

8.9 URBAN DEVELOPMENT

TAPU A-TE-TAONE



growing
up

■ 8.9 URBAN DEVELOPMENT

Hamilton has experienced rapid urban change in recent years and with this has come a renewed focus on how development takes place. In the last three years a greater focus has been placed on the quality of the urban growth that is occurring in Hamilton, how our design and land use affect the way we live our lives, the resources we use and the resulting effects on our natural environment. Good city planning has many benefits for the city. It not only supports growth and development, but also protects Hamilton's unique environment and residents' quality of life. The way urban land is used to accommodate growth in households and industry also impacts on the costs and accessibility of housing, transport and employment.

Council has developed an Urban Growth Strategy which provides a focus for Council's planned direction for the city's development. The strategy facilitates a move towards more choices for compact living environments in the existing city, with a greater focus on quality. In mid 2009 Council will commence work on a District Plan review; the District Plan will contain policies and strategies that prescribe how Hamilton's resources can be used in an environmentally sustainable way. The CityScope and Environmental Sustainability Strategies also help to ensure that as the city moves forward, growth and new development reflect our need for intelligent use of resources and protect our local environment.

Council's Urban Development Activity Group includes the following activities:

Building Control

The Building Control Unit works closely with people in advisory, education, compliance and enforcement roles to ensure that buildings are constructed to meet the requirements of the New Zealand Building Code and achieve acceptable standards for the health and safety of building users. In 2007 the Building Control Unit achieved Building Consent Authority Accreditation, which is a requirement for any local authority carrying out building consent, inspection and approval work. The unit also employs a full time Eco-Design Advisor who provides information and advice on sustainable design options.

City Planning

The City Planning Unit comprises two teams (the District Plan Team and the Forward Planning Team) who provide professional advice and leadership to Council, the community and the development industry on resource management matters to assist the planned and sustainable urban growth of the city. The District Plan Team are working towards making the existing District Plan operative, while the Forward Planning Team are providing quality controls for Urban Design and preparing structure plans for Hamilton. An Urban Design Advisory Panel has been established to assist applicants in improving design quality in respect of major development proposals and to provide advice to the Planning Committee regarding design quality.

Planning Guidance

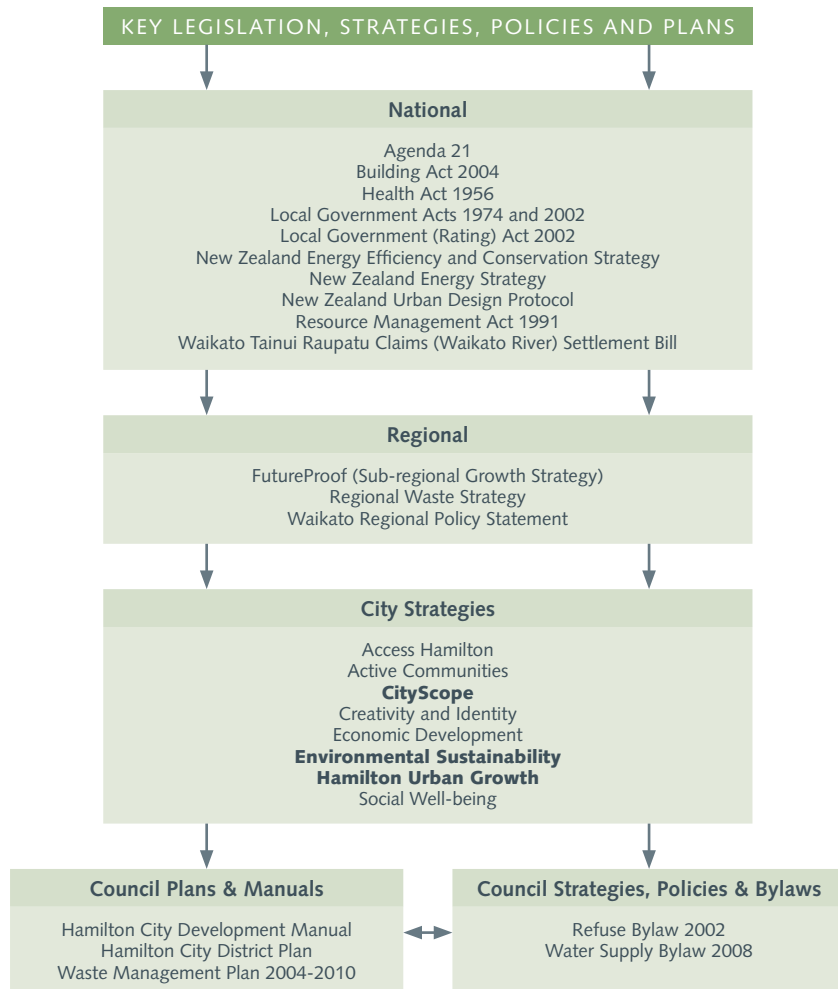
The Planning Guidance Unit provides planning advice and processes applications for resource consents and subdivision consents according to the Hamilton City District Plan and the Resource Management Act 1991. The unit also monitors and investigates compliance with resource consent conditions, the Prostitution Bylaw 2004 and the Gambling Venues Policies 2004. As part of CityScope, pre-application meetings are held with developers at the pre-design stage to foster greater collaboration between Council and developers and to promote the principles of good urban design and sustainability.

