
Proposed Waikato District Plan

Proposed Rezoning from Rural to Residential – 127 Great South Road, Taupiri (Howard W & Joanne E Lovell)

Section 32AA Further Evaluation Report – Hearing 25 (H25)

17 February 2021

Submitter Number 974

1. Introduction: Purpose of this Report

This report presents a further evaluation of a proposed General Residential Zone variation to the Proposed Waikato District Plan ('PWDP') in accordance with Section 32AA of the Resource Management Act 1991 ('RMA').

This further evaluation report is required for the changes that have been proposed to the PWDP Planning Maps as they related to an approximately 1ha rurally zoned piece of land to the south of the Taupiri Village.

The Section 32AA ('s32AA') report has been prepared on behalf of **Submitter Number: 974** and has considered the guidance and direction provided by the Waikato District Council in the Hearing 25 Section 42A Framework Report ('Framework Report').

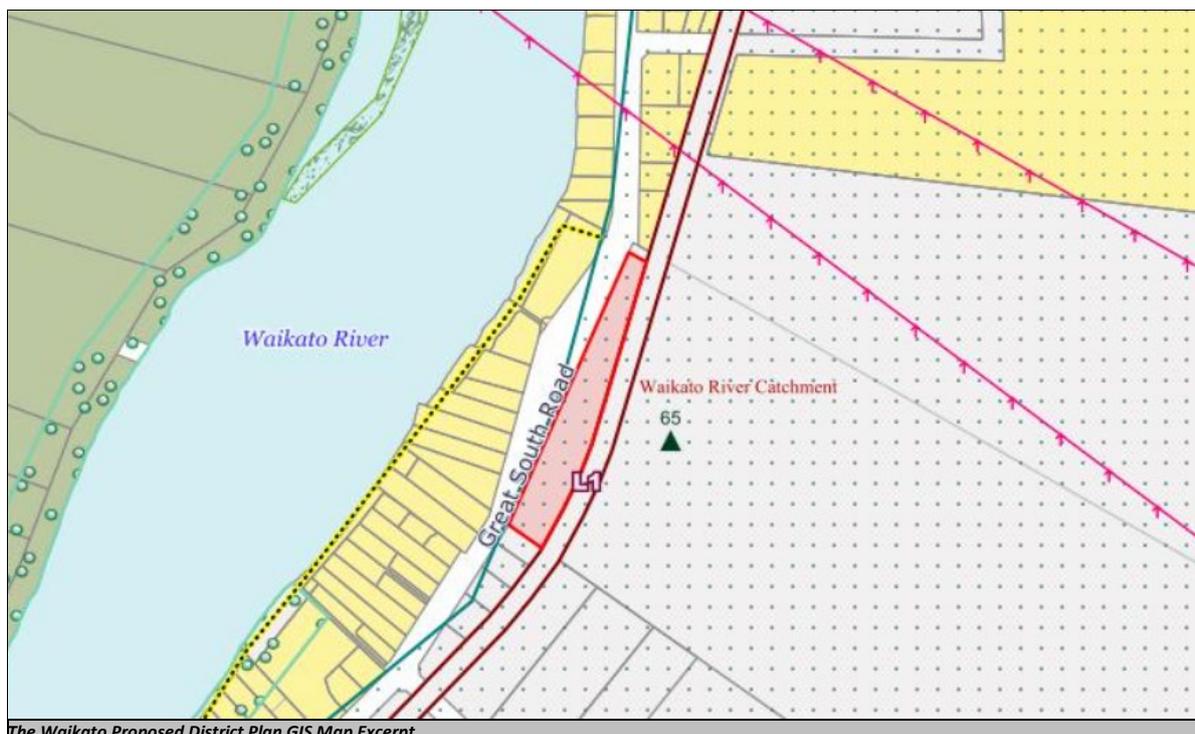
2. The Rezoning Proposal

This rezoning proposal relates to an area of approximately 9954m² which is held in Record of Title 837222 and is physically located at 127 Great South Road, Taupiri ('the Site').

The Site presently comprises a dwelling and ancillary buildings with access to the road being adjacent to the dwelling.

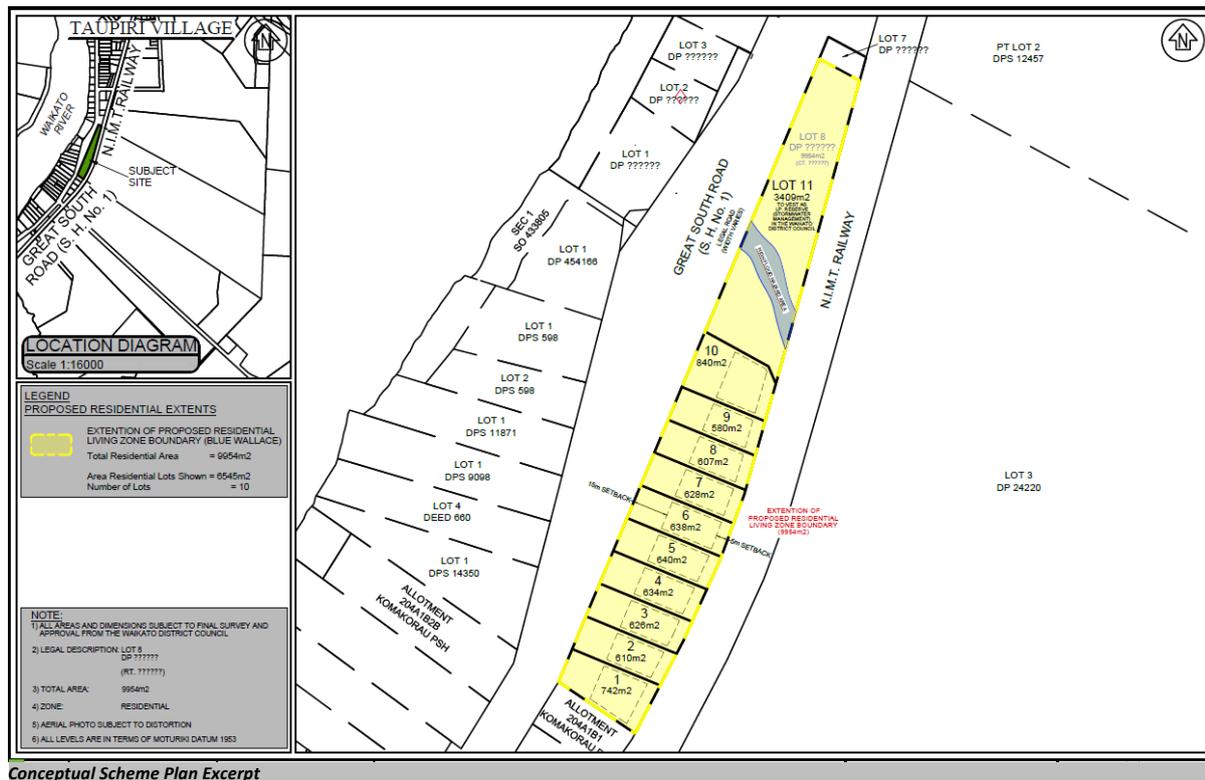
The Site is bounded by Great South Road to the west and the North Island Main Truck rail line to the east.

It is considered that the Site currently zoned rural is inappropriate for rural production purposes due to its unique geographical distribution (i.e., spatially fragmented rural land) and the surrounding environmental context (i.e., residential land use to the north, south and west) – hence, it presents a viable option for Council to consider appropriate rezoning to residential general as a part of the PWDP reviewing process.



