

BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER Proposed Plan Change 12 to the
Operative Hamilton City District Plan

**OPENING STATEMENT OF WAIKATO HERITAGE GROUP AND OTHERS
FOR THE JOINT OPENING HEARING**

DATED 9 FEBRUARY 2023

1. This opening statement is made on behalf of the Waikato Heritage Group and the other submitters listed in the Appendix (“the submitters”) in respect of Hamilton City Council’s Proposed District Plan Change 12.
2. The submitters will contend that:
 - (a) Special Character should be included as a qualifying matter in the Plan Change providing for new special character areas to be identified in the Hamilton City Council District plan;
 - (b) The Special Character areas currently identified in the Hamilton City Council District Plan should be retained as qualifying matters in the Plan;
 - (c) The Medium Density Residential Standards should not apply to those areas; and
 - (d) The provisions that should apply are those set out in the evidence of Waikato Heritage Group submitters’ witness, Ms Kellaway.
3. The submitters will contend that this outcome is consistent with, and required by Part II,, and in particular Sections 6 (f), 7 (b), 7 (f) and 7 (g), of the Act.
4. The submitters will further contend that this outcome is required to:
 - (a) Achieve a well-functioning urban environment as required by Objective 1 of the National Policy Statement Urban Development; and
 - (b) Avoid significant adverse effects on the environment (and in particular on people and their communities) which will not be avoided or remedied and which will occur if the Plan Change does not contain the provisions sought by the submitters.
5. Ms Kellaway will be giving evidence for the Waikato Heritage Group in accordance with her statement of evidence in relation to character and heritage.
6. Mr Niall Baker, who has planning qualifications and strategic planning experience has provided evidence in relation to Hamilton City Council’s response to the Medium Density Residential Standards and National Policy Statement on Urban Development and Part II of the Act.
7. Other residents will be giving evidence of a non-technical nature for the submitters on the particular characteristics of the affected character areas and the adverse effects on them and their communities should those areas not be included as a qualifying matter.

Dated at Hamilton this ninth day of February 2023.

(For the submitters)

Appendix

Submission Number	Submitter Name
427	Waikato Heritage Group
218	Niall Baker
350	Margaret Sale, for Frankton East Residents Group
Response No.526964503	Deborah Fisher