Sustainable Environment

The Sustainable Environment Team provides advice and information within Council, whilst partnering with the community to take a lead role in creating a 'Vibrant Hamilton'. This is done through creating awareness about urban sustainability and the principles of Agenda 21. The team works closely with Council staff to ensure they are well informed about current approaches towards environmentally sensitive urban growth and development. The team provides leadership for sustainable living and works to engage and support different sectors of the Hamilton community to achieve positive environmental outcomes for the city.

■ POLICY AND PLANNING CONTEXT

Council's planning and operating environments are shaped by a wider context of national, regional and city wide priorities and objectives. This diagram identifies the key legislation, strategies, policies and plans that link to and provide direction for the Urban Development Activities.



■ REASON FOR PROVIDING THIS ACTIVITY GROUP

Hamilton has experienced rapid urban change in recent years. We are fast becoming a metropolitan hub, yet we still enjoy many of the aspects associated with smaller city living such as large open green spaces, low air pollution, and sufficient high quality water to meet our current needs. However, growth within the city is placing increased pressure on these local resources and the natural environment. The quality of the environment in which people live affects and reflects their well-being. The activities under Urban Development look to establish a way forward for the city, support residents needs, protect the natural environment from unnecessary adverse effects and provide fair and consistent regulatory services to ensure the health and safety of all residents.

