

Section 32 Report – Part 2

Strategic Direction and Management of Growth

prepared for the

Proposed Waikato District Plan

July 2018



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I OVERVIEW AND PURPOSE

The purpose of this report is to outline the rationale and logic informing the objectives and policies and rules which provide the strategic direction and management of growth in the Waikato Proposed District Plan (PDP). An evaluation report is required under Section 32 of the Resource Management Act (RMA) for every proposal; “proposal” in this case means a proposed plan, or change. This evaluation report fulfils the requirements of Section 32 of the RMA for the topic of strategic direction and management of growth.

The matter of strategic direction and management of growth is not neatly contained in a single chapter of the Proposed Waikato District Plan; instead it is a combination of the following:

- a) Objectives and policies in the Urban section (Chapter 4 of the PDP);
- b) District plan maps, in particular zone maps; and
- c) Rules in various chapters enabling development and subdivision.

This Section 32 evaluation report for strategic direction and management of growth needs to be read in conjunction with Part I Section 32 Report – Introduction to the Evaluation Report which outlines the matters relevant to the whole of the PDP. Section I outlines consultation processes undertaken for the PDP as well as the statutory context within which the PDP has been developed.

1.1 Significance of this Topic

The topic of strategic direction and management of growth is perhaps the most significant issue that the PDP addresses. The PDP sets the direction and development of the entire Waikato District for the next ten years, and even beyond. Given the introduction of the National Policy Statement for Urban Development Capacity, there is more focus than ever before on accommodating sufficient urban growth for the present and future populations, and the integration of infrastructure with development.

The matter of strategic direction and management of growth has the potential to affect every part of Waikato District – ranging from individual landowners to how communities function and the infrastructure that is required to support them. This topic is especially significant to Council itself too as urban development must be appropriately serviced – not only with hard infrastructure such as transport networks, water supply, wastewater and stormwater, but also soft infrastructure such as community halls, libraries and recreation facilities.

1.2 Resource Management Issues to be Addressed

While the PDP does not include specified issues, nevertheless a number of issues have guided the development of the provisions relating to strategic direction and management of growth. These can be summarised as follows:

- Enabling sufficient housing stock in appropriate locations to meet population growth projections. The District requires provision for housing, commerce and industry, rural activities, community facilities and public open space and

infrastructure. The district population is expected to double by 2061 with a consequent increase in the demand for land, infrastructure, services and amenities.

- Housing choice – the Council is considering a variety of ways to manage and enable a wider range of housing choices within the District. This is in response to changing demographics, lifestyles and rising housing costs. As a result, towns are becoming more complex built environments as the traditional three bedroom home model evolves, both into much larger homes as well as smaller units for singles, couples and other “non-family” household types.
- Local character - different areas/zones are defined by distinct characteristics in the District and they share certain valued traits which should collectively be protected. The retention of these defining characteristics will ensure the District’s living environments are attractive places to live, work and play. Local identity and character promotes a sense of belonging and is important to the social health and wellbeing of communities. Significant growth of a settlement inevitably results in changes to its character. Development should be managed so that emphasis is placed on achieving high amenity standards, while retaining existing valued characteristics as far as practicable.
- Management of development densities – in Waikato District the density of residential development is a key determinant of the character of the towns. Varying densities provides for a range of housing types to meet the varied housing choices of the community. Residential densities also ensure efficient use of serviced land. The Waikato Regional Policy Statement (RPS) sets residential density expectations, as does the more recent National Policy Statement for Urban Development Capacity.
- Management of urban activities in the rural environment – Waikato District has a considerable area of rural land; however the size and cost of land is often attractive for urban activities to establish including residential development. A challenge for the PDP is to ensure that rural land is used for rural activities. The converse of this is ensuring that there is sufficient urban land to accommodate activities which are more appropriate for an urban area.
- Supporting a compact urban form - there are many efficiencies with a compact urban form including the ability to provide infrastructure as well as more intangible benefits such as strengthening the community and developing a community identity.
- Failure to have a strategic framework for growth has adverse effects on the ability to achieve connected and integrated communities.
- Uncoordinated growth can adversely affect the quality, character and vitality of urban environments and undermine the efficient provision and utilisation of infrastructure and services.

- The continued modification of the rural environment through subdivision, use and development can adversely affect their natural and physical qualities and character. These qualities and character are important in maintaining investment in rural activities and providing a context for the development of towns and villages
- The continued viability and versatility of the rural resource for productive rural activities can be adversely affected by non-rural activities, land fragmentation and the proximity of sensitive receiving environments.
- Sporadic development on the urban fringe of Auckland and Hamilton may impede conversion of land to fully-integrated urban development. It will be necessary for some rural land to be converted to future urban in the vicinity of Hamilton City Council. Sustainable management of this land requires the limitation of rural activities that may inhibit future development of this area into residential. Timing of the exchange will be based on demand and completion of key infrastructure. Currently there is an agreement between the Hamilton City and Waikato District Council that has key dates for release of these areas.
- Development around the edges of existing towns can compromise the ability of the area to be fully developed and effectively serviced for its intended future use.

1.3 Current Objectives, Policies, Rules and Methods

The Operative District Plan - Waikato Section focuses future residential, industrial and commercial development growth into existing towns, villages and other defined growth areas (Objective IA.2.1). Growth areas are managed through live zoning, and structure plans to guide development of those undeveloped areas. Policies and rules such as Policy IA.2.2 seek to limit subdivision, use and development of an urban nature into the clearly defined boundaries of towns and villages rather than rural areas. This is achieved through rules for each zone which are tailored to enable appropriate development, and discourage urban activities and development in the rural zone.

The Operative District Plan – Franklin Section has a very similar approach whereby growth is managed through urban zonings. Areas identified for growth are zoned as Residential, Business, or Industrial and structure plans are embedded in the Plan to guide the development of those areas in an integrated manner. The objectives, policies and rules seek to retain rural land for legitimate rural activities, while urban activities and development are enabled in Residential, Business, or Industrial Zones.

Both the Franklin and Waikato sections currently provide a broad suite of objectives and policies in relation to strategic issues. In reviewing those provisions, a number of

changes were identified that would assist with the current growth that Waikato District is currently experiencing. In particular there is a need to:

- Update the objectives and policies so they recognise the need to achieve connected and integrated communities
- Review the objectives and policies to prevent uncoordinated growth that can adversely affect the quality, character and vitality of urban environments.
- Ensure there are sufficient areas identified to accommodate growth.

The following table compares the development standards from each section of the Operative Waikato District Plan.

Table 1: Comparison of development standards for the Waikato and Franklin sections of the Operative District Plan

	Greenfields / Vacant Development	Comprehensive Residential Development
Living Zone (Waikato Section)	450m ² minimum net site area Average 600m ² net site area	Average net site area of at least 300m ² per dwelling
Residential Zone (Franklin Section)	Minimum net site area 350m ²	No densities specified
Residential 2 Zone (Franklin Section)	Minimum net area of 450m ² For all lots below 800m ² have a minimum average net area no less than 500m ²	Medium density housing development minimum 300m ² net site area
New Residential Areas (Waikato Section)	the average net site area of all allotments is at least 600m ² , and for every allotment less than 600m ² , there is one lot of 600m ² or more, and	
Residential Large Lot Overlay (Franklin Section)	Minimum net site area of 1200m ²	

1.4 Information and Analysis

A substantial amount of information has informed the strategic direction and management of growth in the PDP. Table 2 outlines the background documents and many are appended to this Section 32 report.

Table 2 List of relevant background assessments and reports

Title	Author	Description of Report
Tuakau Structure Plan	WDC, December 2014	Guides the development of Tuakau to 2045. It provides a strategic and spatial

		framework for future land uses, open space, transport and utility networks in Tuakau over the next 30 years.
Ngaaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai and Glen Massey Structure Plan	WDC, March 2017	Provides a strategic and spatial framework for future land uses open space, transport and utility networks in the six settlements to 2045.
Business Development Capacity Assessment 2017 Future Proof Partners: Hamilton City, Waikato District, Waipa District	Market Economics, February 2018	The Future Proof Partnership (FPP) is made up from the councils of Waikato District, Hamilton City and Waipa District. Together these Councils have been identified as a high growth area. In accordance with the National Policy Statement – Urban Development Capacity 2016 (NPS-UDC or NPS). FPP must complete an assessment of both Business Development and Residential Development Capacities at least every three years and this report, delivers the first of those assessments.
Draft Housing and Business Development Capacity Assessment	Future Proof, November 2017	Provides the key results from the detailed analysis of the levels of demand, supply and sufficiency of development capacity for housing and business growth across the Future Proof sub-region. The report has been produced to meet the requirements of the National Policy Statement on Urban Development Capacity to carry out a housing and business development capacity assessment.
Housing Development Capacity Assessment 2017 Future Proof Area – Waikato District, Hamilton City and Waipa District	Market Economics, 2018	An assessment for the FPPs that provides detailed analysis of the FPP housing market, including drivers and influences on demand and supply, and the sufficiency of capacity provided within the district plan.
Market Economics Section 32 Growth Areas Evaluation	Market Economics 5 July 2018	An assessment of the costs and benefits of zoning growth areas.
Horotiu West Development - Three Waters Infrastructure Assessment	Aecom 12 March 2018	An assessment for the development of Horotiu West regarding Three Waters
Horotiu West Geotechnical Development – Desktop Preliminary Assessment	Aecom 14 March 2018	An assessment is a desktop review of geological maps, aerial photos and existing geotechnical assessment
Horotiu West Masterplan Concept and Transport Network Ethos	Traffic Design Group Limited (TDG)	An initial assessment of traffic and transportation matters assessing the potential ability of the Horotiu west site.

Pokeno West Engineering Report – Structure Plan	Maven Associates 5 January 2018	An assessment of infrastructure associated with the development of the future residential area of west Pokeno.
Pokeno West Integrated Transportation Assessment Report	Commute 28 February 2018	An assessment of transport relating to the development of 53 Munro Road Pokeno
Pokeno West Expansion – Urban Design Report	Construkt 22 February	2018 An assessment of Urban Design with principle, concepts, amounts, locations and design.
Pokeno West Ecology Report	JS Ecology February 2018	Preliminary assessment of the terrestrial and aquatic values.
Te Kowhai Airpark Development Three Waters Feasibility Report	Holmes Consulting 9 May 2017	An assessment of stormwater, wastewater, and water supply requirements.
Te Kowhai Airpark Development Wastewater Recommending Report	Holmes Consulting 27 June 2017	An assessment of a staged treatment plant.
Te Kowhai Airpark Integrated Transport Assessment	Bloxam Burnett & Olliver Ltd September 2017	An assessment of the Limmer Road and SH39.
Te Kowhai West Three waters infrastructure assessment	Tonkin & Taylor Ltd March 2018	An assessment of the potential 3 water infrastructure.
Te Kowhai West Geotechnical suitability Assessment	Aecom 3 February 2017	A desktop assessment of potential geohazards
Te Kowhai West Integrated Transport Assessment	Aecom 9 January 2018	A broad integrated Transport Assessment

1.5 Consultation Undertaken

A significant amount of consultation informed the development of the structure plans which underpins the management of growth in the PDP. The following table summarises the consultation dates and forms of consultation.

Table 3: Summary of earlier consultation processes

Date of workshop	Format of consultation	Focus of the consultation
30 May 2013	Public Open Day, Tuakau Memorial Hall	Tuakau Structure Plan Development Issues Identification
10 October 2013	Public Workshop, Tuakau Memorial Hall	Tuakau Structure Plan Planning Options Workshop
28 March 2014	Public Drop in Session, Tuakau Memorial Hall	Tuakau Structure Plan Concept Plan Open Day
11 September 2014	Public Drop in Session, Tuakau Memorial Hall	Tuakau Structure Plan Presentation of the Draft Structure Plan
10 February 2018	Letter sent to all affected landowners whose properties are	Plan Change 16

	subject to the proposed PCI6 rezoning to advise of Council's resolution	
23 February 2016	First drop-in session	Plan Change 16
10 February 2016	Mail-out to all landowners whose properties were identified for rezoning as part of PCI6	Plan Change 16
23 June 2016	Second drop-in session	Plan Change 16
13, 15, 21 and 22 August 2013	Open days	Ngaruawahia Structure Plan: - Identify and confirm issues - Scoping report
4 December 2014	Planning options workshop	Options for wider Ngaruawahia, Taupiri, Horotiu, Te Kowhai and Glen Massey
9 and 10 February 2016	Draft structure plan open days	Ngaruawahia Structure Plan: - Consult with key stakeholders 2015 - Prepare draft structure plan 2015
4 December 2014	Workshop held at WDC	Glen Massey Te Kowhai Horotiu Taupiri Ngaruawahia
8 July 2014	Workshop with the Ngaruawahia Community Board	Ngaruawahia and surroundings
14 July 2014	Workshop with the Taupiri Community Board	Ngaruawahia and surroundings
8 September 2014	Workshop with the Te Kowhai Community Group	Ngaruawahia and surroundings
14 July 2015	Ngaruawahia Community Board Workshop	Expectations of the Ngaruawahia structure plan Identify priorities Existing projects Establish actions

The issue of growth has been canvassed through the comprehensive consultation and engagement on the wider District Plan review, although specific consultation on this matter has not been undertaken.