The rezoning extent is depicted in the Conceptual Scheme Plan attached (**Attachment A**).

A net 9954m² of land will be made available for residential development; an indicative yield of 10 residential allotments has been shown in the plan excerpt below.



The sought rezoning is considered to be appropriate from a strategic growth perspective given that it is located on the edge of the PWDP Residential Zone (38.3ha), as well as the lands proximity to the defined Taupiri Village indicative limits identified in both Future Proof (November 2017), and Waikato 2070. These will be discussed in detail in **Section 4** of this s32AA report.

In consideration of the relevant policy direction in the PWDP - Policy 5.3.8(a) explicitly directs urban forms of development to be “*within the boundaries of existing towns and villages*”. As noted from the Framework Report, this overarching policy should not preclude the urbanisation of the rural/urban edge to enable the growth of existing towns and villages identified in Future Proof Strategy Planning for Growth 2017 (pg 4 Framework Report).

Consequently, the proposal will not be contrary to an overarching policy direction of the PWDP (see **Attachment B** for the complete PWDP Objectives and Policies Assessment).

3. The Framework Report

This s32AA evaluation report appreciates guidance provided by the Frameworks Report in so far as a consistent scope of reporting and evaluation can be provided to the Section 42A reporting officer.

As provided by the Framework Report – the three (3) following Areas (or lenses) have been addressed:

Area 1: Relevant Objectives and Policies in the PWDP

A PWDP Objective and Policy assessment for the proposed rezoning was provided within the initial/original 974 submission. It is noted, however, that this assessment applied the objectives and policies of the residential zone to the sought rezoning area which is currently zoned ‘Rural’.

Upon review of the Framework Report, advice directs the s32AA evaluation to consider the zone change to the underlying rural zone objectives and policies.

As contained within **Attachment B**, an objective and policy assessment is provided which addresses the applicable provisions of the PWDP as recommended in the Framework Report.

Area 2: Relevant higher order policy documents or strategies

This area of evaluation has been identified as necessary in the Framework Report so as to confirm whether the outcome of submission 974 would give effect to and/or be consistent with the other relevant higher order policy documents or strategies.

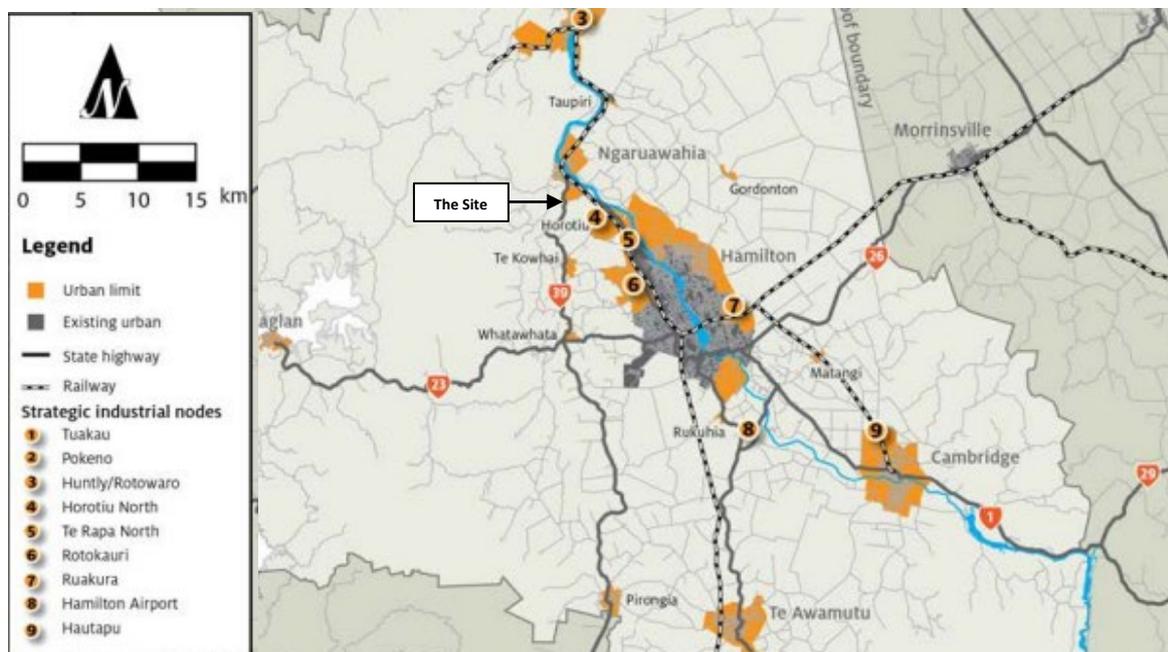
The following high-level documents have been identified in the Framework Report.

The Waikato Regional Policy Statement

An assessment of the applicable WRPS Objectives and Policies has been provided in **Attachment C**. In particular, objectives 3.12 and 3.16 were discussed, as well as Policies 6.1 (6.1.1, 6.1.2, 6.17, 6.1.8), 6.3, 6A and Policy 8.3.

Note Policy 6.14.3 of the WRPS in allowing the PWDP to consider alternative residential or industrial land release as long as it is consistent with Tables 6-1 and 6-2.

Furthermore, Map 6.2 of the WRPS shows the urban limits of the Taupiri Village. Such limits align with the sought rezoning area and consequently align with the Future Proof Indicative Urban Limits.



A recommendation to accept the proposed rezoning will not be inconsistent to the applicable WRPS objectives and policies, hence the proposal is appropriate to be included within the PWDP.

The National Planning Standards

The National Planning Standards (NPS) came into effect in 2019 which was after the notified version of the PWDP, as well as the initial submission regarding the Site.

Under the National Planning Standards, such zoning is to be defined as “General Residential Zone’. A description of this zone in the NPS is:

“Areas used predominantly for residential activities with a mix of building types, and other compatible activities.”

The proposal as currently sought for rezoning to Residential will meet and enable the land use description of the NPS. Allotments can be provided for residential land use whilst also providing for a mixture of building types and other compatible activities (such as home base industries, ancillary residential units etc.).

NPS-UD 2020

The recently gazetted National Policy Statement on Urban Development 2020 (NPS-UD 2020) aims to address constraints in the planning system to ensure the system enables growth and supports well-functioning urban environments.

In particular, NPS-UD requires Tier 1 Territorial Authorities (Such as Waikato District Council) to have residential demand +20% plan-enabled, infrastructure-ready and feasible, allotments for supply within urban environments.

The proposed rezoning site is within the jurisdiction of a Tier 1 TA and is able to offset residential land demand shortfalls (as identified by Council’s growth projections).

Every tier 1 TA must amend its district plan to give effect to the provisions of the NPS-UD as soon as practicable.

The S42A Report’s recommendation to accept the proposed rezoning will assist in Council meeting their statutory obligations under the NPS-UD.

The Vision and Strategy for the Waikato River

The Vision and Strategy for the Waikato River has been prepared by the Waikato River Authority and is a high-level policy document centring on the improved health of the Waikato River.

Whilst the Site is, at its closest point approximately 80m to the east of the Waikato River (separated by residential land use and Great South Road), the stormwater channel has an indirect connection to the river at a catchment level.