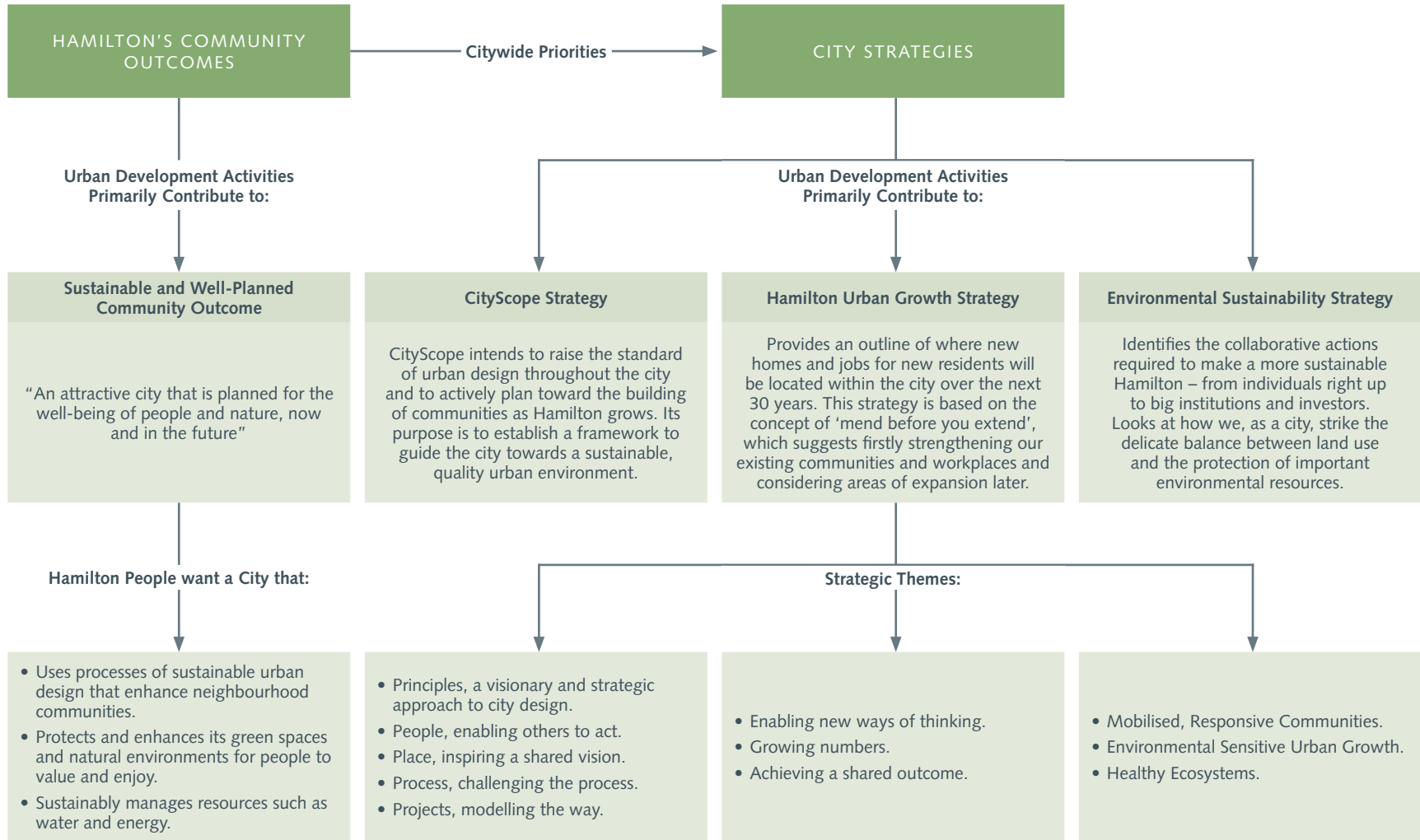
In order to meet the needs of Hamilton's communities both now and into the future, Council provides services to regulate the use of the city's resources in an environmentally sustainable way. This also means that activities undertaken by residents within the city have minimal effects on others and the environment and any adverse effects are remedied or mitigated where possible, which is required under the Resource Management Act (RMA) 1991.

The Building Act 2004 requires Council to provide a quality building control service, whereby buildings are assessed for compliance with standards and regulations under the New Zealand Building Code. It is important that residents feel they have safe places to live, work and engage in recreation.

The RMA 1991 requires Council to prepare, maintain and administer a District Plan. The existing Hamilton City District Plan contains policies and strategies for managing natural and physical resources in Hamilton. The RMA 1991 also requires the administration of policies developed under legislation, monitoring, response to complaints and enforcement action when necessary.

The Urban Development activities contribute to the 'Sustainable and Well-Planned' Community Outcome and three of Council's city strategies – CityScope (Urban Design Strategy), the Hamilton Urban Growth Strategy and the Environmental Sustainability Strategy.

CONTRIBUTION TO HAMILTON'S COMMUNITY OUTCOMES AND THE CITY STRATEGIES



HOW THE URBAN DEVELOPMENT ACTIVITIES CONTRIBUTE TO HAMILTON'S COMMUNITY OUTCOMES

Council wishes to take a stronger and more visionary role in guiding the future development of the city's built environment to ensure that it can better reflect the aspirations of Hamilton's community. It is Council's vision that Hamilton's evolving urban form and built environment will deliver positive social, economic and environmental outcomes that have sometimes been missing from ad-hoc development in the past.

Council developed the Hamilton Urban Growth strategy as a collaborative document which sought input from key city leaders, partners and the community on their aspirations for the city. The Growth strategy is creating a look and feel for the city that inspires residents. As well as the city strategies Council has introduced an urban design panel to look at and make recommendations on significant development proposals. These complementary planning tools help Council to meet community expectations around the development occurring in the city and the protection of natural and physical resources.

