbance must not, after reasonable mixing, result in any of the following effects in receiving waters:

(a) the production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

(b) any conspicuous change in the colour or visual clarity;

(c) any emission of objectionable odour;

(d) the rendering of fresh water unsuitable for consumption by farm animals; or

(e) any significant adverse effects on aquatic life.

(11) Earthworks for maintenance and repair of driveways, parking areas, sports fields and major recreational facilities within a Significant Ecological Area Overlay shall be limited to the area of earth previously disturbed or modified.

(12) Earthworks associated with a temporary activity within a Significant Ecological Area Overlay shall be limited to the area of earthwork previously disturbed or modified.

Operative Tauranga City Plan - Key Provisions

Chapter 4C

4C.2.1 Exemptions to the Permitted Activity Rules

a. The following activities are permitted and exempt from Rule 4C.2.2 – All Zones through Rule 4C.2.9 – High Voltage Transmission Plan Area:

   i. Earthworks consented as part of an approved subdivision;

   ii. Earthworks in the Road Zone;

   iii. Earthworks associated with the maintenance, renewal and minor upgrading (in relation to electric lines) of network utilities listed in Chapter 10 – Network Utilities and Designations subject to Rule 10A.5.9 – Establishment, Maintenance or Demolition of a Network Utility;

   iv. Earthworks associated with the construction of stormwater reserves.

   v. Earthworks for domestic gardening;

   vi. Earthworks for grave digging;

   vii. Earthworks for archaeological investigations authorized by Heritage New Zealand, subject to the written approval of Transpower being clearly endorsed on all relevant investigation site plans where those investigations occur within the High Voltage Transmission Plan Area identified on the Plan Maps, Part B.

4C.2.2 All Zones

In addition to Rule 4C.2.3 – Tauriko Business Estate through Rule 4C.2.9 – High-Voltage Transmission Plan Area, earthworks are a Permitted Activity providing:

a. They are ancillary to an activity that is listed as a Permitted, Controlled or Restricted Discretionary Activity within that zone;

b. They use a combination of erosion and sediment control measures that are consistent with Appendix 4N: Erosion and Sediment Control Measures where earthworks on a site expose more than 100m2 of area. For the avoidance of doubt this rule shall not apply to approved earthworks or earthworks ancillary to primary production;

c. Any single cut on a site 1.5 metres in height or higher (either as a single cut or combination of cuts) where the angle of cut is 45o or greater is retained either before construction of any building foundations or retained no later than 3 months after that cut being created. This rule shall not apply to earthworks in the Rural Zone unless those earthworks are associated with construction of a building;

d. They do not take place within the drip-line of a Notable Tree or Heritage Tree;

e. They do not take place on any site that includes potentially contaminated land, unless:

   i. A consent for remediation has been obtained from the Bay of Plenty Regional Council;

   ii. A site investigation report prepared by a suitably qualified contaminated site investigator is submitted to the Council in accordance with Ministry for the Environment Guideline No.1 – Reporting on Contaminated Sites in New Zealand demonstrating that either the site does not have potentially contaminated land or the potentially contaminated land is separated from the earthworks by a safe distance (determined by the substance causing soil contamination);

   iii. Consent has been obtained pursuant to Rule 9B.3 – Restricted Discretionary Rules;

   iv. The provisions of Rule 9B.2.1 – Applicability to Subdivision and Land Use apply;

f. They are associated with sub-surface investigations of contaminated and potentially contaminated land to determine the presence, extent and nature of any contamination. This work shall be co-ordinated by a suitably qualified contaminated site investigator.

4C.2.4 Flood Hazard Plan Area

In addition to Rule 4C.2.2 – All Zones, earthworks within the Flood Hazard Plan Area shall not exceed more than 500m3 except where they are associated with the construction, erection or placement of a building.

4C.2.8 Special Ecological Areas

In addition to Rule 4C.2.2 – All Zones, earthworks within Special Ecological Areas shall:

a. Be associated with activities listed in Chapter 5 - Natural Environment (Table 5A.1); or

b. Not exceed more than 5m3 in a 6-month calendar period, except for:

   i. the maintenance of existing stormwater reserves and existing stormwater overland flowpaths (existing at 17 October 2009);

   ii. maintenance of existing farmtracks and fencelines (existing at 17 October 2009).