A series of open days and stakeholder information days were held during 2015 and the third phase during 2017, these are listed below:

- 02/06/2015 – Open day Raglan
- 03/06/2015 – Open day Te Uku
- 04/06/2015 – Open day Te Kowhai
- 09/06/2015 – Open day Tamahere
- 10/06/2015 – Open day Puketaha
- 11/06/2015 – Open day Ngaruawahia
- 16/06/2015 – Open day Whitikahu
- 17/06/2015 – Open day Orini
- 18/06/2015 – Open day Te Akau

- 23/06/2015 – Open day Matangi
- 24/06/2015 – Open day Huntly
- 25/06/2015 – Open day Tuakau
- 30/06/2015 – Open day Waerenga
- 01/07/2015 – Open day Mangatangi
- 02/07/2015 – Open day Pokeno
- 07/07/2015 – Open day Te Kauwhata
- 08/07/2015 – Open day Port Waikato
- 09/07/2015 – Open day Otaua
- 23/07/2015 – Extended working group workshop
- 25/03/2015 – Extended working group workshop
- 27/08/2015 – Consultants workshop
- 19/01/2015 – Presentation to Extended Working Group
- 17/10/2017 – Stakeholder information day in Ngaruawahia town hall;
- 19/10/2017 – Stakeholder information day in Tuakau town hall;
- 20/11/2017 – Open day Tuakau
- 22/11/2017 – Open day Mangatangi
- 23/11/2017 – Open day Pokeno
- 28/11/2017 – Open day Te Kauwhata
- 29/11/2017 – Open day Huntly
- 30/11/2017 – Open day Raglan
- 05/12/2017 – Open day Te Kowhai
- 06/12/2017 – Open day Tamahere and
- 07/12/2017 – Open day Ngaruawahia.

The following feedback was received on the draft PDP which was made available for public feedback from November 2017 to February 2018.

Table 4 Feedback on the Draft Proposed District Plan

Subject Matter	Feedback	
Deferred Zone / Strategic Growth chapter	Request for more details in the Plan regarding growth and zoning	
Requests for changes of zoning	1	Feedback point seeking rezoning from Mixed to Business/Residential
	1	Feedback point seeking rezoning from Rural to Business
	7	Feedback point seeking rezoning from Rural to Residential
	13	Feedback point seeking rezoning from Rural to Residential
	9	Feedback point seeking rezoning from Rural to Country Living
	2	Feedback point seeking rezoning from Rural to Country Living / Residential
	1	Feedback point seeking rezoning from Rural to Country Living / Village
	1	Feedback point seeking rezoning from Rural to Country Living / Residential
	2	Feedback point seeking rezoning from rural to Deferred Residential
	4	Feedback point seeking rezoning from rural to Deferred Village
	2	Feedback point seeking rezoning from Rural to Industrial
	1	Feedback point seeking rezoning from AEPZ / Rural to AEPZ
	3	Feedback point seeking rezoning from Country Living to Village
	1	Feedback point seeking rezoning from AEPZ to Residential
	3	Feedback point seeking rezoning from Country Living to Residential
	1	Feedback point seeking rezoning from Industrial to Residential
	1	Feedback point seeking rezoning from Rural Residential to Residential
1	Feedback point seeking rezoning from Te Kauwhata West Living to Residential	
1	Feedback point seeking rezoning from Maoro Mining to Industrial	
1	Feedback point seeking rezoning from Commercial to Village	

1.6 Iwi Authority Consultation and Advice

1.6.1 Consultation

Clause 3 of Schedule 1 of the RMA sets out the requirements for local authorities to consult with tangata whenua through and iwi authorities. Clause 3 also requires Local Authorities to consult with any person, group or ministry that may be affected by changes made to the District Plan.

Council used the following methods to create an Iwi Reference Group.

- Joint Management Agreement
- Tai Tumu Tai Pari Tai Ao (Waikato Tainui Environmental Plan)
- Partnerships
- Collaboration

The purpose of the Iwi Reference Group was to provide Council with a single forum to socialise the proposed changes to the Operative District Plan.

The Iwi Reference group was made up of all iwi and hapuu within the district that council currently consults with via the Resource Consent Process.

Engagement and consultation with the Iwi Reference group took place between December 2014 and December 2017. (See Part I Section 32 Report – Introduction to the Evaluation Report)

1.6.2 Advice

Clause 4A of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities before notifying a proposed plan. Clause 4A(1)(b) requires Council to have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.

Council with discussions with the relevant Iwi and Hapuu and through Te Kahui Mangai website:

Iwi authorities within Waikato District:

- Waikato Tainui
- Ngaati Tamaoho

Iwi for the purpose of RMA list on Te Kahui Mangai

- Tainui o Tainui

Iwi that have relationship from other districts

- Hauraki
- Ngaati Maniapoto
- Ngaati Paoa - Hauraki

The above Iwi groups were consulted with and a summary of their comments issues and Council's consideration are listed in Part I Section 32 Report – Introduction to the Evaluation Report.

1.7 Decision-making

There were a number of workshops with Councillors to understand growth and the approach of growth in the PDP. The following table outlines the details of the workshops.

Table 5 Summary of decision-making processes

Meeting / Feedback	Document	Decision/direction
Council Workshop 10 July 2017	Zoning and Growth Presentation	<ul style="list-style-type: none"> Seeking council's direction on proposed rezoning Introduction of Deferred zone
Council Workshop 18 September 2017	Zoning and Growth Presentation	<ul style="list-style-type: none"> Seeking council's direction on proposed streamlining of zones Reviewing spilt zone sites Rezoning of Waikato Living Zone to Village Zone Zoning stages 2 & 3 of structure Plans to Deferred zones Zone clipped to parcels to allow for updating of parcels from LINZ Introduction of master planning Introduction of Waikato District Growth Strategy
Council Workshop 14 February 2018	Zoning Workshop	<ul style="list-style-type: none"> Seeking a decision on the sites identified as under discussion in the Draft Plan
Council Workshop 17 April 2018	Zoning Workshop	<ul style="list-style-type: none"> Deferred Zone update
Council Workshop 1 May 2018	WDC Urban Growth	<ul style="list-style-type: none"> Seeking direction on options for policies and objectives for live Residential zones in Tuakau, Pokeno, Te Kowhai, Taupiri, Ngaruawahia and Horotiu
Council Workshop 7 May 2018	Waikato District Council Growth Nodes	<ul style="list-style-type: none"> Map showing expected increases in population by 2045 within WDC growth nodes
Council Workshop 23 May 2018	Proposed Growth Objectives and Policies	<ul style="list-style-type: none"> Seeking direction on proposed policies and objectives for the growth nodes.

<p>Council Workshop 18 June 2018</p>	<p>WDC Urban Growth Options</p>	<ul style="list-style-type: none"> • Different demands on urban growth • Statutory directions (NPS, Future Proof) • North Waikato Business case • Delivery of infrastructure through LTP and Infrastructure Plans • Delivery of community infrastructure • Developer and Council access to funding • Community expectations raised during consultation • Integration of new areas into existing towns • Proactive rather than reactive approach
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1.8 Reference to Other Relevant Evaluations

This evaluation report should be read in conjunction with the following evaluations:

- Residential
- Rural
- Country Living
- Village
- Tangata Whenua
- Business
- Business Town Centre
- Reserves
- Rangitahi Peninsula
- Tamahere Business
- Infrastructure
- Transport
- Water Supply, Stormwater and Wastewater

Each of the zone chapters assist in implementing the objectives and policies associated with strategic direction and management of growth, and therefore the Section 32 evaluation reports for each of the chapters are relevant particularly in terms of the subdivision rules and standards.

2 ISSUES, OBJECTIVES, POLICIES AND RULES

2.1 Higher Level Planning Documents and Legislation

Reflecting the importance of strategic direction and growth management, the most important higher level planning documents are the National Policy Statement for Urban Development Capacity (NPS-UDC) and the Waikato Regional Policy Statement (RPS). The New Zealand Coastal Policy Statement is less prescriptive,

insofar as it seeks to ensure that development in the coastal environment is in appropriate places and forms, and within appropriate limits.

2.1.1 National Policy Statement for Urban Development Capacity

The PDP is required to give effect the NPS-UDC.

The NPS-UDC directs local authorities to provide sufficient development capacity in their district plans to ensure that demand can be met. This includes both the total aggregate demand for housing and business land, and also the demand for different types, sizes and locations. Development capacity refers to the amount of development allowed by zoning and regulations in plans that is supported by infrastructure. This development can be “outwards” (in terms of greenfield sites) and/or “upwards” (by intensifying existing urban environments).

The NPS-UDC has particular requirements for high-growth urban areas (urban areas with either a resident or transient population of over 30,000 people and projected growth of 10% between 2013 to 2023) or medium-growth urban area (urban areas with a resident population of over 30,000 people and projected growth of 5-10% between 2013 to 2023). The guidance developed by the Ministry for the Environment interprets these numbers collectively across the District (rather than individual towns) and has therefore identified Waikato district as a high-growth area.¹ In this case, the following objectives and policies must be implemented immediately to give effect to the NPS-UDC:

- All objectives
- Policies PA1 - PA4
- Policies PBI - PB7
- Policies PC1 - PC4
- Policies PD1 - PD2
- Policies PC5 - PC14
- Policies PD3 - PD4

The key messages for the district plan review from the NPS-UDC is to provide a range of housing choice, efficient use of land and infrastructure and provide for current and future people and communities. It is worth noting that Policies PC1 and PC2 require additional margins of development capacity over and above the projected demand of 20% in the short and medium term and 15% in the long term.

There are a number of tasks which Waikato District Council is required to have undertaken, including a housing and business development capacity assessment under Policy PBI.

OAI: Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.

¹ Table I, Introductory Guide to the National Policy Statement on Urban Development Capacity 2016

OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.

OA3: Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.

OBI: A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.

OC1: Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.

OC2: Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.

OD1: Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.

OD2: Coordinated and aligned planning decisions within and across local authority boundaries.

As the district plan must be reviewed within ten years, the short and medium term policies are the most relevant.²

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

Short term: Development capacity must be feasible, zoned and serviced with development infrastructure.

Medium term: Development capacity must be feasible, zoned and either:

- serviced with development infrastructure, or*
- the funding for the development infrastructure required to service that development capacity must be identified in a Long Term plan required under the Local Government Act 2002.*

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;*
- b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and*

² The National Policy Statement for Urban Development Capacity defines “medium term” as meaning between three and ten years.

c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.

PA4: When considering the effects of urban development, decision-makers shall take into account:

- a) *The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and*
- b) *The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.*

Policies PI-P7 relate to evidence and monitoring to support planning decisions. The application of these policies has informed the management of growth in the PDP.

PBI: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:

- a) *Estimates the demand for dwellings, including the demand for different types of dwellings, locations and price points, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and*
- b) *Estimates the demand for the different types and locations of business land and floor area for businesses, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and*
- c) *Assesses interactions between housing and business activities, and their impacts on each other.*

Policy PB3 must evaluate the sufficiency of development capacity provided by district plans and regional policy statements. Policy PB4 requires an estimation of the additional development capacity needed if the supply of development capacity is not likely to meet demand in the short, medium or long term.

Of particular relevance to the PDP is Policies PCI – PC4 which requires sufficient development capacity to be provided over and above projected growth:

PCI: To factor in the proportion of feasible development capacity that may not be developed, in addition to the requirement to ensure sufficient, feasible development capacity as outlined in policy PA1, local authorities shall also provide an additional margin of feasible development capacity over and above projected demand of at least:

- *20% in the short and medium term, and*
- *15% in the long term.*

PC2: If evidence from the assessment under policy PBI, including information about the rate of take-up of development capacity, indicates a higher margin is more appropriate, this higher margin should be used.

PC3: When the evidence base or monitoring obtained in accordance with policies PBI to PB7 indicates that development capacity is not sufficient in any of the short, medium or long term, local authorities shall respond by:

- a) *Providing further development capacity; and*
- b) *enabling development*

in accordance with policies PA1, PCI or PC2, and PC4. A response shall be initiated within 12 months.

