

**Elected Member Briefing – 29 November 2018**  
*Committee Room 1, Municipal Building, Garden Place, Hamilton*

<b>Time</b>	<b>Topic</b>	<b>HCC Presenter(s)</b>	<b>Open / Closed</b>	<b>Time Req'd (mins)</b>
9.30am	REEP Recommendations <i>(Growth &amp; Infrastructure Committee/Finance Committee)</i>	Debra Stan-Barton	Open	90
11.00am	<b>MORNING TEA</b>			15
11.15am	Social Housing Fund Update <i>(Community Services &amp; Environment Committee/Finance Committee)</i>	Debbie Lascelles	Open	60
12.15pm	Gardens Bridge – Decision Making Process <i>(Growth &amp; Infrastructure Committee)</i>	Karen Saunders Andrew Parsons	Open	30
12.45pm	<b>MEETING ENDS</b>			

# Councillor Briefing 29 Nov 2018

## Regulatory Efficiency and Effectiveness Programme (REEP) – Stage 1 Recommendations



# Objective for today

- To present recommendations for changes to the District Plan arising out of REEP

# Project purpose

- *To streamline Council's regulatory functions so they are effective, efficient, transparent and customer-focused...*

# Stage 1

- Focuses on District Plan contents/related processes
- *To ensure greater efficiency, effectiveness and ease of use of the District Plan by jettisoning redundant or unnecessary provisions and clarifying other provisions where necessary to achieve the objectives and policies of the plan*
- Council approved Stage 1 Terms of Reference 1 June 2018
- Task Force convened (Mayor, Cllr O’Leary, CE, GM Infrastructure, GM Growth, Tony McLauchlan, Lachlan Muldowney)

# Approach

- External project advisor appointed to ensure focus on customer point-of-view
  - Can we achieve plan outcomes in a more efficient and effective manner – for both applicants and Council itself?
  - Are the provisions clear and unambiguous?
  - Have consent thresholds been set too low?
  - Can we make more activities permitted subject to compliance with standards?

# Approach

- Are all standards/requirements necessary and fit for purpose?
- Is the level of control exercised by the District Plan necessary?
- Are there objectives and policies that are driving inefficiency or ineffectiveness?
- Are there any process issues?

# Methodology

## Project Plan and Research Programme:

- Data analysis, customer surveys, interviews
- Case law/legal input
- Review of other district plans
- Staff workshops
- Issues identified by and liaison with staff who administer the plan
- Project team's professional judgement - using the DP from a Council perspective and from a consultant/applicant perspective

# Methodology

- Research identified areas of focus
- Recommendations workshopped with internal staff to ensure technical workability
- Recommendations considered and endorsed by REEP Task Force/Internal Oversight Team

# Outcomes

- No fundamental flaws
- No real issues with objectives and policies
- BUT – plenty of scope to reduce/simplify requirements and still deliver DP outcomes
- Est 200+ resource consent applications eliminated
- Cost savings and removal of delays for applicants
- Council resources freed up to deal with complex planning matters
- Some process changes already being implemented

# Outcomes

- Three types of changes:
  - Clause 20A amendments
  - Plan change recommendations with draft amendments prepared
  - Plan change recommendations requiring technical input or parked due to National Planning Standards)

# National Planning Standards

- Issued by Ministry for the Environment
- Purpose is to improve consistency in plan structure, format, content across NZ
- Local authorities must amend their plans to be consistent the planning standards. These changes must be made without going through an RMA Schedule 1 process

# High level recommendations – General Residential Zone

- Enable up to three dwellings per site without resource consent
- Raise density from 400m<sup>2</sup> to 300m<sup>2</sup> per detached dwelling
- Enable apartments where site adjoins sport, recreation and neighborhood open space zones, main stem of Waikato River

# High level recommendations – Residential Zones

- Reduce / simplify / provide more flexibility in development standards while maintaining good level of amenity:
  - Front yard permeability
  - Height control planes
  - Internal setback/building separation
  - Accessory buildings/garages
  - Outdoor living areas
  - Service areas
  - Residential unit sizes