Chapter 5

Table 5A.1: Status for Activities Within or Adjoining any Special Ecological Area

Use/Activity	Relevant Rule	Activities within Category 1 SEA	Activities within 5m of any Category 1 SEA	Activities within Category 2 SEA
Activities in Open Space Zones that are listed as a Permitted Activity within the Plan, except for: Clearance of indigenous vegetation (unless otherwise provided for in Table 5A.1); (except for the trimming and pruning of indigenous vegetation on or directly adjoining existing pedestrian and cycle tracks to maintain the use of those tracks which is a Permitted Activity); a. Construction of new pedestrian and cycle tracks, including pathways, bridging, boardwalks and steps; b. Construction, erection or placement of new buildings (unless otherwise provided for in Table 5A.1); c. New public recreational facilities and activities; d. New carparks and access roads.	5A.5	P	P	P
The maintenance of existing: a. Minor public recreational facilities and activities; b. Surf life saving buildings (including clubrooms); c. Public recreational facilities and activities; d. Carparks and access roads; e. Public roads.	5A.5	P	P	P
Maintenance to existing stormwater reserves	5A.5	P	P	P
New stormwater reserves.	-	RD	RD	RD
Maintenance or minor upgrading (in relation to electric lines) of existing network utilities.	5A.5	P	P	P

Trimming and pruning of vegetation necessary to protect electrical lines required to meet the Electricity (Hazards from Trees) Regulations 2003	-	P	P	P
Erection of structures in the Road Zone.	-	P	P	P
Public pedestrian and cycle tracks including pathways, bridging, boardwalks and steps on land zoned Open Space.	-	RD	RD	RD
Clearance of indigenous vegetation on land zoned Open Space (unless otherwise provided for in Table 5A.1).	5A.6	RD	RD	RD
Buildings and structures on land zoned Open Space (unless otherwise provided for in Table 5A.1).	-	NC	NC	NC
Demolition of buildings/structures	5A.5	P	P	P
Accessory buildings (including public toilets) on land zoned Open Space.	-	P	P	P
Activities undertaken on land not zoned Open Space (unless otherwise provided for in Table 5A.1) that involve: a. Alteration, construction erection, placement and/or alteration of any building or structure; b. The clearance of indigenous vegetation.	-	NC	D	D
Minor structures and activities.	-	NC	P	D
Surf Life Saving Buildings (including Clubrooms).		NC	D	D
Harvesting of Forestry, in existence at the notification of the Plan	5A.6	-	-	RD
a. Managed accessways being walkways, cycleways, boardwalks and associated signage; and/or b. Surf lifesaving activities and associated structures, excluding surf life saving buildings (including clubrooms); associated with an approved camping ground within the Te Tumu Future Urban Zone	5A.7	D	D	D

5A.5 Permitted Activity Rules

5A.5.1 Reinstatement & Restoration

a. All activities shall ensure that reinstatement and restoration, including ecological restoration of the area disturbed is undertaken using indigenous vegetation species found within the Special Ecological Area;

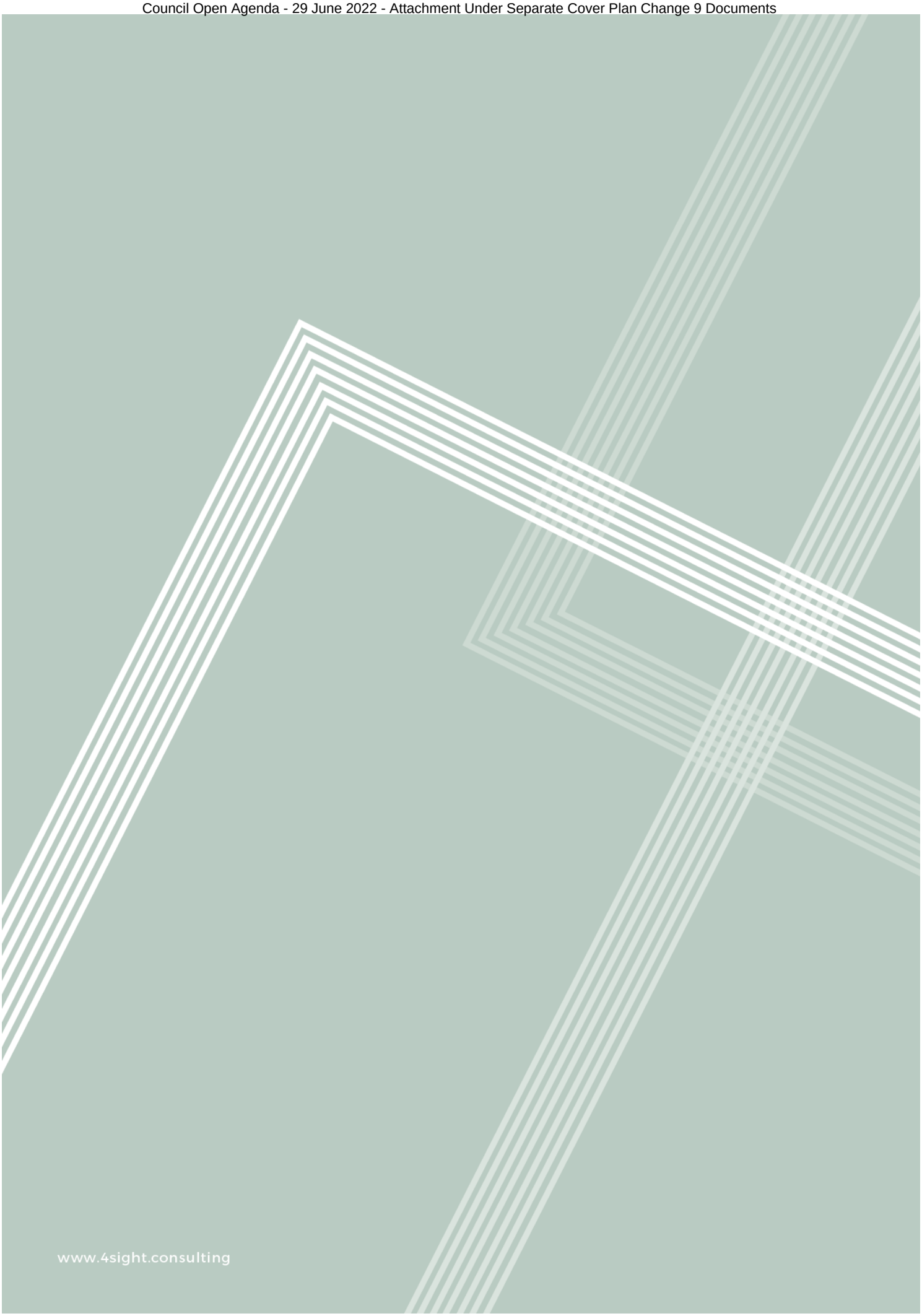
b. Reinstatement and restoration, including ecological restoration planting, shall be established in accordance with accepted ecological practice within 6 months of completion of work.