Council has a number of other regulatory tools in which it can use to enforce action, including, monitoring compliance with the standards and regulations of the New Zealand Building Code under the Building Act 2004, administration of the District Plan, monitoring compliance with resource consent conditions and minimising adverse negative effect through the Resource Management Act 1991.

The Urban Development Activities work towards encouraging residents and organisation within the city to change their behaviour and actions to achieve an environmentally sustainable Hamilton by protecting and enhancing our diverse and unique natural environment. The activities also ensure Council staff are well informed about current approaches towards environmentally sensitive urban growth and development.

CITY STRATEGY FLAGSHIP PROJECTS

The City Strategies contain what are known as 'flagship projects'. These projects have been agreed to by and are in alignment with the work programmes of a number of stakeholder agencies across the city. Council is leading the review of the current District Plan, which is a flagship project in the Environmental Sustainability Strategy.

District Plan Review:

The current District Plan tends to lack leadership in the area of environmentally sensitive design. The District Plan review process aims to better align the document with the principles of all of Council's City Strategies. A parallel review of the Hamilton City Development Manual will expand the options outlined to achieve development standards that include a range of environmentally sustainable design and development mechanisms.

Waiwhakareke

This project aims to maximise restoration efforts at the Waiwhakareke Natural Heritage Park by effectively co-ordinating the work of involved agencies and building bridges with other ecological restoration and conservation projects in the region (e.g. Hamilton Halo initiatives, Gully Restoration and Hamilton Zoo programmes).

This includes working with nurseries to develop an ecosourcing accreditation framework and building supply capacity, and using effective communications to develop a greater understanding and awareness among the public of the Park's ecological significance. Council is one of a number of partners in this project which is lead by the Centre for Biodiversity and Ecology Research.

“environmentally sensitive urban growth”

MEASURING PROGRESS TOWARDS HAMILTON'S COMMUNITY OUTCOMES

Progress towards Hamilton's Community Outcomes is monitored through a selection of indicators. Indicators provide ways in which we can measure, directly or indirectly, changes to social, environmental, economic and cultural well-being over time. They provide a picture of what is going on around us that we can use to guide our future planning. Indicators can assist in identifying areas where progress is being made towards the Community Outcomes and alert us to areas that require action.

Council is one of numerous organisations whose actions and direction assist in progressing the outcomes and overall community well-being. The following Community Outcomes Progress Indicators (drawn from the full outcome set – refer Section 3.4) will assist in demonstrating the effect that the Urban Development Activity Group has on progressing Hamilton's Community Outcomes. The monitoring undertaken for these indicators will be reported each year in Council's Annual Report.

Key:

- M = Moderate Contribution
- S = Significant Contribution
- O = Council is the only Provider

Community Outcomes Progress Indicators:

- O Area of green space in the city per resident.
- S Ratio of greenfield to infill development.
- S Percentage of resource consent applications that receive pre-application urban design comments and percentage of those comments actioned.
- S Residents' rating of sense of pride in the way their city looks and feels.
- M Number of people living in the central city area.
- S Number of built heritage and sites of archaeological, historic and cultural significance in the current District Plan.
- S Participation in EnviroSchools programme.
- S Residents perception of safety in the CBD and in neighbourhoods.
- S Residents' rating of feeling safe in Hamilton's central city at night.

MEASURING SERVICE DELIVERY PERFORMANCE

This section includes the intended levels of service for the Urban Development Activity Group and the performance measures and targets that Council will use to monitor service delivery performance. The levels of service, performance measures and targets represent Council's service commitments to the community and outline what the community can expect to receive from this Activity Group over the 10 year period of the LTCCP.

The levels of service focus on the key service delivery attributes of this Activity Group. They draw on a number of factors including the aspirations and goals of Hamilton's Community Outcomes and the City Strategies, legislative requirements and national objectives, national and industry standards and community expectations.

This Activity Group primarily contributes to the 'Sustainable and Well-Planned' Community Outcome. The levels of service that specifically contribute towards progressing the goals of these outcomes are identified by the following key.

Sustainable and Well-Planned Community Outcome	
"An attractive city that is planned for the well-being of people and nature, now and in the future"	
1	Uses processes of sustainable urban design that enhance neighbourhood communities.
2	Protects and enhances its green spaces and natural environments for people to value and enjoy.
3	Sustainably manages resources such as water and energy.