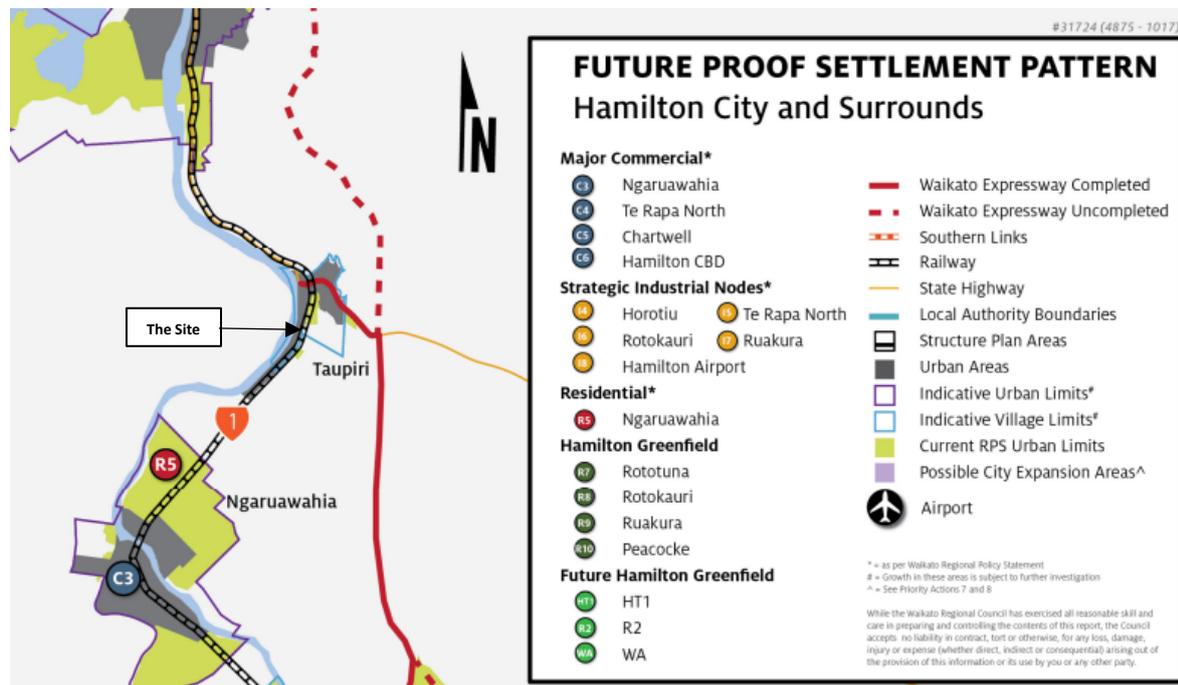
Land use to the north of the Site has changed from rural to residential land use, whereby such development has advanced through appropriate stormwater quality management. A continuation of such water quality and attenuation has been demonstrably proven in the northern new residential Zone (i.e., Murphy Land and Taraheke Drive).

As indicated in the Conceptual Scheme Plan – a stormwater reserve or easement in gross can be provided for vesting within the gully area to ensure that the section of the Waikato and Wipa Rivers are protected from urban activities, or activities occurring with the proposed residential land uses (i.e., stock exclusion, exotic landscape species etc.) – then the high-level strategies will be appropriately adhered to through Council’s recommendation to accept the rezoning as sought.

Future Proof Strategy Planning for Growth 2017

Future Proof is the growth strategy plan specific to the Waikato District, Hamilton, Waipa, and

Waikato sub-region and has been developed jointly by Waikato Regional and Territorial Authorities.



As indicated in the image above, the proposed rezoning area immediately abutting the urban limit boundaries indicatively shown within the Future Proof, and furthermore has been identified as one of the district’s growth areas in which the Future Proof Strategy seeks to achieve around 80% of the district’s growth (i.e., Pokeno, Tuakau, Te Kauwhata, Huntly, Ngaruawahia, Raglan and various villages).

A key driver behind the Future Proof Strategy is to maintain control of development patterns across the district, and so as to avoid the adverse potential effects of ad hoc private plan changes.

Growth projections within the current iteration (2017) of Future Proof are currently being reconsidered under a review of the strategy. At the time of this s32AA evaluation the results of this review are unknown.

Notwithstanding this review, growth projects that have been undertaken by Council, are clear in that the amount of residential land earmarked under the PWDP falls short of what is required – hence there is not expected to be any reduction to indicative urban limits of the Taupiri Village. Consequently, the urban limits currently identified in the 2017 iteration of Future Proof are still applicable – inclusive of the application site immediately abutting this urban limit growth area.

Waikato 2070

In consideration of the Waikato 2070 (Waikato Growth and Economic Development Strategy) it is noted that the Taupiri Village (inclusive of the Site) are captured under the desired growth projections of the next 10-30 years.

The combination of long-term residential land use growth (indicative) with an economic strategy defines the purpose and intent of Waikato 2070. The strategy has also been prepared in part to assist in delivering the aforementioned Future Proof Strategy.

As taken from the Waikato 2070 document – the Site is contained within the 50-year Taupiri

to the rezoning request's subsequent S42A Report - in particular, infrastructure servicing.

As stated in the Framework Report *"the infrastructure provision and level of service will generally be commensurate with the rating base that supports it in any given area"*.

As evidenced from the Council's Utilities GIS Map, Council's wastewater and water supply services are present along Great South Road, and include a 100mm UPVC Wastewater Main and a 150mm PVC water Main.

Stormwater disposal can be undertaken to ground or to road reserve.



It is considered that post subdivision design, each individual residential allotment can be connected to the councils existing water supply and wastewater connections. Any additional residential allotments that are created via the residential rezoning are not expected to place any extra stress on these infrastructure facilities.

In summarizing these high-level assessments, it is submitted that future residential development on the Site can be provisioned with appropriate three waters connections and integration with wider three waters schemes.

Transportation

In consideration of the Site's fragmented rural zone setting, this s32AA report further contends that rezoning the land to residential is appropriate based on its ability to easily integrate with the section of Great South Road. 1609

In the event that the Site is rezoned to residential, the establishment of residential sections are not expected to place any extra stress on the existing roading network given the urbanised nature section of Great South Road fronting the Site.

Access to potential residential land parcels can easily be established along the land's transportation frontage, with the long, flat, geometric design of the section of Great South Road being able to absorb additional traffic movements safely and efficiently.

Furthermore, any future residential development design for the piece of land can be undertaken

in such a way as to provide the necessary 15m road setback, as well as to accommodate the KiwiRail setbacks to the rear (east) of the Site.

The piece of land contains an ease of access to public transportation routes (i.e., bus stops) to the north and south, given its close proximity to the Taupiri commercial area – located on Te Putu Street.

Overall, it is concluded that the function and safety of the existing roading network will not be compromised by the size and scale proposed rezoning.

Planning map consistency

Upon review of the PWDP (Stage 2) GIS Mapping, small sections of Flood Plain Management Area and High Risk Flood Area are mapped on the Site (see **Attachment F** for the site visit photos).

Site-specific stormwater management and foundation design will be undertaken at the consenting phase of the development to ensure no likelihood of blockages, leakages, or penetration into this small stormwater gully area.



No mapped areas of ecological significances or heritage items have been notified within the Site.

While the conversion of this land to residential and the potential establishment of properties on the Site is not expected to create any adverse reverse sensitivity effects considering the zoning and number of properties already established in the surrounding area (i.e., the Site is flanked by residential land use to the north, south and west.).