5A.6 Restricted Discretionary Activity Rules

Restricted Discretionary Activities shall comply with the following Standards and Terms:

a. For any application for resource consent within or adjoining to any Special Ecological Area, a qualified ecologist shall prepare an assessment of the effects of the proposed *activity* on the ecological values of that Special Ecological Area;

b. The assessment shall have particular regard to the factors, values and associations that make the area a Special Ecological Area, considering those matters outlined in Appendix 5A: Special Ecological Area (SEA) Register.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Memo

Infrastructure Operations – City Waters

To:	Jamie Sirl – Team Leader, City Planning Unit		
From:	Kyall Foley – Environmental Policy Analyst, City Waters Mike Safey – Asset Engineer, City Waters		
Copy:	Mark Davey – City Planning Manager, City Planning Unit Maire Porter – Unit Manager, City Waters		
Subject:	**Plan Change 9: Three-Waters supporting context for Infrastructure Provisions within proposed Significant Natural Areas**		
Date:	21 June 2022	File:	D-4235849

City Planning Unit are undertaking a plan change which focuses on identifying areas associated with historic heritage and high value natural environment. The plan change will also include an update to the objectives, policies, and provisions around these matters.

The purpose of this memo is to provide supporting context relating to three-waters infrastructure operation within proposed Significant Natural Areas ('SNA') which are included as part of Plan Change 9 to the Hamilton City Operative District Plan ('Plan Change 9').

Activities which support the operation, maintenance and renewal of infrastructure is regularly undertaken by Council staff. These activities assist Hamilton City Council ('Council') in meeting its legislative responsibilities.

Some of these activities will be located within proposed SNA's, therefore permitted activity pathways to enable these critical activities are required. The impacts of not having specific permitted pathways to enable these activities may include:

- financial impacts passed onto ratepayers;
- delayed customer response time; and
- environmental and public health impacts

This memo will;

- Provide a breakdown of the business which City Waters operates, with a particular focus on reticulation. This includes context on the critical nature of our business, and our legislative drivers which detail the 'why' behind our operation.
- Provide a summary of each of the 'three-waters' infrastructure, including the amount of infrastructure located within the proposed SNAs.
- Provide a generalised methodology for the two key activities undertaken in regard to our infrastructure within the proposed SNAs.

Plan Change 9 differentiates between two distinct types of SNA's, namely Corridor SNA's and Floristic SNA's. SNA's will not be differentiated within this memo.

A range of different projects undertaken by City Waters has been provided as Attachment 1 to this memo.

Hamilton City Council
Te kaunihera o Kirikiriroa

Hamilton City Council Memo

The business of City Waters

City Waters is responsible for the management and operation of Hamilton City Councils three-waters network in a safe, efficient, and sustainable manner. This includes:

- providing residents and businesses with a high-quality, reliable, and sustainable water supply.
- managing wastewater (including the network, treatment, and discharge) in order to minimise effects of the community and the environment, protecting public health, and supporting economic development.
- providing an effective stormwater service that protects property from flooding and minimises the impacts caused by stormwater.

Legislative Drivers

The requirements of Council to provide, manage and maintain three-water services are set out in two pieces of key legislation. These are the Water Services Act 2021 (WSA) and the Local Government Act 2002 (LGA).