PC4: A local authority shall consider all practicable options available to it to provide sufficient development capacity and enable development to meet demand in the short, medium and long term, including:

- a) Changes to plans and regional policy statements, including to the zoning, objectives, policies, rules and overlays that apply in both existing urban environments and greenfield areas;*
- b) Integrated and coordinated consenting processes that facilitate development; and*
- c) Statutory tools and other methods available under other legislation.*

The PDP must set minimum targets for development capacity through objectives.

PC9: Territorial authorities shall set minimum targets for sufficient, feasible development capacity for housing, as a portion of the regional minimum target, in accordance with the relevant assessment under policy PBI, and with policies PA1, PC1 or PC2, and PD3 and incorporate the minimum targets as an objective into the relevant plan.

PC11: Territorial authorities shall amend their relevant plans to give effect to policies PC9 and PC10 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.

Policies PC12-PC14 require the preparation of a future development strategy, and Policy PD1-PD4 require councils to work together.

In terms of timing, local authorities that have part or all of a high-growth urban area within their district or region shall have completed the housing and business development capacity assessment under policy PBI by 31 December 2017. Waikato District Council has undertaken this work and submitted it to the Ministry for the Environment and the Ministry of Business, Innovation and Employment in December 2017. This is attached as Appendix 4 and Appendix 5.

Waikato District Council have further information requirements in terms of Policies PC5-11 and PD12-14 which will be submitted to the Ministry for the Environment and the Ministry of Business, Innovation and Employment in December 2018.

2.1.2 New Zealand Coastal Policy Statement

(the district plan is required to give effect to this)

The NZCPS manages activities in the coastal environment in two distinct ways – preserving the natural character and protecting natural features and landscapes values, and recognising that some development of the coastal environment may be appropriate.

Objective 2

To preserve the natural character of the coastal environment and protect natural features and landscape values through:

- recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;*
- identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and*
- encouraging restoration of the coastal environment.*

Objective 6

To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:

- the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;
- some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;
- functionally some uses and developments can only be located on the coast or in the coastal marine area;

These objectives are delivered by the following policies:

Policy 6 Activities in the coastal environment

(1) In relation to the coastal environment:

...

- (b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;*
- (c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;*
- (d) recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;*
- (e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;*
- (f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;*

...

- (h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;*
- (i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and*
- (j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.*

(2) Additionally, in relation to the coastal marine area:

- (a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;*
- (b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;*
- (c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;*
- (d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and*

Policy 7 Strategic planning

(1) In preparing regional policy statements, and plans:

(a) consider where, how and when to provide for future residential, rural residential, settlement, urban development and other activities in the coastal environment at a regional and district level, and:

(b) identify areas of the coastal environment where particular activities and forms of subdivision, use and development:

(i) are inappropriate; and

(ii) may be inappropriate without the consideration of effects through a resource consent application, notice of requirement for designation or Schedule 1 of the Act process;

and provide protection from inappropriate subdivision, use, and development in these areas through objectives, policies and rules.

(2) Identify in regional policy statements, and plans, coastal processes, resources or values that are under threat or at significant risk from adverse cumulative effects. Include provisions in plans to manage these effects. Where practicable, in plans, set thresholds (including zones, standards or targets), or specify acceptable limits to change, to assist in determining when activities causing adverse cumulative effects are to be avoided.

The key messages from the NZCPS for strategic direction and in particular growth management is that not all development is inappropriate in the coastal environment, but local authorities must consider the rate at which built development should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment. NZCPS Policy 6(c) seeks to encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth.

2.1.3 Waikato Regional Policy Statement

(the district plan is required to give effect to this)

Objective 3.12 addresses development of the built environment, and seeks to manage land use in an integrated, sustainable and planned manner. Of most relevance to managing growth is:

a) promoting positive indigenous biodiversity outcomes;

b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;

c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;

d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;

e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;

f) protecting access to identified significant mineral resources;

g) minimising land use conflicts, including minimising potential for reverse sensitivity;

h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;

...

j) promoting a viable and vibrant central business district in Hamilton city, with a

supporting network of sub-regional and town centres; and
k) providing for a range of commercial development to support the social and economic wellbeing of the region.

All of the matters listed in Objective 3.12 should guide the management of growth and the identification of any new areas for urban development.

There are other RPS objectives which will somewhat guide accommodation of growth in the PDP such as outstanding natural features and landscapes (Objective 3.20), the protection of natural character (Objective 3.22) and the protection of high class soils from inappropriate subdivision, use and development (Objective 3.26).

Objective 3.21 Amenity seek to maintain or enhance the qualities and characteristics of areas and features, valued for their contribution to amenity.

The management of reverse sensitivity effects is a theme running through the RPS. For example, Policy 4.4 applies to regionally significant industry and primary production:

The management of natural and physical resources provides for the continued operation and development of regionally significant industry and primary production activities by:
f) avoiding or minimising the potential for reverse sensitivity.

Implementation Method 6.1.2 recognises the role district plans have in terms of managing reverse sensitivity:

Local authorities should have particular regard to the potential for reverse sensitivity when assessing resource consent applications, preparing, reviewing or changing district or regional plans and development planning mechanisms such as structure plans and growth strategies. In particular, consideration should be given to discouraging new sensitive activities, locating near existing and planned land uses or activities that could be subject to effects including the discharge of substances, odor, smoke, noise, light spill, or dust which could affect the health of people and / or lower the amenity values of the surrounding area.

The RPS recognises that the Waikato Region will experience growth and development and establishes objectives and policies to address this as follows.

Policy 6.1 Planned and coordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and coordinated manner which:

- a) has regard to the principles in section 6A;*
- b) recognises and addresses potential cumulative effects of subdivision, use and development;*
- c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
- d) has regard to the existing built environment.*

Implementation Method 6.1.1 recognises the importance of district plans and development planning mechanisms:

Local authorities shall have regard to the principles in section 6A when preparing, reviewing or changing regional plans, district plans and development planning mechanisms such as structure plans, town plans and growth strategies.

Policy 6.2 sets out requirements for development of the built environment in the coastal environment.

Policy 6.12 requires growth to be in accordance with the Franklin District Growth Strategy until Future Proof Growth Strategy and relevant district plans are amended.

Policy 6.12 Implementing Franklin District Growth Strategy

The Franklin District Growth Strategy (2007) provides for the management of growth in the part of the Waikato and Hauraki Districts that was the former Franklin District. Growth should be managed in accordance with this Strategy. In particular:

- a) management of the built environment should be in accordance with the general visions and development directions described for the relevant towns and rural character areas in Sections 7 and 8, and Map 1.0 of the Franklin District Growth Strategy; and*
- b) new industrial development should predominantly be located in the strategic industrial nodes in Table 6-3.*

Policy 6.14 identifies areas contained in Future Proof for development. While the Future Proof Strategy does not technically apply to the Franklin Section of Waikato District, the Strategy's development principles generally align with those contained in the Franklin District Growth Strategy and are considered applicable to PCI6.

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);*
- b) new residential (including rural-residential) development shall be managed in accordance with the timing and population for growth areas in Table 6-1 (section 6D);*
- c) new industrial development should predominantly be located in the strategic industrial nodes in Table 6-2 (section 6D) and in accordance with the indicative timings in that table except where alternative land release and timing is demonstrated to meet the criteria in Method 6.14.3;*
- d) other industrial development should only occur within the Urban Limits indicated on Map 6.2 (section 6C), unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes in Table 6-2 (section 6D) shall be provided for as appropriate in district plans;*
- e) new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 6-2 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 6-2;*
- f) new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the arterial function of the road network, and on other infrastructure;*
- g) where alternative industrial and residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern; and*
- h) where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 6-2, such activities may be provided for within other land adjacent to the runways, providing adverse effects on the arterial road network and other infrastructure are avoided, remedied or mitigated.*

It is worth noting that Future Proof Strategy is currently being updated and will incorporate additional growth areas for Waikato District Council in response to the National Policy Statement for Urban Development Capacity.

Implementation Method 6.14.2 requires Waikato District Council to ensure land is zoned and appropriately serviced in accordance with Policy 6.14, Tables 6-1, 6-2 and 6-3 in section 6D. Implementation Method 6.14.3 sets out criteria for alternative release of residential or industrial land, or an alternative timing of that land release.

Policy 6.15 establishes density targets for the Future Proof area and sets the average gross density target of 12-15 households per hectare for greenfield development in Huntly, Ngaruawahia, Raglan / Whaingaroa and Te Kauwhata. It is important to note this is a gross target, not a net target. It is accepted that not every site is capable of developing due to constraints such as the location of the current dwelling, slope, access, trees etc. In addition, the larger sites will need to provide infrastructure such as roads and reserves which further reduces the potential development yield. With a 25% allowance for infrastructure, this means that lot sizes would need to be an average of 500-625m² in the greenfields areas.

Policy 6.15 requires 8 – 10 households per hectare for greenfield development in Waikato District's rural villages where sewerage is reticulated. With a 25% allowance for infrastructure, this equates to average lot sizes of 750-937m². Policy 6.15 seeks to ensure that over time, urban development will become more compact through the promotion of development density targets. This is to seek improvement in areas including the viability of public transport, the efficient use of infrastructure and a reduction of urban sprawl onto highly productive soils.

Policy 6.15 does not however set any specific target densities for rural-residential development.

Policy 6.17 requires rural-residential development to recognise a number of matters including:

- a) the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;
- b) the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities;
- c) the additional demand for servicing and infrastructure created by rural-residential development;
- d) the potential for cross-territorial boundary effects with respect to rural-residential development; and
- e) has regard to the principles in section 6A.

Section 6A is particularly key as it sets out principles to guide new development.

New development should:

- a) *support existing urban areas in preference to creating new ones;*
- b) *occur in a manner that provides clear delineation between urban areas and rural areas;*
- c) *make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;*
- d) *not compromise the safe, efficient and effective operation and use of existing and*

- planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;
- e) connect well with existing and planned development and infrastructure;
 - f) identify water requirements necessary to support development and ensure the availability of the volumes required;
 - g) be planned and designed to achieve the efficient use of water;
 - h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;
 - i) promote compact urban form, design and location to:
 - i) minimise energy and carbon use;
 - ii) minimise the need for private motor vehicle use;
 - iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;
 - iv) encourage walking, cycling and multi-modal transport connections; and
 - v) maximise opportunities for people to live, work and play within their local area;
 - j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;
 - k) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;
 - l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;
 - m) avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);
 - n) adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;
 - o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;
 - p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;
 - q) consider effects on the unique tāngata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tāngata whenua connections within an area should be considered;
 - r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;
 - s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
 - t) recognise and maintain or enhance ecosystem services.

Principles specific to rural-residential development

As well as being subject to the general development principles, new rural-residential development should:

- a) be more strongly controlled where demand is high;*

- b) *not conflict with foreseeable long-term needs for expansion of existing urban centres;*
- c) *avoid open landscapes largely free of urban and rural-residential development;*
- d) *avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes;*
- e) *recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes;*
- f) *minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping;*
- g) *be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and*
- h) *be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity.*

2.1.4 Management Plans and Strategies

Section 74(2)(b) of the RMA requires regard be given to management plans and strategies prepared under other Acts. There are a number of non-statutory Council strategies which are relevant to the strategic direction and management of growth including the following:

1. Programme Business Case for North Waikato Integrated Growth Management
2. FutureProof
3. Waikato Integrated Scenario Explorer (WISE)
4. Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai and Glen Massey Structure Plans
5. Tuakau Structure Plan
6. Economic Development Strategy
7. Waikato District Development Strategy
8. 50 year Wastewater Strategy
9. Franklin District Growth Strategy

2.1.4.1 Other Growth Planning Documents

Council has undertaken a programme business case for North Waikato Integrated Growth Management to identify the planning options in the North Waikato to cater for future urban growth over the next 30 years. The recommended programme focuses on future growth around existing towns of Tuakau, Pokeno, Te Kauwhata and Huntly with high intensity development around Tuakau.

Creating Futures: Waikato Integrated Scenario Explorer (WISE) is a model that integrates economic, demographic, environmental (climate, hydrology, water quality, biodiversity) and land use (suitability, accessibility, local influence, zoning) information to assess the effects and trade-offs of alternative future development scenarios or the consequences of policy options. This model contains a medium population projection for each settlement in Waikato. This is attached as Appendix 23.