Performance information is provided in detail for the first three years of the LTCCP and in outline for the remaining seven, through a projected target for year 10 (2018/19). Unless otherwise stated, all performance measures will be completed on or before 30 June for each financial year.

A number of performance measures and targets are from Council's Residents Survey and Customer Surveys. The Introduction to the Activity Groups (Section 8.1) provides information on these surveys, including explanations of the performance scores and categories.

KEY SERVICE ATTRIBUTES	LEVELS OF SERVICE	PERFORMANCE MEASURES	TARGETS					ADDITIONAL INFORMATION
			BASELINE	YEAR 1 2009/10	YEAR 2 2010/11	YEAR 3 2011/12	PROJECTED YEAR 10 2018/19	
Accessibility	Opportunities are provided for the community to be involved in environmental education initiatives. 2	Percentage of gully owners that are involved in the gully restoration programme.	2007/08 result: 24%	25%	26%	27%	30%	A campaign is held each year to encourage people to join the programme.
Quality	A high standard of building control and planning guidance services are provided. 1 2	Customer satisfaction with:	2007/08 result:					Measured through Customer Satisfaction Surveys. A score of 73-76 indicates Very Good Performance for a 'no customer choice' service. Surveys are undertaken every two years.
		• Building Unit.	Very good performance (score of 76.7)	73 – 76	Survey not undertaken this year.	73 – 76	Survey not undertaken in this year.	
		• Planning Guidance Unit.	Very good performance (score of 74.4)	73 – 76	Survey not undertaken this year.	73 – 76	Survey not undertaken this year.	
Responsiveness	Building consents and resource consents are processed within statutory timeframes.	Percentage of building consents issued within 20 working days from receipt of the application.	2007/08 result: 100%	100%	100%	100%	100%	This is a requirement of the Building Act 2004. A money back guarantee is offered if a consent is not issued within this timeframe.
		Percentage of non-notified resource consents issues within 20 working days from receipt of application.	2007/08 result: 100%	100%	100%	100%	100%	This is a requirement of the Resource Management Act 1991. A money back guarantee is offered if a consent is not issued within this timeframe.

KEY SERVICE ATTRIBUTES	LEVELS OF SERVICE	PERFORMANCE MEASURES	TARGETS					ADDITIONAL INFORMATION
			BASELINE	YEAR 1 2009/10	YEAR 2 2010/11	YEAR 3 2011/12	PROJECTED YEAR 10 2018/19	
Sustainability	Funding support is provided for projects that benefit the environment. ② ③	Provide annual funding of environmental projects through the Envirofund	2008/09 result: Funding allocated to 21 projects	Funding allocated	Funding allocated	Funding allocated	Funding allocated	Funding allocated annually, for groups to undertake environmental projects.
	Managing urban growth and planning for good outcomes around city planning. ① ② ③	Existing District Plan made operative.	No baseline, new measure.			Existing District Plan made operative		The existing plan needs to be made operative before Council can notify the new plan.
		Review of Hamilton City District Plan.	No baseline, new measure.	Commence Review by July 2009	Ongoing	Anticipated notification of new district plan notified		

“creating a look and feel for the city that inspires residents”

■ SIGNIFICANT NEGATIVE EFFECTS

Effects on the current and future well-being of the community are an important consideration for Council when planning and carrying out its activities. As well as having positive effects, some activities can have either existing or potential negative effects on social, economic, environmental or cultural well-being that need to be managed or mitigated.

Negative effects often occur when there are competing priorities or objectives and high demand for resources. For example, infrastructure being built to provide for growth may have environmental consequences. Council aims to find a balance that is acceptable to the community and provides for the well-being of current and future generations and the city's ongoing sustainable development.

The following table identifies the *significant* existing or potential negative effects for the Urban Development Activities. The significance of an effect is determined through its likely impact on and consequences for:

- a) The current and future social, economic, environmental, or cultural well-being of the city.
- b) The extent to which communities are likely to be affected.
- c) The capacity of Council to perform its role, including financial and other costs.