Water Services Act 2021: Council are a 'drinking water supplier' as defined by Section 8 of the Water Services Act (WSA). As a drinking water supplier, Council "*must ensure that the drinking water supplied by the supplier is safe*" (Section 21(1)). Under the WSA, Council;

- Must immediately investigate, remediate, notify affected parties, and implement measures to prevent an event which may result in unsafe drinking water (Section 21(2)).
- Must ensure that the drinking water supplied complies with drinking water standards (Section 22).
- Must ensure that a sufficient quantity of drinking water is provided to each point of supply, noting that planned restriction or interruption of the supply of drinking water by a drinking water supplier must not exceed 8 hours (Section 25).

Local Government Act 2002: Those local government organisations which provide water services (consisting of water supply, wastewater, and stormwater services) are "*required to continue to supply these services*" (Section 130 (2)), both for the current population and future growth projections. Specifically, the LGA requires Council to:

- Prepare Long Term Plans which shows levels of service, measures, and targets together with Annual Plans which report on them;
- Maintain public water services;
- Adopt a significance policy setting which includes a list of 'strategic assets' i.e., the stormwater network;
- Undertake assessments of public water services;
- Ensure water service assets are not used as security, or divest ownership to a non-local government organisation; and
- Manage the effects of people's actions on the public waters network.

Additionally, the activities undertaken by Council Staff contributes to the overall obligations set out within several key pieces of legislation

Te Ture Whaimana o Te Awa o Waikato, and the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010: The overarching purpose of the Waikato River Settlement Act is the restoration and protection of the Waikato River for future generations. Council gives effect to this though:

- The continued operation and maintenance of our three-waters network;
- Ensuring the efficient use of abstracted drinking water;
- The prevention of wastewater overflows or short circuiting due to failing infrastructure; and
- By remediating the impact of stormwater discharges on the tributaries of the Waikato River.

Health Act 1956: The Health Act sets out specific requirements for local authorities, for the purpose of improving, promoting, and protecting public health. These requirements include the provision of '*sanitary works*' (including waterworks, drainage works, sewerage works, and works for the disposal of sewage) (Section 21(1)) and the prevention of nuisances which may be offensive or likely to be injurious to health (Section 29).

Land Drainage Act 1908: The Land Drainage Act enables 'Boards' to construct and maintain drains and water courses for the purpose of stormwater drainage.

Soil Conservation and Rivers Control Act 1941: The objectives of this act include the prevention and mitigation of soil erosion and the prevention of damage by floods. This relates to the stormwater activity undertaken by Council as the activity has the ability to exacerbate erosion and flooding if not adequately managed.

Resource Management Act 1991: The purpose of the Resource Management Act (RMA) is to promote the sustainable management of natural and physical resources. Council provides three-waters services in a way which aligns with the purpose of the RMA, whilst also providing for the matters of national importance in Section 6, taking into account the matters in section 7, and having particular regard to Te Tiriti o Waitangi.

Stormwater

Council provides stormwater services to Hamilton's residents and businesses that:

- Protects the health of people;
- Protects habitable building inundation from flooding; and
- Minimises the pollution of the city's streams, lakes, and the Waikato River.

This is achieved through the following:

- Providing and managing public stormwater infrastructure;
- Operating and maintaining the public stormwater network;
- Responding to customers queries and complaints relating to the public stormwater network;
- Conveying and discharging stormwater into the city's streams, lakes, and the Waikato River.
- Collecting and treating stormwater; and
- Monitoring stormwater impacts and infrastructure/catchment management performance.

Stormwater assets include service connections, reticulation pipes, manholes, treatment/detention/flood management devices, soakage pits, and lined open watercourses.

In addition to the above, the tributaries of the Waikato River (as well as the Waikato River itself) is an important feature of our stormwater network. There is an estimated 168km of streams which receive stormwater from the urban catchment of Hamilton City. These are registered as 'stormwater channels' within our asset management plans. A number of ancillary devices are also required to support the ability of stormwater channels to service our urban stormwater. These include stormwater inlets and outlets, fish barrier remediation devices and erosion control devices.

Table 1 below outlines the number of stormwater assets which City Waters manages.

Table 1: Stormwater Assets profile (source: Stormwater Asset Management Plan and Council GIS).

Asset Group	Asset Type	Number / Length
Network	Service connections	50,125
	Reticulation Pipes	16,587 km

	Manholes	14,374
Treatment	Treatment / Detention / Flood Management	29
Assets within streams and rivers	Stormwater Channels	131km
	Outlets and Inlets	157
	Erosion protection devices	Numerous

Stormwater infrastructure and related projects within proposed SNA's

There are a number of Councils stormwater assets located within a proposed SNA. The considerable proportion of assets within these areas (gullies, or the banks of the Waikato River) can be linked to the limited options for stormwater disposal available.

The types of stormwater infrastructure which are located within the proposed SNA's include stormwater outlets and inlets, mains, manholes, as well as the stormwater channels. The number of individual stormwater assets within the proposed SNA's are outlined within Table 2.

Table 2: Comparison of the number of total stormwater assets and stormwater assets within proposed Significant Natural Areas.

