



Submission by

Hamilton City Council Staff

DRAFT NATIONAL PLANNING STANDARDS CONSULTATION DOCUMENT

14 August 2018

It should be noted that the following comments are from staff at Hamilton City Council and do not necessarily represent the views of the Council itself.

1.0 Introduction

- 1.1 Hamilton City Council (HCC) staff welcome the opportunity to make a submission to the Ministry for the Environment on the Draft National Planning Standards Consultation Document.
- 1.2 Overall, HCC staff support the content and intent of the Draft National Planning Standards.
- 1.3 HCC staff seek the specific changes below relating to the structure, mapping and the definitions of the Draft National Planning Standards.

2.0 Specific Comments

- 2.1 HCC staff seek clarification on the scope of a consequential change and what would need to go through the Schedule 1 process. Will there be an independent body to assist in making a call on what can be done as a consequential change?

2.2 STW: Draft Tangata Whenua

- 2.2.1 HCC staff seek clarification on whether any of the matters listed in the Tangata Whenua Structure Standard can be updated without a Schedule 1 process if the relevant policy statements and plans are amended. A specific standard should be provided for to allow this.

2.3 S-ASM: Draft Area Specific Matters

2.3.1 S-Zones

HCC staff seek clarification on whether the purpose statements listed in Table 8 can be amended or expanded to provide a wider purpose where needed.

2.3.2 S-DES

HCC staff question the need to include designation conditions within the District Plan. This could make the District Plan huge, especially with large roading designations which have numerous conditions and associated maps. HCC staff suggest that a link to conditions be provided for ePlans only.

2.3.3 HCC staff also seek clarification on the process to update the Designation chapter if a change to a designation occurs. Can this be done without a Schedule 1 process?

2.4 **F-2: Draft Mapping Standard**

2.4.1 Zone Colour Palette

Section S-ASM Draft Area Specific Matters Standards identifies a number of zones councils are able to select. A number of these zones are not identified in the Draft Mapping Standards Table 21 (including the Airport, Port, Hospital, Stadium, Future Urban and Maori Cultural Zones). To ensure that there is consistency in the representation of these zones, HCC staff seek specific zone colours for all zones.

2.4.2 Zone Chapters (s-zones) states that a Local Authority can include additional special purpose zones. However, Table 21 Zone Colour Palette Table in the Draft Mapping Standards sets a single colour for special purpose zones. HCC staff seek clarification on how multiple special purpose zones would be represented.

2.4.3 The Draft Mapping Standards are unclear with regards to map layout and scale. HCC staff seek a prescribed layout and scale(s) to assist in ensuring that symbols are legible and that zone colours are distinguishable.

2.4.4 The use of similar colours could be confusing and hard to identify different zones. For example, the use of yellows colours that are very similar for Residential.

2.4.5 Symbols

Heritage items (built and structures) – In many cases the importance of the heritage item goes beyond the building or structure and includes the curtilage or grounds on which the heritage item is located. Having just a point symbol does not clearly identify the area to which the heritage provisions should apply (e.g. new building on the site of a heritage item). HCC staff seek that the heritage symbol be accompanied by a polygon that clearly represents the curtilage boundary.

2.4.6 The symbol table identifies the National Grid Lines and National Grid Underground cables. HCC staff seek symbols for Transmission Line Structure and standard symbols for the National Grid Yard and Corridors to ensure consistency throughout the country.

2.4.7 The Standards identifies symbols for transmission lines but does not ensure consistency with other standard map features, such as railway lines, State Highways, and rivers. The colour of water bodies should also be set to ensure there is no conflict with and zone or symbol colours.

2.5 **F-5: Draft Chapter Form Standard**

2.5.1 Rule Table

HCC staff seek simplification of the rule table. HCC staff consider that whilst a reference to the rule requirements should be included, rule descriptors should not be included in the rule table. We have concerns that the activity status table will be too long-winded and confusing.

2.6 **CM-1: Draft Definitions**

2.6.1 Boundary Adjustment

HCC staff seek the use of the word 'allotment' rather than 'site', to ensure that boundaries between allotments can be adjusted. The definition of site can include more than one allotment, which could preclude the ability to change boundaries between allotments that may currently operate as one 'site'.

2.6.2 Cleanfill

Amend the definition of cleanfill as follows: ‘Means an area used for the disposal of exclusively inert, non-decomposing material having a particle size less than 200mm and excluding any material that may present a risk to human health’. The amendment would exclude, for example, asbestos, and materials larger than 200mm, such as slabs of demolition concrete. It would ensure cleanfill materials are able to be compacted down and used for a construction base.

2.6.3 Coverage

HCC staff seek clarification on whether this broad definition precludes councils from using their own definitions for building or site coverage. This is unclear in the evaluation. In other situations (e.g. education facility) it is possible to have additional definitions.

2.6.4 Earthworks and Land Disturbance

The earthworks definition is not clear about how much the ground contour/ground level would change before it is counted as earthworks. If some material is moved around the site for a building platform but the final ground level/ground contour remains the same, is this earthwork? HCC staff request that the definition for Land Disturbance be deleted/combined with the definition for earthworks. Effects relating to contours and volumes can be managed by the rules.

2.6.5 Ground Level

Amend typo as follows: *c)...the level ~~on~~in front of the retaining wall...*

2.6.6 Hazardous Substances

The Hamilton District Plan includes substances containing radioactive material and substances that in water have a high BOD₅ (>10,000mg/l) under the definition of hazardous substances. These substances are not captured by the HSNO legislation. It is requested that these substances be incorporated into the definition of hazardous substances.

2.6.7 Industrial Activity

HCC staff seek clarification on whether ‘(c)’ includes passengers in transit or just goods. HCC’s definition of industrial activity includes transport depots, which includes transit of both passengers and goods. However, our definition for Logistics Activities is for the transit of just goods. This may need to be amended if the industrial activity definition is to include transit of both passengers and goods.

2.6.8 Net Floor Area

HCC staff seek that all parking be excluded from the definition of Net Floor Area, not just ‘required parking areas’. This is because car parking above the required number of car parking spaces can still be used to support the use of the building. In addition, the definition in the evaluation does not align with the proposed definition of Net Floor Area.

2.6.9 Net Site Area

HCC staff seek that the definition for net site area include only usable area of a site and excludes access to a duplex before it is subdivided.

2.6.10 Minor Residential Unit and Structure

HCC staff request that motorhomes which are permanently lived in be included in the Structure definition. This is so that they can be considered as a Minor Residential Unit. A permanently lived in motorhome would have the same effects as a Minor Residential Unit and should be subject to the same controls. The definition would also need to make it clear what could be considered as ‘permanently’ lived in.

2.6.11 Noise Standards

The noise definitions ($L_{Aeq-L_{dn}}$) refer to NZ 2008 Standards. HCC staff seek clarification on the process to update these definitions if the standards change. Can this be done without a Schedule 1 process? Will this be led by the Minister every time it happens? Can you write a standard that will allow for updates on an ongoing basis?

2.6.12 Reverse Sensitivity

HCC staff request that the definition for reverse sensitivity be amended so that it is not restricted to just existing activities. New permitted activities establishing in a zone could end up with reverse sensitivity issues.

3.0 Further Information

- 3.1 Should the Ministry for the Environment require clarification of the points raised in this submission, or additional information, please contact [REDACTED] (Team Leader Implementation and Monitoring, City Planning Unit) on 0 [REDACTED] [REDACTED] in the first instance.

Yours faithfully



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CHIEF EXECUTIVE