Clearly defensible zone boundaries

The Site is bound by a section of Great South Road to the west, and North Island Main Truck rail line to the east.

The rail line is expected to act as a sufficient buffer between residential and rural land. Hence, the proposed rezoning area is considered to have clearly defensible zone boundaries.

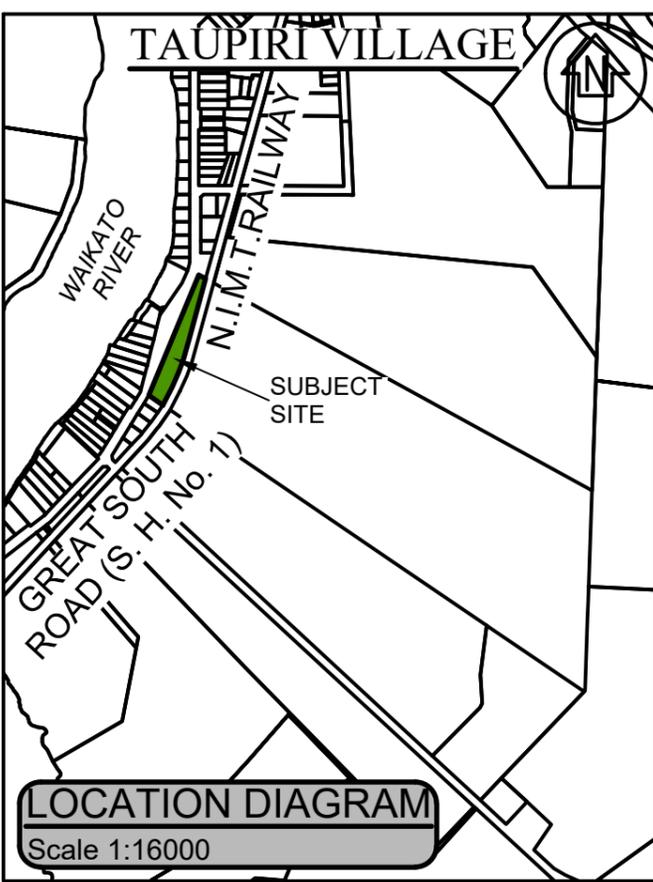
4. Evaluation Conclusions

This report has undertaken a further evaluation of the rezoning request by Submitter 974 to the Proposed Waikato District Plan Planning maps in terms of Section 32AA of the RMA.

This evaluation concludes:

- The Site is considered inappropriate for the current rural zoning as it is too small fragmented to be of productive use (i.e., it cannot integrate with rural land to the east given separation brought about by a section of rail infrastructure).
- That the PWDP objectives and policies of the residential zone will not be impacted upon by the proposal and therefore, the proposal will be consistent with the purpose of the RMA as they provide a balance between providing for growth in the Taupiri Area whilst maintaining and enhancing the core environmental values.
- Recommending to approve rezoning area will be consistent with the matters set out in Sections 6 and 7 of the RMA. In particular it will provide for the efficient use of the land resource and maintain and enhance the amenity values and quality of the residential environment.
- The proposed rezoning of the Site will be consistent with the applicable structure plan that underpinned Strategic Growth Strategies such as Future Proof and Waikato 2070 as it will consolidate development contingent with Councils residential expansion identified in the PWDP whilst enhancing the village character of Taupiri.
- The provisions for the residential zone already presented in the PWDP can be adhered to by the future development opportunities within the Site. The proposed rezoning is fairly and reasonably considered the most appropriate means of achieving the strategic growth and residential objectives of the PWDP as the proposal will enable a future proofed framework which will ensure that the development of the area is consistent, enduring, comprehensive, integrated and efficient in its layout and form.

Attachment A: Conceptual Scheme Plan



LEGEND
PROPOSED RESIDENTIAL EXTENTS

EXTENSION OF PROPOSED RESIDENTIAL LIVING ZONE BOUNDARY (BLUE WALLACE)

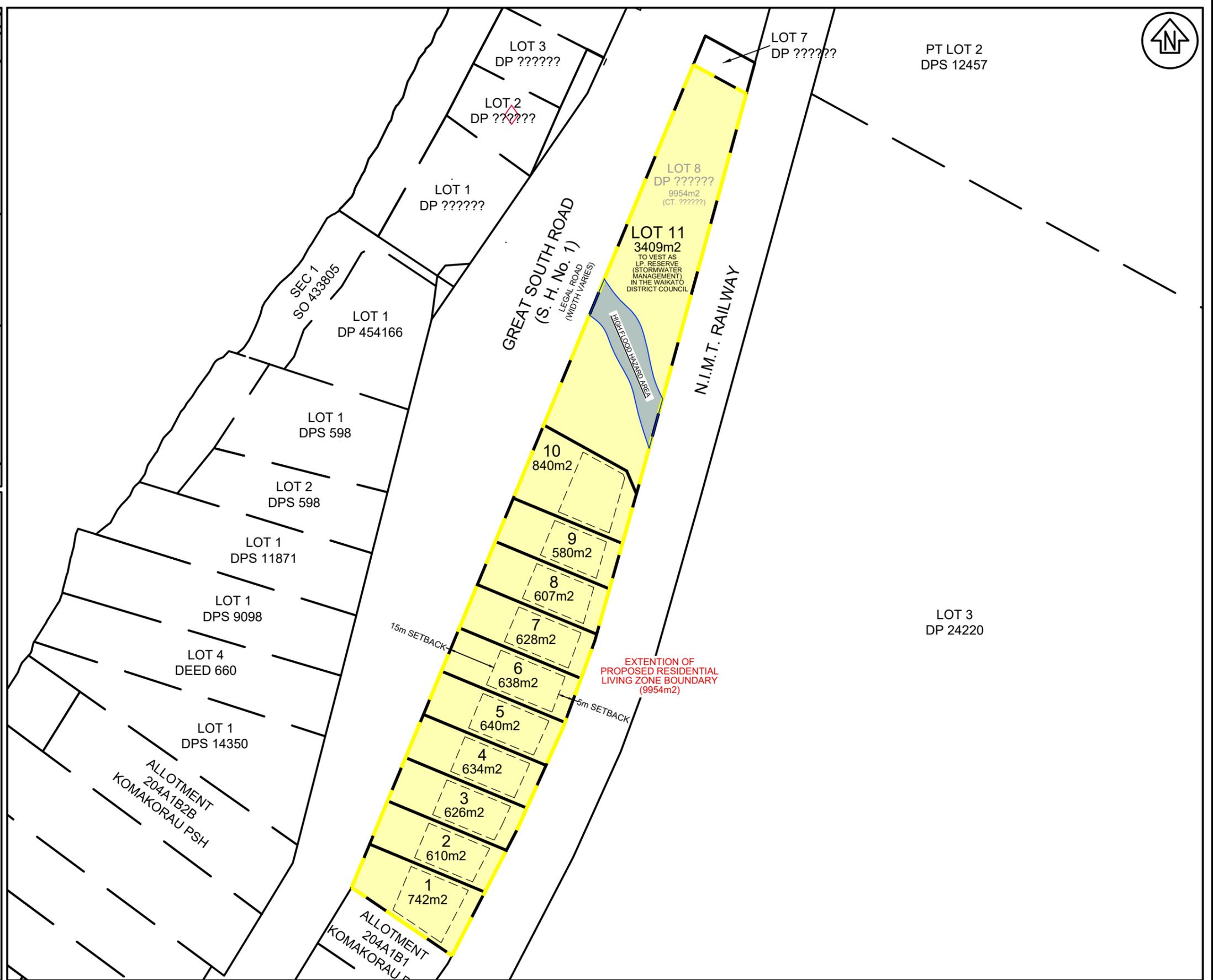
Total Residential Area = 9954m²

Area Residential Lots Shown = 6545m²

Number of Lots = 10

NOTE:

- 1) ALL AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY AND APPROVAL FROM THE WAIKATO DISTRICT COUNCIL
- 2) LEGAL DESCRIPTION: LOT 8
DP ???????
(RT. ??????)
- 3) TOTAL AREA: 9954m²
- 4) ZONE: RESIDENTIAL
- 5) AERIAL PHOTO SUBJECT TO DISTORTION
- 6) ALL LEVELS ARE IN TERMS OF MOTURIKI DATUM 1953



Size	A3	Scale	1:1250	Date	FEBRUARY 2021		
No.	Amendment	Init.	Date	Designed	WAB	08/20	
A	Issued for Discussion - Rev #A	WAB	12/08/20	Drawn	WAB	16/02/21	
B				Checked			
C				Approved			

PROPOSED RESIDENTIAL EXTENTS PLAN
LOTS 1 - 11 BEING A SUBDIVISION OF LOT 8 DP ???????
127 - 129 GREAT SOUTH ROAD - TAUPIRI
PREPARED FOR: H. LOVELL

Blue Wallace Surveyors Ltd.
25 Harwood Street, P O Box 38,
Hamilton Central, HAMILTON.
Phone (07) 839 7799, Fax (07) 839 4455

Datum:	Circuit: Mt Eden 2000
	Height: Moturiki Datum 1953
Resource Consent Number:	
BW Ref.	Stg. Purp. Dwg. # Revision:
14043-00-PL-101	A

S:\2014\14043\1. PLANNING\1. SCHEME PLANS\127-129 GREAT SOUTH RD 2020\14043-00-PL-100-A-127-129 GREAT SOUTH ROAD 12-8-20.DWG

Attachment B: PWDP Objective & Policy Assessment

PWDP Objective and Policy	Comment
4.1 Strategic Direction	
<p>4.1.1 Objective – Strategic (a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated (b) National Policy Statement on Urban Development Capacity Minimum Targets.</p> <p>4.1.2 Objective – Urban growth and development Future settlement pattern is consolidated in and around existing towns and villages in the district.</p> <p>4.1.3 Policy - Location of development (a) Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages where infrastructure and services can be efficiently and economically provided. (b) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017.</p> <p>4.1.14 Policy – Taupiri (a) Taupiri is developed to recognise: (i) The changes that may result from the completion of the Waikato Expressway including the increased demand for housing; (ii) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Taupiri section of the Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan; (iii) The future development area of Taupiri is to the south of the existing village; (iv) Infill and redevelopment of existing sites occurs.</p>	<p>The proposed rezoning will integrate existing residential land use to the south of the Taupiri Village.</p> <p>Taupiri is identified as a growth node in the relevant regional urban growth strategy –with the area sought to be rezoned subsequently being consistent with such growth strategies.</p> <p>Open space networks are within close proximity to the Site (<400m north of the Site are the Taupiri Sports Clubrooms and fields).</p> <p>As indicated in the evaluation report, the Site can be serviced by existing Council infrastructure so as to represent efficient and economical residential capacity growth.</p> <p>Hence, it is considered that these objective and policies will be satisfied by the proposed rezoning.</p>
4.2 Residential Zone	
<p>4.2.1 Objective – Residential Character Residential character of the Residential Zone is maintained.</p> <p>4.2.2 Policy – Character (a) Ensure residential development in the Residential Zone: (i) Provides road patterns that follow the natural contour of the landform; (ii) Promotes views and vistas from public spaces of the hinterland beyond; and (iii) Is an appropriate scale and intensity, and setback from the road frontages to provide sufficient open space for the planting of trees and private gardens.</p> <p>4.2.20 Objective – Maintain residential purpose Residential activities remain the dominant activity in the Residential Zone.</p> <p>4.2.21 Policy – Maintain residential purpose Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character an amenity of residential zones are insignificant.</p>	<p>By rezoning the Site to residential, the surrounding residential areas will be consolidated – hence being able to maintain the residential character of the area.</p> <p>The spatial extent of the rezoning request consists of an area of 9954m². As provided for, a conservative estimate of 10 residential allotments will be made available to relieve the identified residential dwelling demand in Taupiri Village area.</p> <p>Appropriate setbacks can be assigned to any new allotment within the rezoned land parcel, as well as providing for on-site amenity for future land owners (i.e., outdoor living areas, landscaped gardens etc.).</p> <p>The proposed rezoning will ensure a functional high quality living environment can be achieved for the wider Taupiri neighbourhood.</p> <p>Hence, the proposal will not be contrary to these objectives and policies.</p>
4.7 Urban Subdivision and development	
<p>4.7.1 Objective – Subdivision and Land Use Integration <i>Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.</i></p> <p>4.7.5 Policy – Servicing requirements (a) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone, including</p>	<p>There is a clear desire from Council to have residential land use establish to the South of the Taupiri Village either side of Great South Road (as evident in the Operative and Proposed District Plans land use zoning).</p> <p>Rezoning of the Site will be able to bridge the patchwork of Residential and Rural land zoning</p>

<p>through the provision of:</p> <ul style="list-style-type: none"> (i) Reserves for community, active and passive recreation; (ii) Pedestrian and cycle connections; (iii) Roads; (iv) Public transport infrastructure, e.g. bus stops; (v) Telecommunications; (vi) Electricity; (vii) Stormwater collection, treatment and disposal; (viii) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and (ix) Connections to identified adjacent future growth areas. <p>4.7.11 Policy – Reverse sensitivity</p> <ul style="list-style-type: none"> (a) Development and subdivision design minimises reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity. 	<p>in the area. In consolidating the areas zoning, greater adherence to the PWDP objectives and policies can be achieved to the benefit of not only the Submitter, but also to the adjacent residential land uses that are already established in the area.</p> <p>It is believed that post subdivision design, each individual residential allotment can be connected to the councils existing stormwater, water supply and wastewater connections. Any additional residential allotments that are created via the residential rezoning are not expected to place any extra stress on these infrastructure facilities.</p> <p>Other network utility infrastructure (power and communications) are located within road reserve and can easily connect to the Site as appropriate.</p> <p>Reverse sensitivity effects from the section of Great South Road can easily be accommodated via an expected 15m front yard setback, as well as through the District Plan's dwelling construction (for acoustic purposes) criteria and standards.</p> <p>Hence, these objective and policies will be satisfied by the proposed rezoning.</p>
Chapter 5: Rural Environment	
<p>5.1.1 Objective – The rural environment</p> <p>Objective 5.1.1 is the strategic objective for the rural environment and has primacy over all other objectives in Chapter 5.</p> <p>(a) Subdivision, use and development within the rural environment where:</p> <ul style="list-style-type: none"> (i) high class soils are protected for productive rural activities; (ii) productive rural activities are supported, while maintaining or enhancing the rural environment; (iii) urban subdivision, use and development in the rural environment is avoided. <p>5.3.1 Objective - Rural character and amenity</p> <p>Rural character and amenity are maintained.</p> <p>5.3.2 Policy - Productive rural activities</p> <p>(a) Recognise and protect the continued operation of the rural environment as a productive working environment by:</p> <ul style="list-style-type: none"> (i) Recognising that buildings and structures associated with farming and forestry and other operational structures for productive rural activities contribute to rural character and amenity values; (ii) Ensuring productive rural activities are supported by appropriate rural industries and services; (iii) Providing for lawfully-established rural activities and protecting them from sensitive land uses. <p>5.3.8 Policy - Effects on rural character and amenity from rural subdivision</p> <ul style="list-style-type: none"> (a) Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages. (b) Ensure development does not compromise the predominant open space, character and amenity of rural areas. 	<p>It is considered that the rezoning of the subject site from Rural to Residential will enable effective development to occur that will enhance the immediate area from an amenity perspective.</p> <p>Currently the Site is a fragmented and confused rural and residential environment offering little in regard to amenity values (i.e., values that are akin to residential amenity). In consolidating residential land use in the small pocket of land constituting the Site as sought, a more conducive environment can be established that will enhance a sense of community, as well as residential safety.</p> <p>Whilst the Site is bound to the east by a section of rail corridor, such a physical element adds further to the Submitters argument that retention of the Rural zoning is inappropriate (i.e., the land is not contiguous with larger rural land parcels to the east on the opposite side of the rail corridor).</p> <p>Based on the elements above, it is considered that the decision sought to rezone an approximately 1ha section of spatially fragmented rural land to residential represents a suitable outcome for the area.</p>
Chapter 6: Infrastructure	
<p>6.1.1 Objective – Development, operation and maintenance of infrastructure</p> <p>(a) Infrastructure is developed, operated and maintained to benefit the social, economic, cultural and environmental well-being of the</p>	<p>The rezoning site is within an area that can be defined as abutting the Auckland Hamilton growth corridor whereby such significant (national) infrastructure development (i.e.,</p>