Asset Type	Total Number of Asset	Number of Assets Within Proposed SNA	Percentage in SNA
Reticulation Pipes	16,587	778	4.6%
Manholes	14374	293	2%
Stormwater Channel	131km	66.6km	50.7%
Outlets and Inlets	1045	397	37.9%

Stormwater assets are like any other assets and require regular maintenance and upkeep to ensure their continued successful operation. Physical assets such as mains, manholes or stormwater outlets can have an asset life of up to 100 years. Factors such as bank instability, fallen trees, erosion and scour and root interception may require the asset to be replaced earlier. This does not include the regular asset renewal programme which outlines of physical stormwater assets that to be replaced over the next 10 years.

The gully scarps within Hamilton are dominated by alluvium, predominantly reworked ash, and pumice (Lowe, 12-16 December 2016). As a result, the beds and banks are characterised by unconsolidated silts and sands which are prone to erosion, and continued intervention will be required. Erosion protection activities are regularly required within the stormwater channels to protect property and the health and safety of persons.

Erosion protection solutions can be characterised into soft and hard engineering. Soft engineering is the preferred solution by Council staff, and generally consists of vegetation planting along unstable banks which generates root balls that stabilise the bank. Root balls which intercept the waterbody also provide potential habitats for freshwater species.

Notably, two sterile versions of willows (*salix matsudana* and *salix boothii*) are used by Council staff as the species root balls grows wide and rapidly. This provides cost effective maintenance, whilst maintaining the natural character of the subject waterbody. The species are treated as assets, and are pruned, maintained and managed. Once a rootball has been established, the trunk of the willow is removed. Council have utilised this method of stabilisation three times over the previous three years.

Although soft engineering is the preferred option, hard engineering is often required. Hard engineering can consist of bank armouring, installation of gabion walls, and installation of rock riffles within stream beds. Hard engineering is generally required six times a year, with the projects themselves only requiring up to one to three days on site.

Council Staff have identified certain lengths of the stormwater channel that may require future erosion protection intervention. Approximately $26 million has been set aside in the 2021-31 Long Term Plan for stream interventions. The Stormwater Master Plan identifies 45 lengths of stream within the city which require investigation to whether intervention is required.

Certain sections of the stormwater channel also require sediment removal. Stormwater discharges from the urban environment and ongoing erosion of the stormwater channel displaces and transports sediment to 'pooling areas. These areas may accumulate sediments to such a degree that the capacity of stormwater assets such as outlets or culverts are compromised, and flooding may occur. City Waters undertake desludging activities, which consists of using an excavator to remove the build-up of sediment and ensure the safe continuation of the stormwater network.

It is noted that the frequency of work within the stormwater channels is unlikely to reduce. As previously mentioned, options for stormwater disposal are limited within Hamilton, and the use of the tributaries will continue. Rather, the increased growth of the city, as well as the future levels of intensification will likely see the level of stormwater increase within both existing and proposed urban areas. This will also increase the need to undertake interventions within the stormwater channels.

Wastewater

Council provides Hamilton's residents and businesses with a sustainable, reliable, and cost-effective service which includes collection, conveyance, and treatment of wastewater. The objective of the wastewater services provided by Council is to ensure the protection and improvement of public health and safety and providing appropriate water sanitary services and hazard management practices. This is achieved by:

- Collecting discharged wastewater (including trade waste) from individual properties throughout the city;
- Conveying discharged wastewater through the network, consisting of a series of mains, manholes and pumpstations to the wastewater treatment plant;
- Receiving discharged wastewater at Pukete Wastewater Treatment Plant, and providing tertiary level treatment of wastewater prior to discharging into the Waikato River; and
- Undertaking regular maintenance, renewals and upgrading in an efficient and sustainable manner, to provide for the future growth of the city.

Wastewater is discharged from properties into a network of mains and pumpstations which convey it to the treatment plant. The reticulated network consists of a range of different pipes, including gravity pipes, rising mains, and interceptors. There are also aerial mains which assist the conveyance of wastewater across our gullies, streams, and the Waikato River.

A large proportion of local wastewater networks flows via gravity to low points within the network. Pump stations collect wastewater at these low points and lift them to high areas where it continues its journey to the treatment plant under gravity.

Table 3 below outlines the number of wastewater assets which City Waters manages.

Table 3: Wastewater Assets profile (source: Wastewater Asset Management Plan and Council GIS)

Asset Group	Asset Type	Number / Length
Network	Service connections	55,485
	Reticulation Pipes	18,949
	Manholes	15,370
Pump Stations	Pump Stations	136
Wastewater Treatment Plant	Civil, structural, mechanical, electrical and automation	1

Wastewater infrastructure and related projects within proposed SNA's

There are a number of Councils wastewater assets located within a gully, or along the banks of the Waikato River.

The types of wastewater infrastructure which are located within SNA's predominantly consist of mains, manholes, as well as several pump stations. The number of individual wastewater assets within the SNA's are outlined within Table 4.

Table 4: Comparison of the number of total wastewater assets and wastewater assets within proposed Significant Natural Areas.