2.1.4.2 Future Proof

(the district plan is required to have regard to this)

The Future Proof Strategy is a 30 year growth management and implementation plan specific to the Hamilton, Waipa and Waikato sub-region. Future Proof sets out how the area should develop. The Future Proof partners include the Waikato Regional Council, Hamilton City Council, Waipa District Council, Waikato District Council, tāngata whenua and the New Zealand Transport Agency. Future Proof identifies Waikato District as having a target of accommodating 80% in Te Kauwhata, Huntly, Pokeno, Tuakau, Ngaruawahia, Raglan and villages.

Future Proof is embedded in the Regional Policy Statement and through that reference district plans are required to give effect to it.

The Future Proof Strategy (the Strategy) is a 30 year growth management and implementation plan specific to the Hamilton, Waipa and Waikato sub-region. Future Proof sets out how the area should develop. The Future Proof partners include the Waikato Regional Council, Hamilton City Council, Waipa District Council, Waikato District Council, tāngata whenua and the New Zealand Transport Agency

In 2015 an update of the Strategy was initiated. The objective of the update was to provide a Strategy that is current, taking into account changes in the sub-region since the Strategy was first adopted in 2009.

The draft Strategy for phase I went out for public consultation in June and July 2017 and Public hearings were held on 28 and 30 August 2017. Deliberations on submissions were held and The Future Proof Implementation Committee approved the recommended changes to the Strategy, subject to a number of changes. The Committee has recommended the Strategy to the partner councils for adoption. Hamilton City Council and Waikato District Council have now adopted the phase I Strategy. The Waikato Regional Council and Waipa District Council will be taking the Strategy to council for adoption in early 2018.

In the recommendations version of the Strategy, principles, settlement patterns and growth targets have been agreed. The growth targets are set out below.

Table 6: Future Proof Growth and Density Targets

Growth Targets	Density Targets
Hamilton City: 50% infill, 50% greenfield	Hamilton Central City: 50
Waikato District: 80% in Te Kauwhata, Huntly, Pokeno, Tuakau, Ngaruawahia, Raglan and villages	Hamilton intensification areas: 30
Waipa District: 45% Cambridge, 35% Te Awamutu/Kihikihi, 10% villages, 10% rural environment	Hamilton greenfield: 16
	Greenfield in Waipa and Waikato District growth areas: 12-15
	Greenfield in Waikato District villages: 8-10

The Strategy also sets out staging and allocation of growth and establishes the implementation of the Strategy and settlement pattern.

Growth Management Areas

The settlement pattern in the Strategy is made up of key growth management areas that have been identified within Hamilton City, Waipa District and Waikato District. The strategic direction is to ensure that a greater percentage of growth over time is located in existing areas of Hamilton City and the existing towns in both districts.

The key features of the settlement pattern for each relevant growth management area are set out below:

Pokeno

- Rapidly growing settlement on Auckland’s doorstep.
- Potential to become a town catering for an additional 2000 households (in addition to the 2200 households planned under the operative Pokeno Structure Plan; Pokeno Stage 1).
- Consideration to be given for the provision of social infrastructure such as a school or medical healthcare facility.
- Better public transport and improved opportunities for walking and cycling.
- Given the close proximity to Tuakau (7km), developing strong connections between the towns, including the ability to plan for and use shared community facilities and services.
- Sought after by Aucklanders looking for more affordable homes (compared to Auckland) yet within easy commuting distance to the city.
- Rapid development of the existing zoned industrial land.
- Potential for further growth (i.e., in addition to what had already been provided for in the Pokeno Structure Plan; Pokeno Stage 1) acknowledging existing constraints (topographical, geographical and physical).

Tuakau

- Planned to accommodate residential growth recognising that many people may choose to live in Tuakau and commute to Auckland to work.
- Potential to become the biggest town in the Waikato district as growth is less constrained by geological, topographical and network infrastructure compared to Pokeno.
- Primary satellite town to Pukekohe.
- Major service town for the northern Waikato.
- Strong links to Pokeno.
- Better public transport and improved opportunities for walking and cycling.

Huntly

- Opportunities for redevelopment and growth.
- Recognising its potential due to affordable housing and accessibility to Auckland and Hamilton.
- Economic development interventions aimed at stimulating positive economic and social outcomes.
- Placemaking interventions.
- Better public transport and improved opportunities for walking and cycling.

- Industrial and residential aspirations could provide an employment alternative to coal mining.
- Potential to provide services and employment opportunities for surrounding areas including Te Kauwhata.

Te Kauwhata

- Principally planned as a residential village with amenity benefits.
- The village has played and continues to play an important role as a service centre for the farming areas to the east and west.
- Strategically important in terms of accommodating growth between Auckland and Hamilton.
- Likely to grow due to the proximity to Auckland.
- Likely to grow on the back of growth in Pokeno and the lower median houses prices.
- Connection with Huntly for employment.
- Better public transport and improved opportunities for walking and cycling.

Ngaruawahia

- Potential to become the cultural and heritage capital of New Zealand.
- Ngaruawahia will keep its sense of spaciousness and heritage with a predominantly residential function.
- Better public transport and improved opportunities for walking and cycling.

Raglan

- Seaside settlement that maintains the established desirable character of the Raglan coastal environment.
- Destination town.
- High number of holiday houses.
- Residential growth is expected to occur due to coastal lifestyle, proximity to Hamilton and technological and transport improvements.
- Better public transport and improved opportunities for walking and cycling.

Residential Growth Projections and Allocation of Growth

Population and household projections for the sub-region were developed by the University of Waikato and are part of a wider dataset developed for the Waikato region. Two scenarios, low and medium, were developed to give a lower and an upper band ('banded approach').

Household growth has been allocated out to 2045, but is broken down into planning periods to 2025, 2035 and 2045. Growth has been allocated based on the preferred settlement pattern scenario of a compact and concentrated urban form.

Both household projections and allocated growth are set out below.

Table 7: Years 1 – 10, 2016 – 2025

Town	UoW Low Projections	UoW Medium Projections
------	---------------------	------------------------

	Household demand	Household supply/capacity	Population Growth	Household demand	Household supply/capacity	Population Growth
Huntly	333	300 ³	313	412	300	523
Te Kauwhata	353	2,579	731	369	2,579	774
Pokeno	750	1,200	1801	1,110	1,200	2736
Tuakau	817	1,202	1683	839	1,202	1758

Table 8: Years 11 – 20, 2026 – 2035

(2030 figures are highlighted in yellow to represent the lifespan of the PDP)

Town	UoW Low Projections					UoW Medium Projections				
	Household demand		Household supply/capacity	Population Growth		Household demand		Household supply/capacity	Population Growth	
	2035	2030	2035	2035	2030	2035	2030	2035	2035	2030
Tuakau	755	378	725	1,571	786	909	456	703	1,692	846
Pokeno	1,360	680	1,450	3,309	1,655	1,945	973	1,090	4,806	2,403
Te Kauwhata	248	124	2,398	484	128	255	128	2,382	505	253
Huntly	333	167	643	496	248	247	124	564	296	148

Table 9: Future Proof and RPS industrial land allocation – northern Waikato

Strategic Industrial Nodes located in the North Waikato (based on gross developable area)	Industrial land allocation and staging (ha)		
	2010 to 2021	2021 to 2041	2041 to 2061
Tuakau	116	0	0

³ Red text indicates that there is insufficient supply / capacity.

Strategic Industrial Nodes located in the North Waikato (based on gross developable area)	Industrial land allocation and staging (ha)		
	2010 to 2021	2021 to 2041	2041 to 2061
Pokeno	92	0	0

2.1.5 Programme Business Case for North Waikato Integrated Growth Management

(the district plan is required to have regard to this)

Council has undertaken a programme business case for North Waikato Integrated Growth Management. The purpose of the programme business case is to identify the planning options in the North Waikato to cater for future urban growth over the next 30 years. The programme business case focuses on transport and land use in the North Waikato from the south of Huntly through to the Auckland border. The North Waikato has SH1 through the middle and the Waikato expressway connection Bombay Hills to Longswamp. The towns currently sit around the current SH1 infrastructure and therefore become a key connector for local movements as well as regional and national movements.

Four Investment Objectives were developed with the programme partners and stakeholders. They guide decision making or where resource and funding are committed and clearly articulate what the outcomes of investment should be. The Investment Objectives are:

1. Improve North Waikato's liveability through increased access to, from and within the future urban areas, including to services and amenities, employment areas, town centres;
2. Enhance Waikato's connectivity through increased effectiveness and efficiency of the multi modal transport network to, from and within the future urban areas;
3. Improved national and regional economic growth through strengthening the performance of the Auckland and Waikato region connectivity and improving connections with the Waikato region; and
4. Deliver on the Future Proof principles and provide infrastructure as required and consistent with development patterns set by the Future Urban Land Supply Strategy.

Other assessment criteria included risk levels, achievability, economic (benefit-cost ratio), social impacts and technical feasibility. During the development of the programme business case it was agreed that it was critical to identify a programme that increased funding for infrastructure as well as reduce unit costs per new household for the programme partners to ensure the sustainable development of North Waikato.

Programme Option 6B is the recommended programme. This programme provides proactive planning and response with increased population in the medium to long

term for Tuakau (15,000 - 20,000 residents), shared services for Tuakau and Pokeno in the north and Huntly in the south.

The programme will provide a projected population and employment shown in the tables below, the brackets are the business of usual numbers. These projections are for approximately 50,000 residents within the towns with approximately 17,700 employment opportunities, which reflects the aim to achieve a job per household (approximately 2.5 people per household) in the longer term.

Table 10: North Waikato population projected for recommended programme

Town	2016	2025	Calculated 2030	2035	2045
Tuakau	4,639	8,000	85 per year → 9827 5188 additional population from 2016 1921 additional household units from 2016	15,000	20,000
Pokeno	2,132	4,868	453 per year → 10134 8002 additional population from 2016 2964 additional household units from 2016	9,674	11,954
Meremere	564	708	2.6 per year → 721 157 additional population from 2016 58 additional household units from 2016	734	711
Te Kauwhata	1,769	4,000	43 per year → 9206 7437 additional population from 2016 2754 additional household units from 2016	6,000	8,000
Huntly	7,491	8,014	141 per year → 9469 1978 additional population from 2016 733 additional household units from 2016	8,310	9,000

Table 11: North Waikato employment projected for recommended programme

Town	2016	2025	Calculated 2030	2035	2045
Tuakau	1,432	3,000	34 per year → 3931 2499 additional from 2016	6,000	8,000
Pokeno	524	1,200	181 per year → 4053 3530 additional from 2016	2,500	3,500
Meremere	13	50	1 per year → 288 275 additional from 2016	100	200
Te Kauwhata	455	1,000	17 per year → 3682 3227 additional from 2016	1,500	2,000
Huntly	2,259	3,000	56 per year → 3788 1529 additional from 2016	3,200	4,000

A key component of delivery of the programme business case is the land use planning. The tasks and timeframes within which these will be undertaken are as follows:

1-3 years

- Master planning exercise to understand long term development options for Tuakau within existing approved structure plan footprint.
- Review of Development Contributions policy
- Development of urban design principles for town site developments
- Residential zoning change in Tuakau and Pokeno
- Business and commercial zoning change in Tuakau and Pokeno
- Council led and initiated plan changes.
- Council lead and co-ordinated Master planning (with partners).
- Opportunity to identify infrastructure, service and development partnerships and prioritise actions.
- Establish and prioritise land release timetable
- Develop monitoring programme
- Identify and protect strategic corridors, community assets including parks and reserves.

4 – 10 years

- Designate for key infrastructure and facilities (Council and partners)
- Infrastructure, service and development partnership opportunities/actions implemented.
- Monitoring and review
- Precinct planning
- Identify and protect strategic corridors, community assets including parks and reserves.
- Secure land for key future assets/corridors
- Enable temporary land uses on key corridors.
- Protection of social, park and recreation areas, education areas and road corridors

2.1.5.1 Creating Futures: Waikato Integrated Scenario Explorer (WISE)

(the district plan is required to have regard to this)

WISE is a model that integrates economic, demographic, environmental (climate, hydrology, water quality, biodiversity) and land use (suitability, accessibility, local influence, zoning) information to assess the effects and trade-offs of alternative future development scenarios or the consequences of policy options. The regional population is projected to grow by 23% by 2031 (up from 424,740 in 2013 to 522,032 in 2031) and could grow a further 18% by 2061 (600,026 people). It was developed by the University of Waikato in association with the Waikato Regional Council and social, environmental and economic researchers.