SIGNIFICANT NEGATIVE EFFECTS		HOW COUNCIL MITIGATES OR MANAGES THE EFFECTS
Potential Environmental Effects	Resource consent conditions may not be met, which may cause adverse environmental effects.	Ongoing inspection and monitoring of resource consents is carried out as per a monthly monitoring schedule. A request for service facility is in place to respond to complaints. Enforcement provisions are also in place to ensure compliance with resource consent conditions.
Potential for Incompatible District Plan Activities	Activities permitted through the District Plan(s) may still be viewed as being incompatible with local surroundings.	As part of Council's CityScope Strategy, pre-application meetings are held for developments that do not tie in with Council's future plans for the city. Council's plans for the development of the city will be proactively discussed with property developers and architects to work towards a shared vision for what Hamilton will look like in the future.
Restriction of Activities	Balancing individual property rights and the need to protect the environment leads to some restrictions on activities.	Council is required to monitor and control activities that may cause environmental harm; this may mean that some activities are restricted as they have the potential to cause environmental harm.

CURRENT AND FUTURE ASSET CAPACITY

There are no significant assets associated with this group of activities.

■ COST OF SERVICE FOR THE YEARS ENDED 30 JUNE 2010 – 2019

The following table identifies the forecast expenditure and the revenue sources associated with providing the Urban Development Activities for the 10 year period of the LTCCP.

The table also includes:

- 1 Capital expenditure by type i.e. growth, renewal and increased level of service.
- 2 Funding source (i.e. loans, subsidies, reserves or rates) for significant assets associated with the Urban Development Activities.

FORECAST COST OF SERVICE FOR THE TEN YEARS ENDING 30 JUNE 2010 – 2019										
	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
GROUP OF ACTIVITY – OPERATING STATEMENT										
OPERATING REVENUE										
Activity revenue – User charges and fees	4,856	5,081	5,225	5,366	5,507	5,652	5,802	5,967	6,136	6,301
General rates	4,539	4,491	4,542	4,371	4,469	4,262	4,488	4,589	4,798	5,008
Other general sources	0	0	0	0	0	0	0	0	0	0
Total operating revenue	9,395	9,572	9,767	9,737	9,976	9,914	10,290	10,556	10,934	11,309
OPERATING EXPENDITURE										
City Planning	2,983	2,602	2,561	2,308	2,283	2,112	2,050	2,104	2,165	2,216
Planning Guidance	2,048	2,101	2,177	2,239	2,308	2,361	2,424	2,491	2,564	2,627
Building Control	3,992	4,079	4,219	4,329	4,460	4,566	4,689	4,825	4,970	5,095
Sustainable Environment	708	740	761	716	736	719	737	758	782	800
Total operating expenditure	9,731	9,522	9,718	9,592	9,787	9,758	9,900	10,178	10,481	10,738
Operating surplus/(deficit)	(336)	50	49	145	189	156	390	378	453	571

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000	\$000
GROUP OF ACTIVITY – CAPITAL AND RESERVES FUNDING STATEMENT										
CAPITAL EXPENDITURE										
Growth	0	0	0	0	0	0	0	0	0	0
Increased level of service	159	147	147	116	58	26	93	19	10	16
Renewal	228	182	176	160	177	161	205	198	197	206
Total capital expenditure	387	329	323	276	235	187	298	217	207	222
Loan repayments	0	0	0	0	0	0	0	0	0	0
Transfers to reserves	72	68	66	121	139	146	168	187	250	295
Operating deficit	336	0	0	0	0	0	0	0	0	0
Total funding required	795	397	389	397	374	333	466	404	457	517
Funded by:										
Operating surplus	0	50	49	145	189	156	390	378	453	571
Funding from non-cash expenses	7	1	0	0	0	0	0	0	0	0
Loans raised	0	0	0	0	0	0	0	0	0	0
Transfers from reserves	24	19	4	4	4	4	4	4	4	4
Total funding applied	31	70	53	149	193	160	394	382	457	575
Funding surplus/(deficit)	(764)	(327)	(336)	(248)	(181)	(173)	(72)	(22)	0	58

Group of activity expenditure is not fully funded. See section 2.2 of the Revenue and Financing Policy in Volume Two of this LTCCP for an explanation of the funding shortfall. 'General rates' funding above includes rates from all sources excluding Access Hamilton and water rates which are shown separately where applicable.

