BEFORE THE HEARING PANEL

IN THE MATTER of the Resource Management Act 1991

AND

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

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SUMMARY STATEMENT OF EVIDENCE OF CLARE PHILIPPA DOUGLAS

(FINANCIAL CONTRIBUTIONS)

Dated 4 September 2024

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INTRODUCTION

1. My full name is Clare Phillippa Douglas. I am a Senior Planner in the Urban and Spatial Planning Unit at Hamilton City Council (**HCC**). I have been involved with the preparation and drafting of Plan Change 12 (**PC12**), including with respect to the financial contributions provisions.

2. I have produced a statement of evidence dated 26 June 2024 (**primary evidence**) and a statement of rebuttal evidence dated 14 August 2024 (**rebuttal evidence**). In response to submissions, I recommended amendments to the PC12 plan provisions which are included in the PC12 provision set dated 26 June 2024. In my rebuttal evidence, I have recommended additional amendments in response to submitter evidence which are included in the PC12 provision set dated 14 August 2024.

SUMMARY OF EVIDENCE

Primary Evidence

3. As stated in my primary evidence, sections 77E and 77T of the RMA allow HCC to include a rule to incorporate financial contributions in the District Plan to offset the effects of the increase in density.

4. The notified version of PC12 included deleting the existing Financial Contributions Chapter of the Plan and replacing it with new and more directive provisions relating to financial contributions.

5. I have reviewed the submissions and recommended a number of amendments to the notified financial contributions provisions to reflect the relief sought.

6. As stated in my evidence, since preparing my recommendations and the draft provisions I have given further consideration to the developers' need for cost certainty. I recommend that a maximum amount be added to the formula. For the Te Ture Whaimana purpose, I recommend a maximum charge of $2000 per Projected Unit of Demand (**PUD**), and for the Residential Amenity purpose, I recommend a maximum charge of $3400 per PUD. This change is included in the 26 June 2024 set of PC12 provisions.

7. HCC made a submission on the financial contributions provisions proposed under PC12. I agree with the submission and have recommended changes to the provisions accordingly.

8. My recommended provisions are consistent with the relevant National Policy Statements, National Environmental Standards and the Waikato Regional Policy Statement.

9. The recommended financial contributions provisions are efficient and effective and consistent with the RMA by ensuring sustainable management in relation to the effects from the increase in density on Residential Amenity, Te Ture Whaimana and Infrastructure.

Rebuttal Evidence

10. My Rebuttal Evidence dated 14 August 2024 responds to statements of evidence received from The Adare Company Limited, Kāinga Ora and Peter and Donna Findlay in relation to:

    a) Excluding the application of the financial contributions chapter and appendix to greenfield developments;

    b) Including a trigger for charging financial contributions;

c) Use of bedroom-based approach vs per residential unit approach for calculating financial contributions; and

d) Uncertainty around calculation and refunds.

11. I have recommended changes to the provisions to incorporate a definition for the discount factor and a trigger for charging financial contributions. The revised recommended provisions are included in the 14 August 2024 set of PC12 provisions.

12. I have retained my position as set out in my primary evidence on all other matters.

13. In addition, a minor correction to Rule 24.4.2e)i is recommended to enable the ability to provide a discount factor for not only where on-site mitigation measures have contributed to the purposes of the financial contributions but also where betterment measures have contributed to the purposes of financial contributions. This aligns with Objective 24.3.1ii in giving effect to Te Ture Whaimana, including the requirement for betterment. This will not result in additional costs for developers but will ensure that if betterment is undertaken as part of development, financial contributions may be discounted. This correction is included in the 14 August 2024 set of PC12 provisions.

CONCLUSION

14. As detailed in my primary and rebuttal evidence, I have recommended changes to the PC12 provisions in response to submissions and expert evidence. I otherwise disagree with the submissions and evidence of The Adare Company Limited, Kainga Ora and Peter and Donna Findlay.

15. The updated financial contributions provisions are efficient and effective as demonstrated in the s 32 evaluation. They address a range of

resource management issues for the City, including the effects of intensification on residential amenity, Te Ture Whaimana, and infrastructure.

Clare Philippa Douglas

4 September 2024