Asset Type	Total Number of Asset	Number of Assets Within SNA	Percentage in SNA
Reticulation Pipes	18,949	551	2.9%
Manhole	15,370	177	1%
Pump Station	136	8	5.8%

Similar to stormwater assets, wastewater assets are required to be regularly inspected, maintained, renewed, and (where required) upgraded. This is required to ensure that wastewater networks maintain capacity for demand, and to ensure that an aged asset does not compromise the objectives set for the wastewater network.

The 2021-31 assets renewal programme identifies those wastewater assets which are required to be replaced or upgraded. A total of 2,599 number of wastewater mains and manholes are to be replaced over the next 10 years. This includes 77 assets which are located within a proposed SNA, and nine aerial mains over the next three years.

The eight pump stations located within the proposed SNA overlays will require regular maintenance and periodic upgrades. City Waters note that these works generally remain within the existing footprint of the pumpstation.

When compared to stormwater infrastructure, there is less wastewater infrastructure located within the gullies of the city. Notwithstanding this, there is still a functional need for it to be located there. Gravity mains convey local wastewater to a low point in the network. Pump stations convey wastewater from the low point in the network, to an elevated point where gravity can convey it into a wastewater interceptor, which conveys wastewater to the treatment plant. Several of these low points within the network are located within the city's gullies.

Water Supply

Council provides Hamilton's residents and businesses with a safe, high-quality, reliable, and sustainable water supply by the treatment, distribution, and management of Hamilton's water supply.

Raw water is drawn from the Waikato River into the water treatment plant, where it is treated to provide a high standard of drinking water. This water is conveyed by bulk mains to one of the nine water reservoirs within the city. From here, water is reticulated throughout the remainder of the network, supplying water to over 50,500 households and 5,500 commercial, industrial, and rural premises.

Table 3 below outlines the number of water supply assets which City Waters manages.

Table 5: Water Supply Assets profile (source: Water Supply Asset Management Plan and Council GIS)

Asset Group	Asset Type	Number / Length
Water Supply Network	Service connections	58,969
	Reticulation Pipes	17,828 km
Storage	Reservoirs	9
Water Treatment Plant	Civil, structural, mechanical, electrical and automation	1

Water supply infrastructure and related projects within proposed SNA's

Council has a limited amount of water supply infrastructure located in SNA's. A majority of these assets are aerial mains which transverse gullies and are fixed to existing public amenities (an example being Donny Avenue Bridge which doubles as a water supply main). Of note, two of the four bulk mains leaving Wairoa Water Treatment Plant transverse proposed SNA's.

The number of individual wastewater assets within the SNA's are outlined within Table 4.

Table 6: Comparison of the number of total water supply assets and water supply assets within proposed Significant Natural Areas.

Asset Type	Total Number of Asset	Number of Assets Within SNA	Percentage in SNA
Reticulation Pipes	17,828	77	0.43%

As opposed to wastewater infrastructure, water supply infrastructure is constantly pressurised when operational. This is reflected the amount of infrastructure located within proposed SNA's.

Like wastewater infrastructure, water supply assets located within SNA's are subject to asset renewal via the asset renewal programme, as well as ongoing maintenance to ensure consistent delivery of water supply services to the community. No assets within the 2021-31 Asset Renewal Programme are within a SNA.

Unlike wastewater and stormwater infrastructure, there is no functional need for water supply infrastructure to be intercepting gully areas (and by consequence, proposed SNA's). It is likely the amount of water supply infrastructure located within the proposed SNA's will remain consistent.

Work Methodologies

The following content outlines general methodologies followed by Council staff and contractors for three-waters infrastructure operation, maintenance and upgrading activities. It is noted that the methodology provided is generalised. Each project will have a specific work methodology, which has been derived based on the unique situation of the work site.

Generalised methodologies have been split into works on the stormwater channel, and asset renewals.

Stormwater Channel projects within Significant Natural Areas	
1. Site Selection	The natural stormwater channel is regularly inspected by staff, with the intent that the same area of the channel is inspected at 6 to 9 monthly intervals. Existing hand-cut tracks through gully vegetation are maintained during each inspection visit. The work (undertaken by City Delivery) is to check stormwater channels for existing blockages, imminent blockages, erosion and undercutting, and any other issues that may result from the operation of the stormwater network. As well as ongoing inspections, City Delivery also respond to service requests by the general public. Any erosion project works identified which requires significant intervention (over and above what can be dealt with on site as part of normal maintenance) are escalated to the City Water Assets team for scoping and prioritisation. In addition, stream walkovers are also undertaken periodically by river engineers as part of catchment planning for specific catchments. An issue or scope of work may be identified as part of these walkovers and inserted into the Stormwater Master Plan for future works planning.