The projected population change for the Region is expected to occur as follows:

- Most of the growth occurs in Hamilton city (52% of regional growth by 2031), followed by Waikato (23% of regional growth by 2031) and Waipa (15% of regional growth by 2031) Districts. These districts continue to show good population growth out to 2061 driven by net inward migration and natural increase (births – deaths). These major growth areas are in the Future Proof councils. With growth focused around existing residential centres and the northern corridor, particularly close to the northern boundary.

Table 12: Reference Scenario for Waikato Region

	Year	2013	2021	2031	2041	2051	2061	2071
Densities* People /ha	Low Density residential	25	23.31	22.46	22.46	22.36	22.35	22.378
	Medium-High Density Residential	111.3	94.22	88.404	89.043	89.891	91.627	92.149
	Lifestyle	2.1	2.024	1.937	1.935	1.919	1.904	1.902
Proportions	Low Density residential	39.16 %	41.84 %	45.16 %	47.9%	49.58 %	50.92 %	51.18 %
	Medium-High Density Residential	8.3%	12.6%	18.3%	23.5%	27.1%	30.3%	30.9%
	Lifestyle	44.7%	43.3%	41.21 %	39.24 %	37.9%	36.69 %	36.45 %
	Non residential	15.3%	13.6%	11.78 %	10.51 %	9.83%	9.35%	9.26%

* Densities are as follows:

- Low Density Residential: property size >400m² and <2500m² per dwelling
- Med-High Density Residential: property size <400m² per dwelling
- Lifestyle Residential: property size >2500m² and <6ha per dwelling

Table 13: Medium Population Projections for Waikato Region

Land type (hectares)	2013	2021	2031	Calculated Increase from 2020-2030	2041	2051	2061
Residential – lifestyle	13892	16150	18762	2236.95	20294	21350	22138
Residential – low density	1042	1362	1784	322.2	2150	2264	2277
Residential – med-high density	5	10	81	11.475	27	35	42
Commercial	78	102	145	25.3	201	248	281
Manufacturing	515	593	685	77.45	783	879	954

Table 14: Medium Growth Projections WISE (hectares)

Source: WISE Projections Land Use Projections and Population Density Modelling by Census Area Unit (Alchemists Ltd, October 2016)

	2013					2021					2031					Calculated additional land area required 2020-2030				
	Res Lifestyle	Res low density	Res med-high density	Commercial	Manufacturing	Res Lifestyle	Res low density	Res med-high density	Commercial	Manufacturing	Res Lifestyle	Res low density	Res med-high density	Commercial	Manufacturing	Res Lifestyle	Res low density	Res med-high density	Commercial	Manufacturing
Huntly West	15	102	0	10	7	28	118	0	0	7	43	123	0	1	7	15	5	0	1	0
Huntly East	74	174	2	0	40	96	216	2	11	46	136	227	2	16	46	40	11	0	5	0
Te Kauwhata	142	43	0	2	7	161	74	0	4	8	167	110	0	5	14	6	36	0	1	6
Waerenga	356	4	1	0	38	470	21	1	3	41	609	38	1	3	46	139	17	0	0	5
Meremere	0	19	0	3	0	0	30	0	0	3	0	32	0	0	4	0	2	0	0	1
Pokeno	701	13	0	2	4	797	38	0	2	4	873	276	0	19	12	76	238	0	17	8
Tuakau	110	132	0	12	34	119	164	4	17	43	115	170	10	19	43	-4	6	6	2	0
Buckland South	309	2	0	0	0	363	8	0	0	0	400	20	1	0	1	37	12	1	0	1

2.1.6 Waikato District Economic Development 2015

While the strategy principally focusses on economic related matters, community wellbeing factors are intrinsically linked and can both constrain and enable successful economic outcomes. The council will need to consider its level of activity and engagement in community and social development in conjunction with implementing the Economic Development Strategy. This will involve clarifying its role and relationships with providers of social services, including NGO's and central government agencies within the context of the purpose of local government.

- Sector development focuses on freight and logistics, Tourism, Primary processing and primary production.
- Business retention and recruitment involves supporting existing businesses to grow through business mentoring and skills training programmes.
- Business start-up in the establishment of new businesses

2.1.7 Iwi Management Plans

The following iwi management plans are relevant to the Waikato District:

- Maniapoto - Ko Tā Maniapoto Mahere Taio: Environmental Management Plan
- Maniapoto - Priorities for the Restoration of the Waipā River Catchment
- Vision and Strategy for the Waikato River
- Waikato-Tainui Environmental Plan, Tai Tumu, Tai Pari, Tai Ao

The most relevant objective and policies to strategic direction and management of growth are identified below.

2.1.7.1 Maniapoto

The Maniapoto - Ko Tā Maniapoto Mahere Taio: Environmental Management Plan outlines the following under the theme of Tumanuko:

Land use and management of resources needs to be guided by a commitment to sustainability, both in the present and for the generations to come, which means maintaining diverse and abundant ecosystems in perpetuity while providing for diverse cultural, social and economic activities that support a balanced, healthy, secure and sustainable quality of life.

Table 15: Relevant provisions from the Maniapoto Environmental Management Plan

18.3.1 Objective: Unsustainable and inappropriate land use practices	<i>Land management and land use enhance and protect the holistic functioning and interconnected relationships of the natural environment and are compatible with Maniapoto values and principles.</i>
18.3.1.1 Policy	<i>Land management and land use is sustainable and the mauri of land is protected and enhanced.</i>

18.3.1.3 Policy	<p><i>Urban planning and development is conducted in accordance with best practice principles, and infrastructure services provide for the environmental, social, economic, and cultural needs of Maniapoto within the financial capacity of the community.</i></p> <p><i>Actions</i></p> <p><i>(a) Adopt best practice urban design principles during land use and transport plan development</i></p> <p><i>(b) Ensure long-term environmental sustainability and land use practices are considered in planning and decision-making processes, such as annual plans, infrastructure and strategic planning, plan and policy development and consenting processes</i></p> <p><i>(c) Ensure Maniapoto values, interests, and objectives regarding land and water are appropriately incorporated into key plans and policies, including but not limited to:</i></p> <p><i>(i) regional and district plans</i></p> <p><i>(ii) spatial plans</i></p> <p><i>(iii) urban development strategies</i></p> <p><i>(iv) urban planning guides, including landscape plans, design guides or sustainable building</i></p> <p><i>(v) integrated catchment management plans</i></p> <p><i>(vi) infrastructure and community plans</i></p> <p><i>(vii) reserves and recreational plans</i></p>
22.3.4 Objective: Transport networks	<p><i>To ensure transport infrastructure connects Maniapoto communities and enables industry and businesses to develop while minimising negative impacts on the environment.</i></p>
22.3.4.1 Policy	<p><i>Transport networks reduce costs and impacts on the environment through improved energy efficiency.</i></p> <p><i>Actions</i></p> <p><i>(a) Promote energy efficient transport networks and environmental enhancement initiatives</i></p> <p><i>(b) Ensure subdivision and land-use planning supports and enables all relevant modes of transport as a viable options for daily activities</i></p>
22.3.4.3 Policy	<p><i>Land transport effects on air quality are managed effectively.</i></p> <p><i>Actions</i></p> <p><i>(c) Promote multi modal transport options that avoid emissions (e.g., walking and cycling) in all subdivision and similar land-use activities</i></p>
22.3.4.4 Policy	<p><i>Dependency on private vehicle use is reduced.</i></p> <p><i>Actions</i></p> <p><i>(a) Plan layout and design of subdivisions and developments to provide, enable and promote access to more sustainable means of transport, including public transport, walking and cycling</i></p> <p><i>(b) Install best practice cycling infrastructure that meets the needs of all users</i></p> <p><i>(c) Design public transport services to be efficient and effective</i></p>

22.3.6 Objective: Water infrastructure services – supply, treatment and disposal	<i>To employ best and most practicable environmental standards in public infrastructure for storm water, wastewater and water supply</i>
22.3.6.1 Policy	<i>Best practice solutions are implemented for each community and the receiving environment.</i>

While the management of growth certainly does have the potential to effect water quality and the water catchments of the Waipa River, the Maniapoto - Priorities for the Restoration of the Waipā River Catchment document is focused primarily on land uses that directly affect water quality such as farming.

2.1.7.2 Tainui Vision and Strategy

The most relevant objective to growth management in the Vision and Strategy document is the recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within its catchments on the health and wellbeing of the Waikato River.

Table I6: Relevant provisions from Tainui Vision and Strategy

<p>Objective 25.3.1 approach to land use and development</p>	<p><i>Development principles are applied to land use and development (urban and rural) and, in particular, development in new growth cells, that enhance the environment.</i></p> <p><i>Policy – approach to land use and development</i> <i>25.3.1.1 To encourage development principles to be applied to land use and developments (urban and rural) and, in particular, development in new growth cells, that enhance the environment.</i></p> <p><i>Method</i> <i>(a) Proposed developments shall demonstrate how they have considered and applied development principles that enhance the environment including, but not limited to how the development:</i></p> <ul style="list-style-type: none"> <i>i. Restores the capacity of ecosystems;</i> <i>ii. Creates or maintains ecosystems that function without human intervention;</i> <i>iii. Understands and acknowledges the diversity and uniqueness of the development location (socially, culturally, spiritually, economically, and environmentally);</i> <i>iv. Considers how the development design incorporates the diversity and uniqueness of the development location (such as culturally appropriate design, interpretive panels, commemorative pou [poles], etc);</i> <i>v. Minimises pollution and waste;</i> <i>vi. Promotes efficient and effective energy conservation and use;</i> <i>vii. Preserves and preferably enhances the natural hydrologic functions of the site;</i> <i>viii. Identifies and preserves sensitive areas that affect the hydrology, including streams and their buffers, floodplains, wetlands, steep slopes, high-permeability soils and areas of indigenous vegetation;</i> <i>ix. Effectively manages natural hazards;</i> <i>x. Considers beneficial re-use on-site of stormwater and wastewater;</i> <i>xi. Considers water conservation; and</i> <i>xii. Provides for visual amenity consistent with the surrounding environment.</i>
<p>25.3.2 Objective – urban and rural development</p>	<p><i>Urban and rural development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.</i></p> <p><i>Policy – urban development</i> <i>25.3.2.1 To ensure that urban development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.</i></p> <p><i>Methods</i> <i>(a) Where possible and practicable, avoid development or subdivision of land where there are high quality and versatile soils.</i> <i>(b) If development or subdivision occurs on high quality or versatile soils, demonstrate how the development or subdivision provides a greater environmental, cultural, spiritual, or social outcome than the current land use provides.</i> <i>(c) Encourage the development and use of structure plans or similar tools for significant land use or development initiatives.</i></p>

	<p>(d) Ensure that appropriate consideration is given to papakaainga development in rural and urban areas;</p> <p>(e) Land development, subdivision design, or applications shall consider cumulative effects and demonstrate in a clear fashion the real impacts of the development.</p> <p>(f) Land development or subdivisions are not supported where the effects or the cumulative effects of the proposed development or subdivision decreases existing environmental, cultural, spiritual, or social outcomes.</p> <p>(g) Land use and development of Waikato-Tainui owned land, regardless of the nature of the ownership is supported, providing such use and development is consistent with this Plan and/or the position and perspectives of those holding mana whakahaere in the area of this land use and development activity.</p> <p>(h) Manage the adverse effects of urban and rural residential subdivision and development through the use of Low Impact Development (‘LID’) principles in all new subdivisions and developments including, but not limited to:</p> <ul style="list-style-type: none"> i. Minimising stormwater impacts to the greatest extent practicable by reducing imperviousness, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimising clearing and grading; ii. Providing runoff storage measures dispersed through the site’s landscape with a variety of detention, retention, and runoff practices; iii. Where they will be of benefit, encouraging the use of mechanisms such as rainwater harvesting, rain gardens, roof gardens, and onsite storage and retention; iv. Where they will be of benefit, encouraging the use of stormwater treatment devices including on-site treatment systems, allowing for emergency storage and retention structures; and v. Such areas that have unavoidable impervious areas, attempt to break up these impervious areas by installing infiltration devices, drainage swales, and providing retention areas.
	<p><i>Policy – rural development</i></p> <p>25.3.2.2 To ensure that rural development is well planned and the environmental, cultural, spiritual and social outcomes are positive.</p> <p><i>Methods</i></p> <p>(a) Generally, the methods in policy 24.3.2.1 above, applies to rural residential subdivision.</p> <p>(b) Recognise the genuine need, at times, for smaller rural residential subdivision to enable landowner use of their site for personal, family, or staff use. However, rural residential subdivision shall not result in ‘ribbon’ type ad hoc development along rural roads.</p> <p>(c) Rural residential form shall be well designed taking into account the surrounding environment, visual amenity, and other policies and methods in this chapter.</p> <p>(d) Minimise the amount of high quality or highly versatile land that</p>