district.

6.1.2 Policy - Development, operation and maintenance

(a) Provide for the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure throughout the district by recognising:

- (i) Functional and operational needs;
- (ii) Location, route and design needs and constraints;
- (iii) Locational constraints related to the need to access suitable resources or site;
- (iv) The benefits of infrastructure to people and communities;
- (v) The need to quickly restore disrupted services; and
- (vi) Its role in servicing existing consented and planned development.

6.1.8 Objective – Infrastructure in the community and identified areas

(a) Infrastructure takes into account the qualities and characteristics of surrounding environments and community well-being.

6.1.9 Policy - Environmental effects, community health, safety and amenity

(a) Require the development, operation, maintenance, repair, replacement, upgrading and removal of infrastructure and its associated structures to avoid, remedy or mitigate adverse effects on the environment, community health, safety and amenity.

6.4.1 Objective – Integration of infrastructure with subdivision, land use and development

(a) Infrastructure is provided for, and integrated with, subdivision, use and development.

6.4.4 Policy – Road and rail network

(a) Discourage subdivision, use and development that would compromise:

- (i) The road function, as specified in the road hierarchy, or the safety and efficiency of the roading network; and
- (ii) The safety and efficiency of the railway network.

6.5.1 Objective – Land transport network

(a) An integrated land transport network where:

- (i) All transport modes are accessible, safe and efficient; and
- (ii) Adverse effects from the construction, maintenance and operation of the transport network are managed.

6.5.3 Policy – Road hierarchy and function

(a) Provide a hierarchy of roads for different functions and modes of land transport while recognising the nature of the surrounding land use within the district.

Huntly bypass section of the Waikato expressway) has opened up strategically planned residential growth areas, such as Taupiri.

In the event that the Site is rezoned to residential, the establishment of residential sections are not expected to place any extra stress on the existing roading network given the urbanised nature section of Great South Road fronting the Site.

Access to potential residential land parcels can easily be established along the land's transportation frontage, with the long, flat, geometric design of the section of Great South Road being able to absorb additional traffic movements safely and efficiently.

No adverse implications in terms of infrastructure servicing such as wastewater, water supply and stormwater have been noted.

Other network utility infrastructure (power and communications) are located within road reserve and can easily connect to the Site as appropriate.

Hence, these objective and policies will be satisfied by the proposed rezoning.

Chapter 15: Natural Hazards and Climate Change

Objective 15.2.1 - Resilience to natural hazard risk

A resilient community where the risks from natural hazards on people, property, infrastructure and the environment from subdivision, use and development of land are avoided or appropriately mitigated.

Policy 15.2.1.2 - Changes to existing land use activities and development in areas at significant risk from natural hazards

(a) In areas of High Risk Flood, High Risk Coastal Hazard (Erosion) and High Risk Coastal Hazard (Inundation), ensure that when changes to existing land use activities and development occur, a range of risk reduction options are assessed, and development that would increase risk to people's safety, well-being and property is avoided.

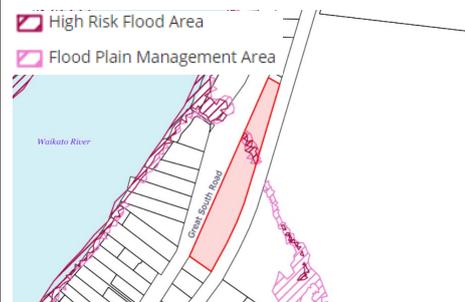
Policy 15.2.1.6 - Managing natural hazard risk generally

(a) Provide for rezoning, subdivision, use and development outside High Risk Flood, High Risk Coastal Hazard (Inundation) and High Risk Coastal Hazard (Erosion) Areas where natural hazard risk has been appropriately identified and assessed and can be adequately avoided, remedied or mitigated and does not transfer or exacerbate risk to adjoining properties.

Policy 15.2.1.12 - Reduce potential for flood damage to buildings located on the Waikato and Waipa River floodplains and flood ponding areas

(a) Reduce the potential for flood damage to buildings located on the

The application site is within the identified Flood Plain Management Area and High Risk Flood Area under the PWDP (Stage 2).



According to ODP GIS Mapping, the 100yr flood level for the Site is RL 13.87m. As per the requirements of Rule 15.4.1 – floor levels of the future dwellings will be set above the flood level (at least 0.5m above the 1% AEP flood level).

Geotechnical investigations will be undertaken

<p>Waikato and Waipa River floodplains and flood ponding areas by ensuring that the minimum floor level of building development is above the design flood levels / ponding levels in a 1% AEP flood event, plus an allowance for freeboard, unless:</p> <ul style="list-style-type: none"> (i) the building development is of a type that is not likely to suffer material damage during a flood; or (ii) the building is a small-scale addition to an existing building; or (iii) the risk from flooding is otherwise avoided, remedied or mitigated. 	<p>on the proposed residential allotments prior to building on the lots and to avoid, remedy or mitigate the risk from flooding.</p> <p>As indicated in the Conceptual Scheme Plan – a stormwater reserve or easement in gross can be provided for vesting within the gully area to ensure that the section of the Waikato and Wipa Rivers are protected from urban activities, or activities occurring with the proposed residential land uses (i.e., stock exclusion, exotic landscape species etc.).</p> <p>Hence, it is considered that the proposed rezoning is not contrary to this objective.</p>
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Attachment C: Waikato Regional Policy Statement Assessment

