

Hamilton City Proposed District Plan November 2001 (References Version) Proposed Variation No. 21: Hamilton Central Business District - Strategic Alignment with Future Proof and Hamilton Urban Growth Strategy

(Form 5 - Submission on a Publicly Notified Variation to a Proposed Plan Under Clause 6 of the First Schedule to the Resource Management Act 1991)

Send or fax to: Freepost No. 172189
Submissions (Proposed Variation No. 21: Hamilton Central Business District (CBD) — Strategic Alignment with Future Proof and Hamilton Urban Growth Strategy)
City Planning Unit
Hamilton City Council
Private Bag 3010
Hamilton

(07) 838 6464 (fax)

IMPORTANT REMINDER: SUBMISSIONS MUST REACH COUNCIL BY 4PM MONDAY 16th NOVEMBER 2009

Please print and do not use pencil. Please attach more paper if necessary. If you do not wish to use this form, please ensure that the same information required by this form is covered in your submission. Further information on how to make a submission and the submission process is available in a summary sheet from the Council or phone (07) 838 6810 (City Planning Unit Reception).

To: Hamilton City Council

Submission on: Hamilton City Proposed District Plan November 2001 (References Versions) Proposed Variation No. 21: Hamilton Central Business District (CBD) — Strategic Alignment with Future Proof and Hamilton Urban Growth Strategy

Your full name: **Future Proof Implementation Management Group**
c/o Ken Tremaine, Future Proof Implementation Advisor

Your postal address: 14 Spencer St, Remuera, Auckland 1050, New Zealand

Contact name and address for service of person making the submission:
This is the person and address to which all communications from the Council about the submission will be sent. You do not need to fill this in if the details are the same as the above

As above

Telephone number: 0274768300 Fax number: 09 523 4425

This is a submission on the following proposed variation to the Hamilton City Proposed District Plan: **Proposed Variation No. 21: Hamilton Central Business District (CBD) — Strategic Alignment with Future Proof and Hamilton Urban Growth Strategy**



16 November 2009

Attention: Hamilton City Council

To Whom It May Concern,

This is a submission by the Future Proof Implementation Management Group ("FPIMG") to the Hamilton City Proposed District Plan November 2001 Proposed Variation 21: Hamilton CBD's Strategic Alignment with Future Proof and Hamilton Urban Growth Strategies ("V21" or "Variation"). The FPIMG is the implementation arm of the Future Proof Growth Strategy ("Future Proof" or "Strategy").

It should be noted that while the FPIMG includes representatives from the Future Proof sub-regional councils of Hamilton City, Waipa and Waikato District, and the Waikato Region as well as tangata whenua, that the Hamilton City Council and Waikato Tainui have abstained from being a part of this submission. Nga Karu Atua is also unable to participate in a Future Proof submission due to conflicts of interest.

V21 implements a key Future Proof action as well as giving effect to a guiding principle of the Strategy seeking to *"maintain the metropolitan Hamilton CityHeart as the vibrant retail, business arts and social "heart" of the sub-region ..."*¹ By initiating this Variation, Hamilton City Council ("HCC" or "Council") has shown strong leadership in helping shape the future settlement pattern. This action is important to the implementation of the Future Proof Strategy and the FPIMG therefore supports V21. This will enable HCC to take account of key Future Proof principles and actions as part of its decision making on the Variation.

The FPIMG has submitted in support of a number of provisions which link in with and /or support the Future Proof Strategy actions and key approaches to City and Town Centres in section 8.19 of the Strategy.

The FPIMG is willing to appear in support of its submission. If others make a similar submission we would be prepared to consider presenting a joint case with them at the submissions hearing. The content of our submission follows overleaf.

Sincerely,

Ken Tremain
Future Proof Implementation Advisor

¹ Future Proof Growth Strategy & Implementation Plan 2009, page 20.

Future Proof IMG Submission:

Specific provisions of the proposed variation	Support / Reject	Submission detail	Relief/Decision sought from the Hamilton City Council
Variation 21			
6.0 Overview of the Business Environment Policy Chapter	Support	<p>Support all the amendments made to the Introduction and Issues, Objectives, Reasons, Methods, and Anticipated Environmental Results of this chapter as a result of V21.</p> <p>The amendments to this chapter implements Future Proof Strategy actions concerned with giving primacy to the Hamilton CBD as the “economic, arts, and social centre of the sub-region”.²</p>	Retain
6.1 Central Area Chapter	Support	<p>Support all the amendments made to the Introduction and Issues, Objectives, Reasons, Methods, and Anticipated Environmental Results of this chapter as a result of V21.</p> <p>These amendments tie into Future Proof actions and key approaches to improving the quality of urban design in city and town centres³ and reiterate the importance of Hamilton CBD as the economic, social and cultural focal point of Hamilton City and the wider sub-region.</p> <p>In particular, FPIMG support the statements that such primacy for the CBD will provide context for private investment in buildings, services, activities and events, and increasing the diversity and intensity of activity in the CBD will create conditions that overall will see a pattern of development that can be expected to reduce the need for travel, the distances travelled and improve the performance of the transport network.</p> <p>These align with Future Proof actions to advocate for and</p>	Retain

² Future Proof Growth Strategy & Implementation Plan 2009, page 124.