	<i>is taken out of productive use or that has options for future use reduced as a result of rural development.</i>
Objective 25.3.3 – positive environmental and cultural effects	<p><i>Land use and development has positive environmental and cultural effects.</i></p> <p><i>Policy – positive environmental and cultural effects</i> <i>25.3.3.1 To ensure that land use and development, particularly new land use and development, has positive environmental and cultural effects.</i></p> <p><i>Method</i> <i>(a) Through the use of LID (Low Impact Design) principles in all new subdivisions and developments;</i> <i>i. Protect surface and ground water quality;</i> <i>ii. Maintain the integrity of aquatic and terrestrial ecosystems;</i> <i>iii. Preserve the physical integrity of receiving streams;</i> <i>iv. Protect soils by providing appropriate sediment and erosion control; and</i> <i>v. Make maximum use of natural ground levels.</i> <i>(b) Require reserves next to oceans, lakes and rivers to be set-aside during the subdivision and land development process to protect the water body, allow access, increase biodiversity, and enhance ecosystems.</i> <i>(c) Decisions on use of reserves or similar provision in subdivision applications shall give priority to protecting the water body health regardless of the water body or subdivision size.</i> <i>(d) Subdivisions should not impede access to and along waterways.</i> <i>(e) Require resource consent conditions to be imposed that allow Waikato-Tainui access to culturally and/or spiritually significant sites and sites of customary activities through the imposition of caveats on titles or providing for the registration of right-of-way servitudes.</i> <i>(f) Ensure in all development proposals that access is retained and improved to water bodies and cultural and/ or spiritual sites.</i> <i>(g) Structure or management plans will be required as conditions of resource consent to ensure that critical environmental and cultural considerations are taken into account and that on-going monitoring and review occurs.</i></p>

2.2 Issues

The evaluation of objectives and provisions in the following sections relate to the resource management issue stated below:

Issue statement	<p>Strategic direction of growth</p> <p>Failure to have a strategic framework for growth has adverse effects on the ability to achieve connected and integrated communities</p>
<p>Uncoordinated growth can adversely affect the quality, character and vitality of urban environments and undermine the efficient provision and utilisation of infrastructure and services. It leads to adhoc development which does not constitute an efficient use of resources</p>	

and has widespread adverse effects.

Sporadic development on the urban fringe of Auckland and Hamilton may impede conversion of land to fully-integrated urban development. Development around the edges of existing towns can compromise the ability of the area to be fully developed and effectively serviced for its intended future use.

It will be necessary for some rural land to be converted to future urban in the vicinity of Hamilton City Council. Sustainable management of this land requires the limitation of rural activities that may inhibit future development of this area into residential. Timing of the exchange will be based on demand and completion of key infrastructure. Currently there is an agreement between the Hamilton City and Waikato District Council that has key dates for release of these areas.

Issue statement	<p>Housing Choice</p> <p>There needs to be a range of housing choice available, flexible enough to meet the changing needs of the community</p>
<p>Housing choice is specifically addressed in Objective OA2 of the National Policy Statement for Urban Development Capacity. The National Policy Statement for Urban Development Capacity requires urban environments to have sufficient opportunities – not only to meet demand but also provide choices that will meet the needs of people and communities and future generations. Objective OA2 is explicit that this requires a range of dwelling types and locations. This is to be delivered by PA3s) which requires plans to have particular regard to providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations.</p> <p>Changing demographics, lifestyles and rising housing costs will alter the community’s housing needs. This can manifest in lot sizes as well as location and housing typology.</p>	
Issue statement	<p>Accommodating population growth</p> <p>Enabling sufficient housing stock in appropriate locations to meet population growth projections.</p>
<p>Ensuring there is sufficient opportunities for the development of housing and business land to meet demand is specifically addressed in Objective OA2 of the National Policy Statement for Urban Development Capacity. Policy PA1 requires local authorities to ensure that at any one time there is sufficient housing land development capacity. This depends on Councils monitoring growth and ensuring the district plan has sufficient zoned and serviced land to accommodate population growth.</p> <p>The community requires provision for housing, commerce and industry, rural activities, community facilities and public open space and infrastructure. The district population is expected to double by 2061 with a consequent increase in the demand for land, infrastructure, services and amenities. A strategy will be developed to direct the majority of growth into settlements; with the expected significant growth of the larger towns and expansion of existing villages that are supported by services and facilities. The key with population growth and associated building development is making sure that it is managed in a way that results in efficient and high amenity areas and avoids compromising the characteristics of rural areas.</p>	

Issue statement	<p>Compact urban form</p> <p>A compact urban form creates sustainable communities and effective use of resources</p>
<p>There are many efficiencies with a compact urban form including the ability to provide infrastructure as well as more intangible benefits such as strengthening the community and developing a community identity.</p> <p>Activities and development can have adverse effects on significance resources and their values if not adequately managed. Values include the quality of surface and ground water, water supply, established activities and strategic infrastructure, residential amenity, the health and safety of people and the environment, natural and cultural heritage, ecosystems and biodiversity. A compact urban form allows these effects to be more effectively managed.</p>	
Issue statement	<p>Local Character</p> <p>Development has the potential to change the character, role and function of towns and villages</p>
<p>Different areas/zones are defined by distinct characteristics in the District and they share certain valued traits which should collectively be protected. The retention of these defining characteristics will ensure the District's living environments are attractive places to live, work and play.</p> <p>Local identity and character promotes a sense of belonging and is important to the social health and wellbeing of communities. Significant growth of a settlement inevitably results in changes to its character. Development should be managed so that emphasis is placed on achieving high amenity standards, while retaining existing valued characteristics as far as practicable. Master Planning will provide the opportunity to take a holistic and visionary look at each town that has been mark as a growth node. Consideration will be given to existing developments and how they can transform and meet long term growth within the towns while meeting the needs of community.</p>	
Issue statement	<p>Development Densities</p> <p>There are densities specified in Future Proof and the Regional Policy Statement which the District Plan must assist in delivering.</p>
<p>In Waikato District the density of residential development is a key determinant of the character of the towns. Varying densities provides for a range of housing types to meet the varied housing choices of the community. Residential densities also ensure efficient use of serviced land. The Waikato Regional Policy Statement (RPS) sets residential density expectations, as does the more recent National Policy Statement for Urban Development Capacity.</p>	
Issue statement	<p>Management of urban activities in the rural environment</p> <p>Urban activities should be located in urban environments, with rural environments reserved for those activities which depend on rural resources.</p>
<p>Waikato District has a considerable area of rural land; however the size and cost of land is often attractive for urban activities to establish including residential development. A challenge for the PDP is to ensure that rural land is used for rural activities. The converse of this is ensuring that there is sufficient urban land to accommodate activities which are more appropriate for an urban area.</p> <p>The continued modification of the rural environment through subdivision, use and development can adversely affect their natural and physical qualities and character. These qualities and character are important in maintaining investment in rural activities and providing a context for the development of towns and villages.</p>	

The continued viability and versatility of the rural resource for productive rural activities can be adversely affected by non-rural activities, land fragmentation and the proximity of sensitive receiving environments.

3 EVALUATION OF OBJECTIVES

Below is a summary of the objectives that have been identified as the most appropriate to address this resource management issue and achieve the purpose of the Resource Management Act 1991.

The following objectives are considered to be the most appropriate way to achieve the purpose of the Act.

Table 17 Summary of objectives

Objective	Summary of evaluation
<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p>	<p>Objective 4.1.1 achieves the Purpose of the Act, in particular it enables people and communities to provide for the social, economic, and cultural well-being. Coordinating the development of communities means that they can be efficiently serviced by appropriate infrastructure. This coordination ensures people’s health and safety in accordance with Section 5(2) of the Act, in particular the servicing for wastewater, water supply and stormwater. At its simplest level, the wastewater network enables the wastewater to be taken away from communities and treated, thus ensuring people’s health. The stormwater network takes away flood water and thus protects people’s safety and health. The water supply network is essential for life by providing clean drinking water. All three are essential services and enable people and communities to provide for their social, economic and cultural well-being and for their health and safety. Without the three waters networks these outcomes cannot be achieved. There are other aspects of infrastructure which benefit from coordinated development, including transport, communications and electricity.</p> <p>Creating connected communities also means that development is concentrated into the most appropriate locations. Controlling leakage of urban activities into the rural areas and instead consolidating them around existing towns will have the effect of sustaining the potential of natural and physical resources of the rural environment to meet the reasonably foreseeable needs of future generations in accordance with Section 5(2)(a) of the Act.</p> <p>Objective 4.1.1(a) reflects both the National Policy Statement for Urban Development Capacity and the Regional Policy Statement. Policy PA4(a) requires that decision-makers shall take into account the benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing. RPS Policies 6.1 and 6.3 are relevant to the development of communities. RPS Policy 6.1 requires subdivision, use and development of the built environment, to occur in a planned and co-ordinated manner. RPS Policy 6.1 requires regard to be had to the principles in Section 6A which address all of the matters in Objective 4.1.1(a).</p> <p>In terms of Part of the Act, Objective 4.1.1(a) seeks to create liveable, thriving communities. Ensuring a quality urban environment that is sustainable, enduring and resilient now will ensure a safe and liveable place for future generations.</p>

<p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p>	<p>These figures have been derived from the November 2016 revision of Future Proof. RPS Policy 6.14 requires implementation of the Future Proof land use pattern. Although the RPS does not reflect the latest update of Future Proof, the approach of Objective 4.1.1(b) gives effect to Future Proof and therefore the RPS.</p> <p>Accommodating sufficient opportunities for growth in a strategic and planned approach is essentially managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety (Section 5(2) of the Act). This will assist in meeting the foreseeable needs of future generations (section 5(2)(a) of the Act) by ensuring there is sufficient opportunities to accommodate growth.</p> <p>In addition, the National Policy Statement for Urban Development Capacity requires there to be sufficient opportunities for the development of housing land to meet demand (Objective OA2). This is implemented by Policy PA1 which requires local authorities to ensure that at any one time there is sufficient housing land development capacity. The figures stated in Objective 4.1.1(b) reflect the latest Future Proof population projections and thus give effect to the National Policy Statement for Urban Design Capacity.</p> <p>In terms of the Purpose of the Act, Objective 4.1.1(b) ensures an adequate supply of housing which assists in the well-being of people and the community. It enables people to meet their social, economic and cultural well-being by providing sufficient and appropriate housing stock.</p>
<p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>	<p>The key outcome of this Objective is to maintain a consolidated urban form within existing urban areas and a limited number of identified growth areas. In terms of the living environment, this means limiting sprawl through consolidation. Significant resources have already been invested into existing settlements and the infrastructure supporting these settlements. For example, existing urban areas are already efficiently served for infrastructure and transport. Utilising this investment is an efficient use of resources in accordance with Section 5(2) of the Act.</p> <p>Objective 4.1.2 achieves the Purpose of the Act, in particular it enables people and communities to provide for the social, economic, and cultural well-being. Consolidating growth around existing towns and villages means that growth can be efficiently serviced by appropriate infrastructure. This coordination ensures people’s health and safety in accordance with Section 5(2) of the Act, in particular the servicing for wastewater, water supply and stormwater. At its simplest level, the wastewater network enables the wastewater to be taken away from communities and treated, thus ensuring people’s health. The stormwater network takes away flood water and thus protects people’s safety and health. The water</p>

	<p>supply network is essential for life by providing clean drinking water. All three are essential services and enable people and communities to provide for their social, economic and cultural well-being and for their health and safety. Without the three waters networks these outcomes cannot be achieved. There are other aspects of infrastructure which benefit from coordinated development, including transport, communications and electricity.</p> <p>Maintaining a consolidated urban form delivering a range of living and working environments as sought by Objective 4.1.2(a) is a way of sustaining the physical resources to meet the needs of future generations. Enabling people to live close to areas of work and to access goods and services minimises the need to travel long distances and constitutes a sustainable approach to urban form. It minimises the use of fossil fuels and enables other modes of transport to be viable. This is a way of sustaining the physical resources to meet the needs of future generations (s5(2)(a)).</p> <p>This objective also supports Section 5(2)(a) of the Act, in that adverse effects of urban development are focused on already existing urban areas, rather than adverse effects of urban development being spread more widely across the District. This means that those adverse effects can be better managed and reduced.</p> <p>Dispersed development creates increased demand on the transport network due to the increased number and length of trips required to access dispersed activities. This can result in a loss of accessibility to services and facilities due to dispersed nature not being efficient for public transport service.</p> <p>Objective 4.1.2 seeks to concentrate living, employment and economic activity into existing towns and villages. This helps to reduce urban development on high class soils and leakage of urban activity into the rural areas. This will assist in safeguarding the life-supporting capacity of air, water, soil and ecosystems (s5(2)(b)). By concentrating economic and residential activity into the centres, Objective 4.1.2 is avoiding, remedying and mitigating adverse effects on the environment by limiting the geographical extent of any adverse effects associated with urban development ((s5(2)(c)).</p> <p>Objective 4.1.2(a) is consistent with RPS Implementation Method 6.3.3 which requires urban development in areas not subject to a growth strategy to be predominantly directed to existing urban areas and is contiguous with, and well connected to them. In any event, the areas identified for growth through Objective 4.1.2(a) will achieve RPS Policies 6.1, 6.2 and 6.3.</p>
<p>4.1.7 Objective – Character of Towns</p> <p>(a) Development in the</p>	<p>Objective 4.1.7 seeks to protect the characteristics of the towns. By protecting these features, the objective is sustaining the natural and physical resource of the urban environment</p>