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2. Access	To be able to complete the specific project involving the natural stormwater channel, access to the site will be required. The access route will be utilised by subcontractors and their equipment. The use of established and maintained access track is preferred as this minimises the overall cost and vegetation clearance required. Where existing access is not available, an access track is created. The access track can either be temporary or permanent. Generally speaking, the width of an access track is required to be 4 metres as a minimum. This takes into consideration the requirement for contractors' machinery and materials, and Council's requirement to create a safe work environment. The size of the machinery depends on scale and scope of job. The length of the access track depends on the location of the site of works. The nearest access into a site is determined, and in the case of privately owned land, requires an agreement to be met between private property owners and Council. Where this is not available, the distance from an access point may be a long distance (for example 50 metres) from the edge of the gully.
3. On-Site Methodology	The on-site methodology depends on the project that is proposed, however what is consistent with all projects is the need to have a safe working environment. Creating a safe working environment is a key driver on the total amount of space required. The on-site methodology is driven by the contractors who are doing the work, in consultation with City Delivery and/or City Waters. This may include the creation of work platforms, access routes for plant and material delivery to site, and laydown areas. Where possible, this is kept out of the gully networks. Council prefers to engage contractors who are experienced in undertaking instream works.
4. Reinstatement	Immediately following completion of the works, any disturbed or cleared ground is stabilised using hydroseeding or mulch. Revegetation with native species is then undertaken during the next planting season using appropriate locally sourced native species. Should future access by staff be required at that specific site, revegetation will be limited to grasses, sedges, or small, hardy shrubs Parks and Open Spaces are engaged to advise on appropriate locally sourced indigenous plant species, and to coordinate planting for the specific location where the works are located on council-owned and private land. Where vegetation has been removed for erosion works on private land, the owner is also consulted regarding the choice of plants to be used in the restoration planting.

Asset Renewals within Significant Natural Areas	
1. Site Selection	Specific assets which are required to be renewed are identified by council staff as part of the asset renewal programme. The programme is run by council staff yearly, identifying the next ten years of asset renewals.

	All assets are subject to ongoing monitoring and maintenance. The assets which require renewal are identified by several distinct factors, including their age, the asset type and their material, condition, location, and the maintenance history of the specific asset. Once identified, the assets are grouped based on their location, logistics, complexity, and the proximity to other assets subject to renewal. Assets which are located within gully areas are also grouped together. Council staff then engage contractors to carry out the renewal of the group of assets.
2. Access	The methodology behind accessing assets located within gully areas is like that of Access
3. On-Site Methodology	The onsite methodology relating to asset renewals is highly dependent of the nature of the asset renewal. A renewal project might include the realignment, replacement, or redirection of the asset. For mains, different methodologies could be utilised to undertake the work: - Pipe lining – the old pipe is lined with a new pipe from the inside. - Pipe bursting – breaking and expanding the existing buried pipe while simultaneously replacing it with a new pipe. - Directional Drilling – trenchless method of excavation, while simultaneously installing a new pipe. - Trenching – excavation and exposure of pipe to enable renewal. - Pile driving – the use of a drop hammer to create new (or reinforce existing) structural supports for aerial mains. The preferred methodology is selected using a range of distinct factors. These include pipe condition and material, capacity, type of renewal (i.e., realignment), gradient, environmental, economic, cultural. There is also a wide range of materials or equipment required for the project. Bedding and backfill material, machinery and generators may need to be bought in to complete asset renewal projects.
4. Reinstatement	The methodology behind reinstating worksites located within gully areas is like that of accessing the natural stormwater network. Parks and Open Spaces still provide input into the species which are replanted near infrastructure assets, however of consideration is the risk of root intersection from any planted species. In some instances, a generalised ‘stabilisation’ approach is adopted as opposed to replanting.

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Attachment 1 – Project Examples

2022/23 Erosion remediation projects.

Erosion remediation site	Construction cost	Vegetation removed for site access and construction (m2)	Approx distance to worksite from edge of existing vegetation (m)	Comment
Tauhara Park TRB erosion upstream of Tauhara Drive	$13,328	20	2	Worksite located alongside existing vehicle track

Tauhara Park TRB erosion upstream of Tauhara Drive

Tauhara Park TRB erosion upstream of Tauhara Drive

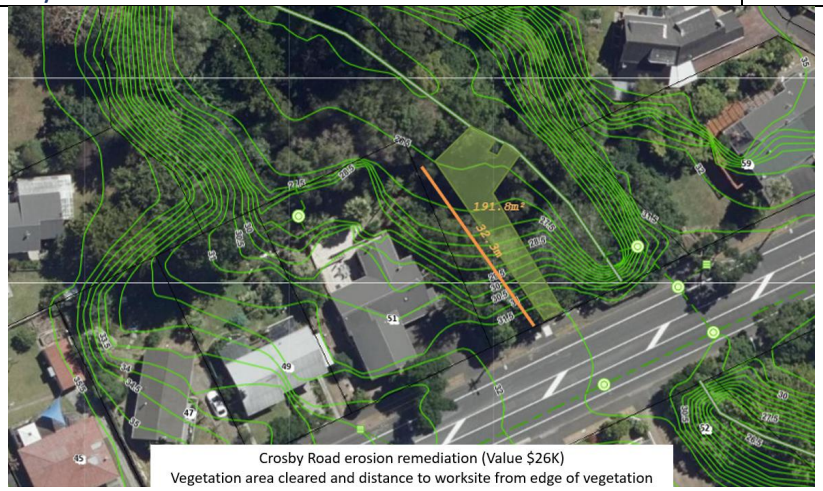
Tauhara Park TRB erosion upstream of Tauhara Drive

Sandford Park footbridge erosion	$56,520	140	5	Worksite located alongside existing vehicle track

Sandford Park footbridge upstream view – before.