WRPS Objective and Policy	Comment
<p>Objective 3.4 Health and wellbeing of the Waikato River The health and wellbeing of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.</p>	<p>Whilst the Site is, at its closest point approximately 80m to the east of the Waikato River (separated by residential land use and Great South Road), the natural gully system has an indirect connection to the river at a catchment level.</p> <p>As indicated in the Conceptual Scheme Plan – a stormwater reserve (or easement in gross) can be provided for vesting within the gully area to ensure that the section of the Waikato and Wipa Rivers are protected from urban activities, or activities occurring with the proposed residential land uses (i.e., stock exclusion, exotic landscape species etc.).</p> <p>Hence, it is considered that the proposed rezoning is not contrary to this objective.</p>
<p>Objective 3.12 Built environment Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes.</p>	<p>This objective lists matters such as biodiversity, natural character, integrated infrastructure, water planning, regionally significant infrastructure, mineral resources, reverse sensitivity, responding to land pressures etc. as means of its achievement.</p> <p>For the reasons outlined in this s32AA evaluation report, the proposed rezoning will easily integrate with existing infrastructure (roading, water supply, waste water) indicating the sustainability of the increased residential density.</p> <p>Inception of the proposed rezoning is through the planned manner of PWDP.</p> <p>Of the relevant matters, the proposal is not contrary to the objective.</p>
<p>Objective 3.16 Riparian areas and wetlands Riparian areas (including coastal dunes) and wetlands are managed to:</p> <p>a) maintain and enhance:</p> <p>i) public access; and</p> <p>ii) amenity values.</p>	<p>Residential land use as sought in the Site will include the provision of a reserve buffer within the central gully areas (to be vested with Council).</p> <p>Such a reserve will protect and enhance biodiversity of the waterway, as well as facilitate access to Taupiri by members of the local community.</p> <p>In consideration of the decision sought, the residential use of the land will comply with the RPS in regard to the public access and amenity values Objective.</p>
<p>Objective 3.24 Natural hazards The effects of natural hazards on people, property and the environment are managed by:</p> <p>a) increasing community resilience to hazard risks;</p> <p>b) reducing the risks from hazards to acceptable or tolerable levels; and</p> <p>c) enabling the effective and efficient response and recovery from natural hazard events.</p>	<p>The application site is within the identified Flood Plain Management Area and High Risk Flood Area under the PWDP (Stage 2).</p> <p>Geotechnical investigations will be undertaken on the proposed residential allotments prior to building on the lots and to avoid, remedy or mitigate the risk from flooding.</p> <p>This objective can be satisfied by the proposed rezoning.</p>
<p>Policy 6.1 Built environment Planned and co-ordinated subdivision, use and development, including transport, occurs in a planned and co-ordinated manner which:</p> <p>a) has regard to the principles in section 6A;</p> <p>b) recognises and addresses potential cumulative effects of subdivision, use and development;</p> <p>c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and</p> <p>d) has regard to the existing built environment.</p>	<p>This s32AA Report has been prepared in consideration of an appropriate planning mechanism (PWDP).</p> <p>The proposed rezoning will easily integrate with existing infrastructure (roading, water supply, waste water) indicating the sustainability of the increased residential density.</p>
<p>6.1.2 Reverse sensitivity</p>	<p>The Report has addressed reverse sensitivity from adjacent rural land use.</p> <p>Primary production on surrounding land will be unaffected from the rezoning given the natural buffer provided by the transmission lines.</p> <p>No significant mineral resource is associated with the area directly, or surrounding environs.</p>
<p>Policy 6.1.7</p>	<p>The current process of the PWDP satisfies Policy 6.1.7 in regard</p>

<p>Urban development planning</p>	<p>to urban planning development. The intent of submitting on the proposed district plan was to ensure the proposed rezoning integrates with the district's comprehensive urban growth planning (as it currently exists, as well as contingency as required under higher-level grown management strategies and policies).</p>
<p>Policy 6.1.8 Information to support new urban development and subdivision</p>	<p>Information required to be assessed by Council for future development of the area can be provided without limitation (i.e., stormwater, amenity, service connections, multi-modal transportation, character, soils reports, natural hazards, iwi, etc.). Such information would be supplied as part of a subdivision and land use application within the Site. The information provided in the original submission and this s32AA are at a suitable level for the PWDP review process. The Site sits within a formed and sealed local road network(s) that can be better utilised to take account of the impending Waikato Expressway extension (Huntly bypass section). The SH1 bypass represents a founding element of uniqueness for the rezoning request. The area has municipal water supply and sewer network—representing notable infrastructure provision within the area. No issues of sensitive land use significantly conflicting with regionally significant infrastructure (The National Grid, State Highway) are noted.</p>
<p>Policy 6.3 Coordinating growth and infrastructure ..the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure</p>	<p>As reiterated by the submitters, transportation and wastewater and water supply are available to the Site. No onsite management of wastewater is to be expected as municipal services already exist. Given the existing elements of key infrastructure (roading and water). The rezoning represents an efficient and affordable undertaking by the district council. Devolution of Gordonton Road, as well as the available intersection treatments that will be available (i.e., roundabouts etc.), provides further confirmation that the rezoning will not be contrary to Policy 6.3. The submission requests the rezoning to be undertaken with the district's long-term urban growth strategy. In taking this approach, the rezoning will be contained within the appropriate planning process as opposed to a private plan change or subdivision consent that could be perceived as out of sequence urban development. No adverse effects on the safe and efficient functioning of the Great South Road, Te Putu Street or Button Lane transportation corridors have been identified. Confirmation of the traffic effects can easily be provided to Councils asset managers.</p>
<p>6A Within the Future Proof area: a) new urban development within Hamilton City, Cambridge, Te Awamutu/Kihikihi, Pirongia, Huntly, Ngaruawahia, Raglan, Te Kauwhata, Meremere, Taupiri, Horotiu, Matangi, Gordonton, Rukuhia, Te Kowhai and Whatawhata shall occur within the Urban Limits indicated on Map 6.2 (section 6C);</p>	<p>The Site has considered Map 6.2 of the RPS. This map identifies Taupiri as a growth area – however, the Future Proof Strategy provides better delineation. The Future Proof urban limit for Taupiri is referred to in the s32AA Evaluation as appropriate.</p>
<p>Policy 8.3 All fresh water bodies a) Manage the effects of activities to maintain or enhance the identified values of fresh water bodies and coastal water including by: b) Where appropriate, protection and enhancement of: i) riparian and wetland habitat;</p>	<p>As indicated in the Conceptual Scheme Plan – a stormwater reserve or easement in gross can be provided for vesting within the gully area to ensure that the section of the Waikato and Wipa Rivers are protected from urban activities, or activities occurring with the proposed residential land uses (i.e., stock exclusion, exotic landscape species etc.). Such an extensive reserve network as proposed under the Site will suitably, and ultimately, protect sections of the Waikato and Waipa Rivers' water quality and will not be contrary to the corresponding RPS Policy.</p>