# High level recommendations – Residential Zones

- Amend definition of Residential Unit (kitchens and allow sinks)

# High level recommendations – Business Zones

- Make alterations and additions to existing buildings permitted subject to standards
- Provide for Gymnasiums in Business 1 and 6 zones
- Reduce, simplify development standards

# High level recommendations – Industrial Zones

- Make all new buildings and alterations/additions to existing buildings permitted subject to standards
- Remove Comprehensive Development Consent rules
- Reduce, simplify development standards

# High level recommendations – Central City Zone

- Make alterations and additions to existing buildings permitted subject to standards
- Delete building intensity and bonusing rules
- Clarify maximum height rules (No height limit in Overlay 1)
- Reduce/simplify development standards

# High level recommendations – Community Facilities Zone

- Make all new and relocated buildings permitted subject to standards
- Make existing lawfully established schools permitted
- Provide for establishment of new schools as restricted discretionary
- Replace interface rule

# High level recommendations – CDPs, Special Character Zones

- Remove Comprehensive Development Plan provisions from all parts of plan
- Reorganise Special Character Zones provisions into separate sections

# High level recommendations – Development Suitability

- Remove all standards
- Redraft reference to National Environmental Standards as advice note

# High level recommendations - Signs

- Clarify provisions
- Provide for electronic signs in Ruakura
- Simplify temporary signage rules
- Add note: Electoral Act only applies to parliamentary election signs

# High level recommendations - Transportation

- Reorganise provisions
- Amend and simplify Integrated Transport Assessment triggers and contents
- New requirements for vehicle access width and public road triggers

# High level recommendations – 3 Waters, Hazardous Facilities

- Recommend full technical review of 3 Waters provisions
- Determine if any Hazardous Facilities provisions still necessary – if not delete provisions

# High level recommendations – Natural Hazards

- Make swimming pools discretionary in riverbank and gully hazard areas
- Make repair and maintenance of existing lifeline utilities permitted in hazard areas
- Process now in place to remove mapped hazard areas which no longer exist

# High level recommendations – Earthworks

- Change policy to “minimize adverse effects” on existing landforms, natural features, significant vegetation etc.
- Insert standards for land and building instability and damage to network utilities
- Simplify standards

# High level recommendations – Landscaping and screening

- Reorganise provisions into individual rules
- Simplify provisions
- Delete some requirements

# High level recommendations – Information Requirements

- Existing provisions lengthy and prescriptive
- All information not always necessary
  - Information required with all applications
  - Information required for certain applications
  - Information that may be required depending on the nature of the application

# High level recommendations - Subdivision

- Changes to ensure consistency with land use and transport provisions
- Clearer signals about form of ownership arising from subdivision

# High level recommendations - Miscellaneous

- Events and Temporary Activities
  - Clarify provisions
  - Enable unlimited “smaller” events in certain areas
- Noise and Vibration
  - Fix some inconsistencies and clarify provisions
  - More technical work outside of REEP required

# “Tiny Houses”

- Issue not raised during research, but project team asked to consider
- Draft provisions provided
- Infrastructure capacity and maintaining residential amenity are issues to be carefully considered

# Update on progress

- Clause 20A amendments underway
- Short update report to Council seeking resolution to prepare simple plan change
- Section 32 work underway
- Plan change recommendations that require further technical work to be considered as part of overall City Planning Unit plan change work programme

# Next steps...

- REEP now on-going business improvement project – Task Force disbanded
- Customer Journey Mapping underway
- Other regulatory functions to be reviewed