Sandford Park footbridge erosion remediation
Upstream view.

Crosby culvert outlet erosion	$25,986	192	33	Existing recently-planted native trees removed. To be replanted with natives to owners requirement

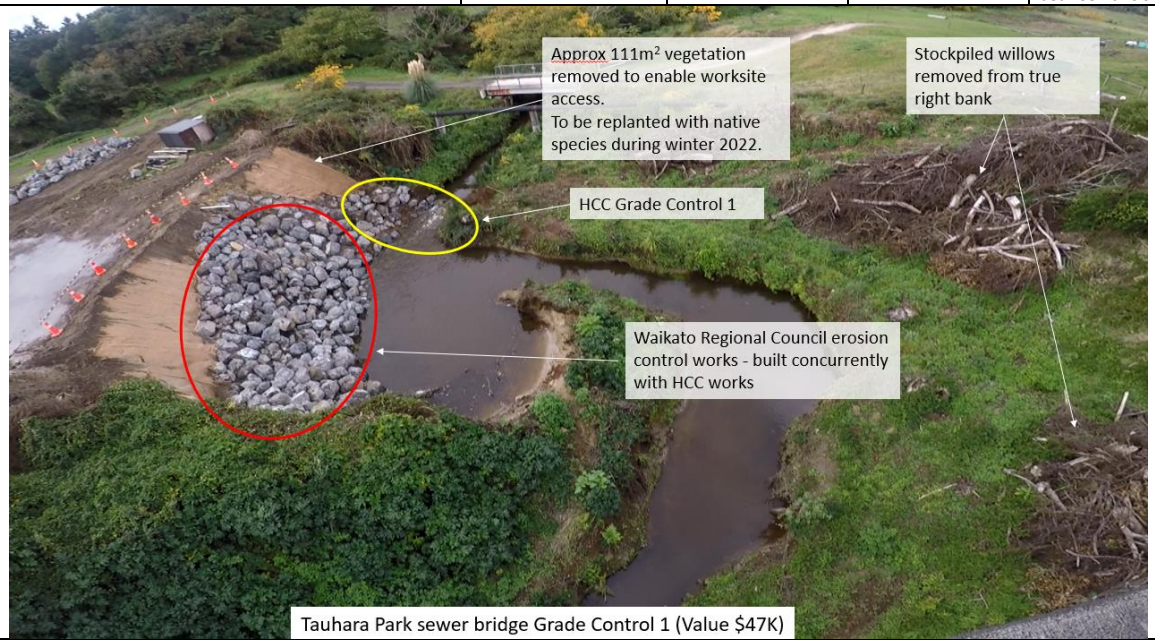


Crosby Road erosion remediation (Value $26K)
Vegetation area cleared and distance to worksite from edge of vegetation

Crosby Road erosion remediation (Value $26K)

Crosby Road erosion remediation (Value $26K)

Tauhara Park sewer bridge grade control 1	$47,704	111	13	Fallen large willows removed. Restoration plan being developed for entire stream between this site and River Road. Approx length 1.1km.



Tauhara Park sewer bridge Grade Control 1 (Value $47K)

Tauhara Park sewer bridge grade control 2 & toe protection	$43,934	183	16	Fallen large willows removed. Restoration plan being developed for entire stream between this site and River Road. Approx length 1.1km.
 Tauhara Park sewer bridge Grade Control 2 & toe protection (Value $44K)				
Awatere Ave cycleway bridge erosion	$83,630	60	15	In progress. Access via adjacent cycleway Existing riverbank native vegetation removed from riverbank

Awatere Ave cycleway bridge erosion remediation

209 Maeroa Road culvert outlet erosion remediation	$325,479	321	32	**In progress.** To be replanted with natives to owners requirement
Nevada Road culvert outlet erosion remediation	$44,539	140	6	Site was accessed via the stream channel. No access route required through vegetation. Native planting to be done as part of Mangaonua restoration programme.

Nevada Road culvert outlet erosion remediation

67 Maeroa Raod SW outlet erosion remediation.	$833,000	333	50	Existing SW outlet extended through existing SNA. Resource consent from both Waikato Regional Council and Hamilton City Council required

67 Maeroa Road erosion remediation

67 Maeroa Road erosion remediation

67 Maeroa Road erosion remediation