³ Future Proof Growth Strategy & Implementation Plan 2009, page 124.

Specific provisions of the proposed variation	Support / Reject	Submission detail	Relief/Decision sought from the Hamilton City Council
		<p>facilitate central city development, and a key approach for city and town centres providing social and cultural values that go beyond the commercial interests of retailers and other businesses. There is a case for public investment to maintain and enhance those values.⁴</p> <p>Support amendments to anticipate the CBD as the economic, social and cultural focal point of Hamilton City and the wider sub-region, as well acknowledging that the focus on the CBD will enable more efficient use of infrastructure and amenity facilities and for industrial zoned land to be used for industrial purposes.</p>	
6.3 General Business Activities Chapter	Support	<p>Support all the amendments made to the Introduction and Issues, Objectives, Reasons, Methods, and Anticipated Environmental Results in the General Business Activities chapter as a result of V21.</p> <p>These additions tie in to a Future Proof action to advocate for and facilitate central city development, and a key approach for city and town centres providing social and cultural values that go beyond the commercial interests of retailers and other businesses. There is a case for public investment to maintain and enhance those values.⁵</p>	Retain
6.5 Industrial Activities Chapter	Support	<p>Support all the amendments made to the Introduction and Issues, Objectives, Reasons and Anticipated Environmental Results to the Industrial Activities chapter.</p> <p>The proposed amendments give effect to Future Proof Strategy</p>	Retain.

⁴ Future Proof Growth Strategy & Implementation Plan 2009, pages 124.

⁵ Future Proof Growth Strategy & Implementation Plan 2009, pages 124.

Specific provisions of the proposed variation	Support / Reject	Submission detail	Relief/Decision sought from the Hamilton City Council
		<p>expectations that there will be specifically identified areas for Industrial Land and a guiding principle to ensure that commercial and industrial development is located in selected sub-regional areas that do not undermine the areas of influence of the Hamilton City Heart or other sub-regional suburban and town centres.⁶</p>	
<p>Splitting of Commercial Services Zones into 4.3 General and 4.4 Central</p>	<p>Support</p>	<p>Splitting of Commercial Service Zone into the two zones i.e. a Central Commercial Service Zone wrapping around the city centre and a General Commercial Service Zone elsewhere.</p> <p>This ties in with a key approach in the Future Proof strategy to discourage the development of big box retail outside of the Hamilton CityHeart, and suburban and town centres.</p>	<p>Retain.</p>
<p>Rule 4.3 New General Commercial Service Zone</p>	<p>Support</p>	<p>Support the requirement for discretionary activity resource consent for retail, office and other intensive activities in this zone.</p> <p>These align with an RPS Change to anchor Future Proof which identifies significant issues for the sub-region including large foot print retail/commercial/industrial land being outside of the growth areas and the expansion of existing settlements. The proposed RPS Change will also assist in discouraging resource consent applications for retail and industrial land that is outside of the agreed Future Proof settlement pattern.</p>	
<p>Rule 4.4 New Central Commercial Service Zone</p>	<p>Support</p>	<p>Support that this new Central Commercial Service Zone has flexible rules for activities that complement the City Centre, including provision for big box retailing.</p>	<p>Retain.</p>

⁶ Future Proof Growth Strategy & Implementation Plan, page 20.

Specific provisions of the proposed variation	Support / Reject	Submission detail	Relief/Decision sought from the Hamilton City Council
		This ties in with a key approach in the Future Proof strategy to discourage the development of big box retail outside of the Hamilton CityHeart, and suburban and town centres.	
Rule 4.5 Industrial Zone	Support	<p>Support the following changes for the Industrial Zone:</p> <ul style="list-style-type: none"> • The requirement of a non-complying activity resource consent for all large retailing activities (over 150m²) • the requirement for discretionary resource consent for small offices (smaller than 250m²) • the requirement for a non complying activity resource consent for large office development (larger than 250m²). <p>These align with an RPS Change to anchor Future Proof which identifies significant issues for the sub-region including large foot print retail/commercial/industrial land being outside of the growth areas and the expansion of existing settlements. The proposed RPS Change will also assist in discouraging resource consent applications for retail and industrial land that is outside of the agreed Future Proof settlement pattern.</p>	Retain.