# SOCIAL HOUSING FUND

**\$2 MILLION, \$400 PER YEAR STARTING 2019/20**

# CONSULTATION TO DATE

**FUNDERS**

**ACCREDITED COMMUNITY HOUSING PROVIDERS**

**SOCIAL HOUSING SECTOR**

**CENTRAL GOVERNMENTS**

# MAIN THEMES

**Fund across the continuum**

**Fund early costs**

**Fund Council costs**

**Fund accredited community house providers**

**Fund retrofits and upgrades**

# OTHER FUNDERS

**\$500,000 from WEL Energy in 2019/20**

FEEDBACK

# Bridge Form and Aesthetics - Decision Making Process

## Peacocke Programme

Design Development & Evaluation

Council Briefing 29 Nov 2018

# Peacocke Programme

To enable the development of an attractive and sustainable community in the Peacocke Growth Cell

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*Ko te aaheinga o te hanga he waahi ataahua, he waahi toiora ki Peacocke*

Capital Delivery  
Workstream

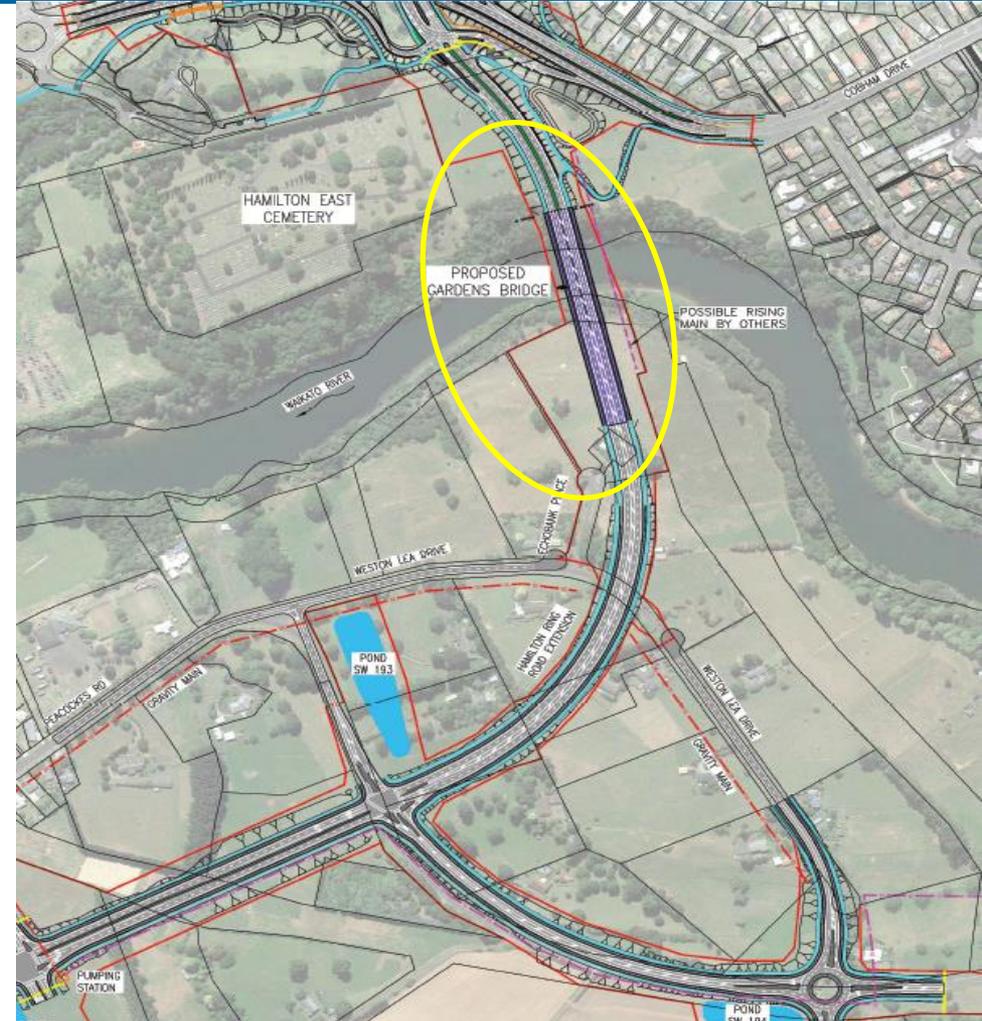
Commercial &  
Partnerships  
Workstream