Attachment D: Benefits and Costs Analysis of the Rezoning Proposal

Rezoning Proposal		
The proposal seeks to rezone an area of 9954m ² that is currently zoned Rural, to General Residential in the Proposed Waikato District Plan.		
	Benefits	Costs
General	<p>The proposed rezoning has been presented to the hearings panel through a comprehensive submission process.</p> <p>The Site is flanked by residential land use to the north, south and west.</p> <p>The land subject to the sought rezoning is contiguous with already zoned residential land in the PWDP – and furthermore is of a similar landform and environmental setting of land that has been demonstrably been proven to accommodate residential land use.</p> <p>The land presents itself as suitable to accommodate future growth needs for the Waikato District, and has been strategically ‘earmarked’ for urban development in Waikato’s Future Proof settlement pattern.</p> <p>The proposed rezoning will enable land use development that is consistent with the PDP objective and policy direction, whilst also realistically enabling residential development that adheres to the applicable performance criteria of both the Operative and Proposed Waikato District Plans.</p> <p>No amendments to the proposed objective and policy direction of the PWDP will be required as a result of accepting the sought rezoning.</p>	<p>The Site will enable a higher density of urban development to occur.</p> <p>The increase in residential land use will incur an increase of Council services in regard to servicing the land once operational.</p> <p>Existing residents of the Taupiri community will experience costs derived from increased construction activities, additional traffic, and changes to their current levels of amenity from the abutting rural zone.</p>
Environmental	<p>The proposed rezoning will ensure a functional high quality living environment can be achieved for the wider Taupiri neighbourhood.</p> <p>New development within the Site will be sympathetic to the surrounding environment and will complement it, particularly the interface with the areas section of gully network.</p> <p>The rezoned residential land as proposed can achieve a safer public environment through increased opportunities for passive surveillance of the street and site frontages for residents.</p> <p>The land to be rezoned can provide allotments that will be able to align new front and side setback performance standards – hence will be able to align with the PWDP criteria without and special considerations being required.</p> <p>The Site will increase opportunities for improved residential character and on-site amenity, whilst simultaneously enable ecological and cultural significance be appropriately protected or otherwise enhanced (i.e., gully rehabilitation).</p> <p>The increase in residential land use in Taupiri will assist in revitalising local clubs and community groups – hence representing a social benefit.</p>	<p>Development within the Site will bring residential land use in closer proximity to the mapped Flood Plain Management Area and High Risk Flood Area.</p> <p>Suitable stormwater management needs to be provided for the Site’s gully area in conjunction with site specific stormwater management systems (soak holes, garden etc.).</p> <p>Suitably qualified expert needs to be engaged to ensure the finished floor levels of any habitable space.</p> <p>Increases in residential land use will bring ‘new people’ into the established Taupiri community.</p> <p>The arrival of new people into the area may be perceived negatively by more established residents of the area, and hence represent a social environmental cost.</p>

<p>Economic Growth</p>	<p>The Residential Zone extension provides for resident's economic growth and employment through home occupations, working from home and subdivision, but in a manner that protects the Residential Zone standards as contained within the PDP.</p> <p>The Site will see extensions to Council-owned and non-Council owned infrastructure which will facilitate the wider Taupiri Village economic growth.</p> <p>Through enabling residential growth in Taupiri, local business will receive an increase in local custom – again with economic benefit to the local community.</p>	<p>Extending and increasing residential land use capacity in the Taupiri Village will further increase costs to Waikato District Council through operational and maintenance costs. Such costs are met by the community through rates and the possibility for rates increases.</p> <p>Development contributions, maintenance bond periods, and capital expenditure will need to be borne by the Developer.</p> <p>Future consenting and monitoring costs will be attributable to giving effect to the proposed rezoning.</p>
<p>Employment</p>	<p>Due to the location of the Taupiri Village and access on to the section of Waikato Expressway convenience is noted in regard to commuting to employment centres of Auckland and Hamilton. Such an expansion of the Waikato District's residential zone in the Site will hold economic advantage in regard to the broader employment market.</p> <p>Enabling further residential growth in the Site will provide incentives for local service and product providers to invest in the area. Such economic incentives will further enhance employment opportunities to the local area(s) – inclusive of Huntly and Ngaruawahia.</p>	<p>No employment costs have been identified in regarding the rezoning as sought.</p>
<p>Cultural</p>	<p>The site is currently fragmented and confused rural and residential environment – the rezoning of the land will provide for better recognition of the Site, as well as its protection in perpetuity through the vesting of reserve.</p> <p>Development within the Site will be required to adhere to applicable and standardised accidental discovery protocols.</p>	<p>Disturbance to unrecorded sites and artifacts significant or of interest to iwi may occur as a result of land use development within the rezoned area.</p>

Attachment E: Options Summary

Option 1 Rezone the land to Country Living	Option 2 Rezone the land to Residential General
<ul style="list-style-type: none"> • The long strip (approximately 1ha in area) is flanked by residential land use to the north, south and west. • In consideration of the already fragmented nature of the Site, the Site is too small for country living zone development (i.e., net site area $\geq 5000\text{m}^2$.) • The proposed rezoning area is abutting the Auckland Hamilton growth corridor, which is defined as a strategically planned residential growth areas. This option does not directly address the population growth of the growth area (i.e., Taupiri Village). • Overall, this option might continue to incur costs from resource consents due to the inappropriate zoning. • Given that the precinct is dominated by residential land use, the inconsistencies could result in the need for a further plan change in the future. 	<ul style="list-style-type: none"> • Demographic assessments for the Taupiri area have indicated that more land is to be made available to accommodate projected growth over the next 20 years. • The proposed rezoning will enable a variety of lot sizes, with a greater density than provided for by the current zoning but will be consistent with the current density of the surrounding area to the north, south and west (see Attachment 1 for the Conceptual Scheme Plan). • As provided for, a conservative estimate of 10 residential allotments will be made available to relieve the identified residential dwelling demand in Taupiri Village area. • The sought residential zone extension aligns with the anticipated outcomes for the Taupiri Village (as indicatively determined in Future Proof), with appropriate acknowledgement being given to of the effect of the Huntly Bypass section of the Waikato Expressway. • It is considered that this option aligns with higher order documents such as the NPS-UD and the WRPS – thus represents the most desirable option for the Site.
Option 3: Include mixed use land use zoning including Industrial, Business Zone	Option 4 Business as Usual (Do nothing)
<ul style="list-style-type: none"> • If this option is adopted, more investigation will need to be undertaken in understanding the outcomes sought for the development of the wider precinct (i.e., reverse sensitivity effects in relation to noise, traffic and amenity). • Spot zoning would occur as the use of the Site significantly differs from the surrounding residential properties – consequently the Site will continue to incur costs from resource consents due to the inappropriate zoning. • There is an inherent risk involved in non-complying resource consents as they are assessed on a case-by-case basis and could result in notification (likely public in this instance) or refusal of consent. • This option might create new issues around inconsistencies between the zone and precinct. 	<ul style="list-style-type: none"> • The Site is considered inappropriate for rural land use as it is too small and fragmented to be of productive use (i.e., it cannot integrate with rural land to the east given separation brought about by a section of rail infrastructure). • Inappropriately zoned land could lead to land resources being underutilised. • Future changes in uses that are inconsistent with the surrounding environmental context will trigger the need for a resource consent. • The risks of retaining the status quo are that there would be a reputational risk of Council disposing of inappropriately zoned land that could lead to an onerous development process for future property owners.

Attachment F: Site Visit Photos 17/02/2021



Photo 1: The Site is located at the 70km/h zone



Photo 2: The Site contains an ease of access to public transportation routes (i.e., a bus stop located to the south of the Site)



Photo 3: A small section of stormwater gully is located to the north of the Site. A stormwater reserve or easement in gross can be provided to protect the function of this area.



Photo 4: The North Island Main Truck rail line to the east of the Site



Photo 5: Existing infrastructure (wastewater, water supply, telecommunication and electricity) are available to service the residential rezoning area.



Photo 6: Residential Land Use to the southwest of the Site with kerb channel and pedestrian provided