Planning & Consenting  
Workstream

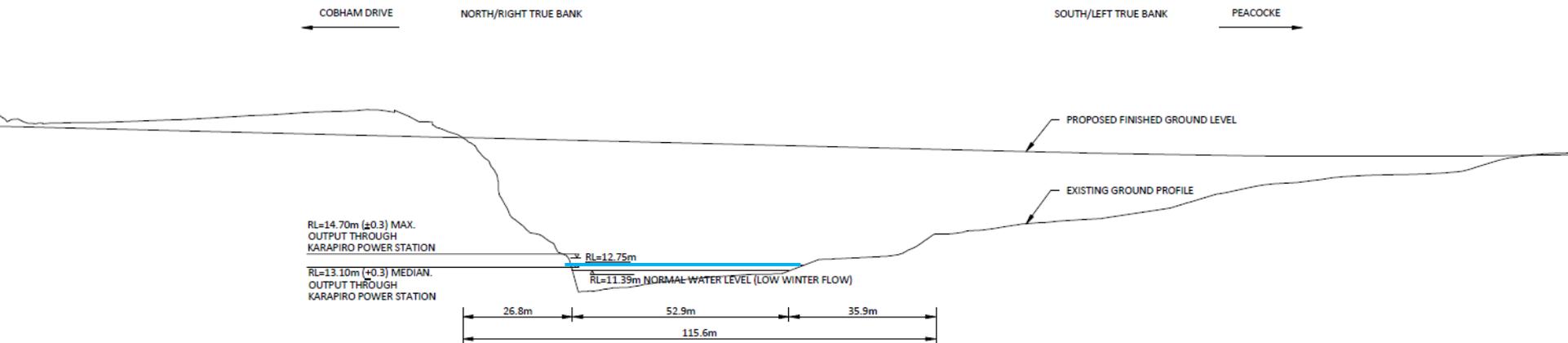
Monitoring & Reporting

Communications & Community Engagement

# Approved Designation



# Site Cross Section



RIVER CROSS SECTION  
1:1000

# Bridge Location

From Peacocke side towards Gardens side



# Bridge Location

From gardens side towards Peacocke



# Bridge Location

From Peacocke towards Gardens showing  
Wairere/Cobham Interchange



# Background

- The majority of RMA consents already approved for the bridge (as part of Southern Links designation 2011-16).
- Complex environmental and physical site challenges
- Tight timeframes – (HIF programme)
- Fixed budget and funding (HIF Loan Agreement)
- Expectations of an aesthetically pleasing bridge

# Option Development & Evaluation Process – Key Points

We are required to:

- Consider & evaluate the wide range of competing demands fairly and transparently
- Include the inputs required by conditions of designation – Iwi, ecological, technical
- Enable HCC to consider to a range of procurement options
- Arrive at an option that can be built within time and budget

# Option Development & Evaluation Process – Key Points

## Proposal:

- Multi stage approach – hear from wide range of interested parties to begin with
- Use a range of technical experts to listen and rationalise inputs into list of bridge options
- Evaluate list of options using set criteria as well as existing project constraints
- Seek Council endorsement / approval at each stage
- Feed back to stakeholders on each stage.

# Timeframes

- Early 2019 - Begin process
  - Commence first councillor and stakeholder “Bluesky” thinking sessions
  - Options evaluation and technical aspects
  - Options reporting back to Council
- June 2019 - Preferred Option confirmed
- Late 2020 - Construction underway
- **Mid 2023 - Bridge (and roading) complete and open for use as required by HIF**

These are tight but currently achievable timeframes

# Next steps

- Finalise process incorporating feedback from this briefing
- Confirm desire for Councillor representation in reference group in process
- Growth & Infrastructure Committee approval (of this process) December 2018
- Begin process – Commence first “Bluesky” thinking sessions early 2019