<p>Residential, Village, Business and Industrial zones is attractive, connected and reflects the existing character of towns.</p>	<p>for future generations (s5(2)(a)).</p> <p>By protecting the character of the towns, Objective 4.1.7 is effectively avoiding, remedying or mitigating the adverse effects on the character component of the environment (s5(2)(c)).</p> <p>The District's towns are where the exchange of goods and services and associated land use effects are concentrated. They also have a significant social component as a focus of many community activities, and the physical amenity and character of these areas is crucial to the perceptions people have of the urban communities and district as a whole. This includes the visual appearance, convenience and safety of buildings and physical setting and variety of activities/mixed uses in close proximity in each town. Objective 4.1.7(a) will enable people and communities to provide for their social, economic and cultural well-being in accordance with section 5(2) of the Act.</p> <p>The most relevant parts of Section 7 of the Act to Objective 4.7.1(a) are: <i>c) the maintenance and enhancement of amenity values:</i> <i>(f) maintenance and enhancement of the quality of the environment:</i></p> <p>Objective 4.7.1(a) achieves these two parts of Section 7 by protecting the character of the urban areas. Amenity values are those environmental characteristics of an area that contribute to the pleasantness and attractiveness of that area. By protecting the amenity values, the character will be preserved as sought by Objective 2.11(b) and (e). By protecting these features, Objective 2.11 will achieve Section 7(f) -maintenance and enhancement of the quality of the environment.</p> <p>Objective 4.7.1(a) gives effect to Objective 3.21 of the RPS which seeks to maintain or enhance the qualities and characteristics of areas and featured valued for their contribution to amenity.</p>
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4 SCALE AND SIGNIFICANCE EVALUATION

The level of detail undertaken for the evaluation of the proposed District Plan provisions has been determined by an assessment of the scale and significance of the implementation of the proposed District Plan provisions. The scale and significance assessment considered the environmental, economic, social and cultural effects of the provisions. In making this assessment regard has been had to the following, namely whether the provisions:

- (a) Are of regional or district wide significance;
- (b) Have effects on resources that are considered to be a matter of national importance in terms of Section 6 of the Act;

- (c) Adversely affect people's health and safety;
- (d) Result in a significant change to the character and amenity of local communities;
- (e) Adversely affect those with particular interests including Maori;
- (f) Limit options for future generations to remedy effects;
- (g) Whether the effects have been considered implicitly or explicitly by higher order documents; and
- (h) Include regulations or other interventions that will impose significant costs on individuals or communities.

The evaluation has focused on those provisions that will result in a substantial change to the management of growth in the District and are of greater importance to ensure the strategic objectives of the Urban Chapter (and other objectives where relevant) are achieved. The majority of changes proposed to the current provisions involve more directive rules and policies to achieve the density targets set out in the RPS.

Policies and rules have been evaluated as a package, as together they address a particular issue and seek to meet a specific objective. Some rules implement more than one policy, and therefore have been referred to multiple times.

The level of detail undertaken for evaluation of the growth chapter with the provisions of the proposed District Plan has been determined by the current growth and the need to provide for the pressures of Auckland and Hamilton city. The scale and significance assessment considers the environment, economic, social and cultural effects of the provisions.

The following table contains a summary of the policies and rules considered to be of a scale and significance to justify a more comprehensive evaluation of options. The issues covered in this chapter are generally significant, both in terms of scale and timing. Because this is a significant issue for the District, Market Economics has quantified the costs and benefits (Appendix 2).

Table 18 Scale and significance assessment

Issue	Provisions evaluated	Scale and Significance Reasoning
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<p>Strategic direction of growth Failure to have a strategic framework for growth has adverse effects on the ability to achieve connected and integrated communities</p> <p>Accommodating population growth Enabling sufficient housing stock in appropriate locations to meet population growth projections.</p> <p>Compact urban form A compact urban form creates sustainable communities and effective use of resources</p> <p>Development Densities There are densities specified in Future Proof and the Regional Policy Statement which the District Plan must assist in delivering.</p>	<p>4.1.1 Objective – Strategic 4.1.2 Objective – Urban Growth and Development 4.1.7 Objective – Character of Towns</p> <p>4.1.3 Policy - Location of Development 4.1.4 Policy – Staging of Development 4.1.5 Policy – Density 4.1.6 Policy – Commercial and Industrial Activities 4.1.8 Policy – Integration and Connectivity 4.1.9 Policy – Maintaining Landscape Characteristics 4.1.10 Policy – Tuakau 4.1.11 Policy – Pokeno 4.1.12 Policy - Te Kauwhata 4.1.13 Policy – Huntly 4.1.14 Policy – Taupiri 4.1.15 Policy – Ngaruawahia 4.1.16 Policy – Horotiu 4.1.17 Policy - Te Kowhai 4.1.18 Policy – Raglan</p> <p>4.2.17 Policy – Housing types 4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village</p>	<p>This is a significant issue for the following reasons:</p> <ol style="list-style-type: none"> i. It is of district wide significance; ii. The issue is addressed in the RPS and the NPS-UDC; iii. The matter is addressed in Future Proof iv. There are a wide range of options for how this matter can be addressed e.g. infill versus urban expansion v. This is a new matter for the district plan to consider and this kind of strategic approach was not addressed in the operative Waikato District Plan: Waikato and Franklin sections; vi. This will result in change to communities and individual landowners
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	<p>4.7 Urban Subdivision and development</p> <p>4.7.2 Policy – Subdivision location and design</p> <p>4.7.3 Policy – Residential Subdivision</p> <p>Urban Outcomes</p> <p>4.7.4 Policy – Lot sizes</p> <p>4.7.5 Policy – Servicing requirements</p> <p>4.7.6 Policy – Co-ordination between servicing and development and subdivision</p> <p>4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services</p> <p>4.7.8 Policy – Staging of subdivision</p> <p>4.7.9 Policy – Connected neighbourhoods</p> <p>4.7.10 Policy – Recreation and access</p> <p>4.7.11 Policy – Reverse sensitivity</p> <p>4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>4.7.14 Policy – Structure and master planning</p> <p>Zones</p> <p>Subdivision rules in all chapters</p>	
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<p>Housing Choice There needs to be a range of housing choice available, flexible enough to meet the changing needs of the community</p>	<p>4.1.1 Objective – Strategic 4.1.2 Objective – Urban Growth and Development 4.1.7 Objective – Character of Towns</p> <p>4.1.3 Policy - Location of Development 4.1.5 Policy – Density 4.1.10 Policy – Tuakau 4.1.11 Policy – Pokeno 4.1.12 Policy - Te Kauwhata 4.1.13 Policy – Huntly 4.1.14 Policy – Taupiri 4.1.15 Policy – Ngaruawahia 4.1.16 Policy – Horotiu 4.1.17 Policy - Te Kowhai 4.1.18 Policy – Raglan</p> <p>4.2.16 Objective – Housing Options 4.2.17 Policy – Housing types 4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village</p> <p>4.7 Urban Subdivision and development 4.7.2 Policy – Subdivision location and design 4.7.3 Policy – Residential Subdivision</p>	<p>This is a significant issue for the following reasons:</p> <ul style="list-style-type: none"> i. It is of district wide significance; ii. The issue is addressed in the RPS and the NPS-UDC; iii. The matter is addressed in Future Proof; iv. There are a wide range of options for how this matter can be addressed e.g. infill versus urban expansion v. This is a new matter for the district plan to consider and this kind of strategic approach was not addressed in the operative Waikato District Plan: Waikato and Franklin sections; vi. This will result in change to communities and individual landowners.
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	<p>Urban Outcomes</p> <p>4.7.4 Policy – Lot sizes</p> <p>4.7.5 Policy – Servicing requirements</p> <p>4.7.6 Policy – Co-ordination between servicing and development and subdivision</p> <p>4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services</p> <p>4.7.8 Policy – Staging of subdivision</p> <p>4.7.9 Policy – Connected neighbourhoods</p> <p>4.7.10 Policy – Recreation and access</p> <p>4.7.11 Policy – Reverse sensitivity</p> <p>4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>4.7.14 Policy – Structure and master planning</p> <p>Zones</p> <p>Subdivision rules in all zone chapters</p> <p>Land use activities in all zone chapters</p> <p>Land use – buildings in all zone chapters</p>	
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<p>Local Character Development has the potential to change the character, role and function of towns and villages</p>	<p>4.1.3 Policy - Location of Development 4.1.5 Policy – Density 4.1.6 Policy – Commercial and Industrial Activities 4.1.8 Policy – Integration and Connectivity 4.1.9 Policy – Maintaining Landscape Characteristics 4.1.10 Policy – Tuakau 4.1.11 Policy – Pokeno 4.1.12 Policy - Te Kauwhata 4.1.13 Policy – Huntly 4.1.14 Policy – Taupiri 4.1.15 Policy – Ngaruawahia 4.1.16 Policy – Horotiu 4.1.17 Policy - Te Kowhai 4.1.18 Policy – Raglan</p> <p>Residential Zones 4.2.2 Policy – Character 4.2.4 Policy – Front Setback 4.2.5 Policy – Setback: Side Boundaries 4.2.6 Policy – Height 4.2.7 Policy – Site Coverage and Permeable Surfaces 4.2.8 Policy – Excessive building scale 4.2.10 Policy – Daylight and Outlook 4.2.17 Policy – Housing types 4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village 4.2.21 Policy – Maintain Residential Purpose</p>	<p>This is a moderately significant issue for the following reasons:</p> <ol style="list-style-type: none"> i. It is significant for each town and village; ii. There are a wide range of options for how this matter can be addressed.
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	<p>4.2.23 Policy – Non-residential activities 4.2.26 Policy – Neighbourhood centres in structure plan areas</p> <p>4.3 Village Zone 4.3.2 Policy – Character 4.3.3 Policy – Future Development – Tuakau and Te Kowhai 4.4.5 Policy – Building Setbacks 4.3.6 Policy – Front Setback Character 4.3.7 Policy – Excessive Building Scale 4.3.8 Policy – Residential Amenity and Function 4.3.9 Policy – Height of buildings 4.3.10 Policy – Daylight and Outlook 4.3.11 Policy – Maintain Residential Function 4.3.12 Policy – Non-residential activities 4.3.13 Policy – Existing non-residential activities</p> <p>4.5 Business and Business Town Centre Zones 4.5.2 Policy – Commercial Function and Purpose 4.5.3 Policy – Commercial Purpose: Business Town Centre Zone 4.5.4 Policy – Commercial Purpose: Business Zone 4.5.5 Policy – Commercial Purpose: Tamahere Business Zone 4.5.6 Policy – Commercial Purpose: Neighbourhood Centres</p>	
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	<p>4.5.7 Policy – Commercial Purpose: Neighbourhood Centres in Structure Plans</p> <p>4.5.8 Policy – Role and Function of the Business Zone</p> <p>4.5.9 Policy – Employment opportunities: Business Town Centre Zone and Business Zone</p> <p>4.5.10 Policy – Retail: Business Town Centre Zone and Business Zone</p> <p>4.5.11 Policy - Residential upper floors: Business Town Centre Zone and Business Zone</p> <p>4.5.13 Policy – Town Centre Built Form</p> <p>4.5.14 Policy – Raglan Town Centre</p> <p>4.5.15 Policy – Huntly Town Centre</p> <p>4.5.16 Policy – Ngaruawahia Town Centre</p> <p>4.5.17 Policy – Te Kauwhata Town Centre</p> <p>4.5.18 Policy – Pokeno Town Centre</p> <p>4.5.19 Policy – Tuakau Town Centre</p> <p>4.5.20 Policy – Pedestrian frontages: active street frontages – Business Town Centre Zone</p> <p>4.5.21 Policy - Corner buildings – Business Town Centre Zone</p> <p>4.5.22 Policy – Landscaping - Business Town Centre Zone</p> <p>4.5.24 Policy – New buildings: Business Town Centre Zone</p>	
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	<p>4.5.26 Policy – Landscaping onsite parking areas – Business Zone</p> <p>4.5.27 Policy – Front setback – Business Zone</p> <p>4.5.28 Policy – Height: Business Zone</p> <p>4.5.29 Policy – New buildings: Business Zone</p> <p>4.5.31 Policy - Reverse sensitivity</p> <p>4.5.32 Policy – Adjoining site amenity</p> <p>4.5.33 Policy - Reverse sensitivity</p> <p>4.5.42 Policy – Adjoining site amenity</p> <p>4.6 Industrial and Heavy Industrial Zones</p> <p>4.6.2 Policy – Provide Industrial Zones with Different Functions</p> <p>4.6.3 Policy – Maintain a Sufficient Supply of Industrial Land</p> <p>4.6.4 Policy – Maintain Industrial Land for Industrial Purposes</p> <p>4.6.5 Policy – Recognition of Industrial Activities outside of Urban Areas</p> <p>4.6.8 Policy – Specific activities within Nau Mai Business Park</p> <p>4.8.1 Policy – Subdivision location and design</p> <p>4.8.2 Policy – Residential Subdivision</p> <p>4.9.1 Policy – Lot sizes</p> <p>4.9.2 Policy – Servicing requirements</p> <p>4.9.3 Policy – Co-ordination between servicing and development and subdivision</p>	
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	<p>4.9.4 Policy – Achieving sufficient development density to support the provision of infrastructure services</p> <p>4.9.5 Policy – Staging of subdivision</p> <p>4.9.6 Policy – Connected neighbourhoods</p> <p>4.9.7 Policy – Recreation and access</p> <p>4.9.8 Policy – Reverse sensitivity</p> <p>4.9.10 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>4.10.1 Policy – Structure and master planning</p> <p>Zones and the spatial extent of those zones</p> <p>Rules for:</p> <ul style="list-style-type: none"> • Residential Zone • Village Zone • Industrial Zone • Heavy Industrial Zone • Business Zone • Business Town Centre Zone <p>Infrastructure and Energy chapter: Rules relating to servicing of new lots and transport networks</p> <p>Subdivision rules in all chapters</p> <p>Land use activities in all zone chapters</p> <p>Land use – buildings in all zone chapters</p>	
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<p>Management of urban activities in the rural environment Urban activities should be located in urban environments, with rural environments reserved for those activities which depend on rural resources.</p>	<p>4.1.1 Objective – Strategic 4.1.2 Objective – Urban Growth and Development 4.1.3 Policy - Location of Development 4.1.5 Policy – Density 5.3.8 Policy - Effects on rural character and amenity from rural subdivision All rural objectives and policies Zones Subdivision rules in all zone chapters Land use activities in all zone chapters Land use – buildings in all zone chapters</p>	<p>This is a significant issue for the following reasons:</p> <ol style="list-style-type: none"> i. It is of district wide significance; ii. The issue is addressed in the RPS and the NPS-UDC; iii. The matter is addressed in Future Proof; iv. There are a wide range of options for how this matter can be addressed.
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5 EVALUATION OF PROPOSED POLICIES, RULES AND METHODS

Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

5.1 Identification of Reasonably Practicable Options – for Achieving Objectives

The following assessment consists of an examination of all reasonably practicable options for achieving Objective 4.1.1. This high-level screening process considers the effectiveness of each option. Only those options considered to be reasonably practicable will be evaluated in this section.

Table 19 Reasonably Practicable Options for Achieving Objective 4.1.1

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing (remove all policies and associated methods)	This option would involve the district plan not addressing this issue at all and taking a hands-off approach to the management of growth.	Not effective at all. This would be very ineffective as growth would occur ad-hoc and result in an inability to plan and deliver appropriate infrastructure to support growth.	This option is within Council's power, but there would be a high degree of uncertainty as to whether this approach would ever achieve the objective (unlikely). This approach would not achieve the purpose of the Act in terms of promote the sustainable management of natural and physical resources in a way,	This option would cause issues around the protection of high class soils and productive rural land. It would also be difficult to manage the infrastructure required for social and community wellbeing. This option would allow for ad-hoc growth and offer less protection for productive land. However it would	Discard, this option would not give effect to the NPS-UDC or RPS.

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
			<p>or rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.</p> <p>In addition to this Council must meet the requirements under “NPS-UDC and this approach would not necessarily achieve the growth targets set in the NPS.</p>	allow for growth to occur in response to the market demand.	

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
			This option would leave the district open to ad-hoc growth, as well as growth in inappropriate locations and there would be an inability to prevent this happening.		
Option 2: Status quo (retain policies and methods from both the Waikato and Franklin sections)	This option would require the retention of the zones, extent of urban zones and rules in both sections of the Operative District Plan.	This option would be partially effective as it would allow for a small amount of growth where areas have already been zoned for residential	This option is within Council’s power, but there would be a high degree of uncertainty as to whether this approach would ever achieve the	This option would only enable a small amount of growth within existing urban-zoned areas. This would not allow communities to grow and would not	Discard, this option would not give effect to the NPS-UDC or RPS

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
	Growth would only occur as infill and where there is vacant urban-zoned land yet to be developed.	development but are yet to be developed e.g. Pokeno.	objective. This is unlikely as it would require a significant amount of infill development to meet the population projections. Council must meet the requirements under “NPS-UDC and this approach would not necessarily achieve the growth targets set in the NPS	support economic growth and development of towns and villages either.	
Option 3 – proactively identify	This option involves identifying areas for	This option would achieve the	This option meets council’s	Council does not have the resources	Discard. This approach is ultra

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
further areas for development through deferred zoning	future growth but not enabling them to be developed until there is appropriate infrastructure in place. Development could occur with a Council resolution to that effect.	objectives, and signal the locations where development is appropriate. The use of comprehensive structure plans and master planning would ensure that the new growth areas were well planned and integrated with existing development.	responsibilities and gives clarity on where development is most appropriate. However this approach is ultra vires the Act and relies on processes outside the district plan to determine the zoning. It also provides no certainty to either developers or the community as to when development is likely to occur.	available to service all growth cells at once, nor is there a desire to flood the market with all the identified grow cells at once. This approach provides a mechanism to enable agreed areas of land to be made available for development in the near future, when servicing is agreed and the structure planning for these areas of land is completed.	vires to the Act.

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 4 – proactively rezone areas for urban development	This option involves the identification of sufficient land adjoining existing towns and villages to accommodate growth. These areas would be live-zoned as residential.	This option would achieve the objectives, and signal the locations where development is appropriate. This approach would ensure there was sufficient urban-zoned land to meet Council’s requirements for growth under the NPS-UDC, the RPS and Future Proof. Because the location of the	This option meets council’s responsibilities in terms of the NPS-UDC, the NPS, NZCPS and the updated Future Proof projections. This approach also provides clarity on where development is most appropriate.	This option will benefit a small number of landowners in terms of rezoning, but it constitutes the most appropriate way to accommodate growth and manage the adverse effects from that growth. It also enables economic growth of those towns and villages and strengthening of the local communities.	Retain.

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
		growth areas are adjacent to existing towns and villages, this approach would effectively achieve the objective seeking to consolidate development in and around existing urban areas.		Consolidating growth in planned locations also means that urban growth can be avoided in more sensitive locations maintaining valuable productive rural land. This approach ensures efficient servicing giving the proximity to existing town and villages. Infrastructure upgrades within the existing urban area to support the major part of growth and	

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
				new infrastructure for greenfield development areas, require forward planning and substantial financial investment. A clear target over the lifespan of the district plan allows greater certainty and more effective use of infrastructure investment in Waikato.	
Option 5 –	This option involves	This option would	This option is likely	This option will	Retain in part.

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
accommodate all growth in the existing towns and villages through intensification	increasing densities and development opportunities within existing residential-zoned land. There will be no re-zoning of land to accommodate growth.	enable the objectives to be achieved. Although in reality, the intensification of existing sites will be constrained by factors such as the location of the existing house on the site, shape of the site, road width etc. This approach would ensure that all development occurred in the existing zoned	to partially meet council’s responsibilities in terms of the NPS-UDC, the NPS, NZCPS and the updated Future Proof projections. This approach also provides clarity on where development is most appropriate.	benefit landowners who wish to take up the increased development potential, but it will be at the costs of the character of the towns and villages. This approach is one way to accommodate growth and manage the adverse effects from that growth. It has the effect of limiting the adverse effects of increased development to the existing urban areas.	

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council’s powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
		<p>areas. There is a high likelihood that the additional household targets in Objective 4.1.1(b) would not be achieved. Many landowners are not interested in developing so there is the potential for discrete pockets to be developed to a higher density, with other areas not further developed.</p>		<p>It will also enable economic growth of those towns and villages and strengthening of the local communities.</p> <p>This approach also limits the loss of productive rural land and high class soils.</p> <p>This approach ensures efficient servicing giving the proximity to existing town and villages.</p>	

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 6 – enable growth to be accommodated in the rural areas	This option would enable increased development of the rural areas,	<p>Not effective at all.</p> <p>This would be very ineffective as growth would occur ad-hoc and result in an inability to plan and deliver appropriate infrastructure to support growth.</p> <p>It may result in the additional dwelling target being achieved in Objective 4.1.1(a) however.</p>	<p>This option is within Council's power, but there would be a high degree of uncertainty as to whether this approach would ever achieve the objective.</p> <p>This approach would not achieve the purpose of the Act in terms of promote the sustainable management of natural and physical resources in a way,</p>	<p>This option would cause issues around the protection of high class soils and productive rural land. It would also be difficult to manage the infrastructure required for social and community wellbeing.</p> <p>This option would allow for ad-hoc growth and offer less protection for productive land. However it would</p>	Discard, this option would not give effect to the NPS-UDC or RPS.

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
			<p>or rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety.</p> <p>In addition to this Council must meet the requirements under NPS-UDC and this approach would not necessarily achieve the growth targets set in the NPS.</p>	allow for growth to occur in response to the market demand.	

Objective(s)	<p>4.1.1 Objective – Strategic</p> <p>(a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.</p> <p>(b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development</p> <p>(a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
			This option would leave the district open to ad-hoc growth, as well as growth in inappropriate locations and there would be an inability to prevent this happening.		

Objective(s)	4.1.7 Objective – Character of Towns				
Options Approach to achieve objective(s)	Description (brief)	Relevance	Feasibility	Acceptability	Recommendation
Option 1: Do nothing (remove all policies and associated methods)	This option would involve the district plan not addressing this issue at all and taking a hands-off approach to the management of growth and retention of the character of discrete towns and villages.	Not effective at all. This would be very ineffective as growth would occur ad-hoc and result in an inability to plan and deliver appropriate infrastructure to support growth.	This option is within Council's power, but there would be a high degree of uncertainty as to whether this approach would ever achieve the objective (unlikely). This approach would not achieve the purpose of the Act in terms of promote the sustainable management of natural and physical resources in a way, or rate, which enables people and	This option would cause issues around the protection of high class soils and productive rural land. It would also be difficult to manage the infrastructure required for social and community wellbeing. This option would allow for ad-hoc growth and offer less protection for productive land. However it would allow for growth to occur in response to	Discard, this option would not give effect to the NPS-UDC or RPS.

Objective(s)	4.1.7 Objective – Character of Towns (a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns.				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
			communities to provide for their social, economic, and cultural well-being and for their health and safety. This option would leave the district open to ad-hoc growth, as well as growth in inappropriate locations and there would be an inability to prevent this happening.	the market demand.	
Option 2: Status quo (retain policies and methods from both	This option would require the retention of the zones, extent	This option would be partially effective as it would allow	This option is within Council's power, but there would be	This option would only enable a small amount of growth	Discard, this option would not give effect to the NPS-

Objective(s)	4.1.7 Objective – Character of Towns				
Options Approach to achieve objective(s)	Description (brief)	Relevance	Feasibility	Acceptability	Recommendation
the Waikato and Franklin sections)	<p>Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).</p> <p>of urban zones and rules in both sections of the Operative District Plan.</p> <p>Growth would only occur as infill and where there is vacant urban-zoned land yet to be developed.</p>	<p>How effective provisions are in achieving the objective(s).</p> <p>for a small amount of growth where areas have already been zoned for residential development but are yet to be developed e.g. Pokeno.</p>	<p>Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.</p> <p>a high degree of uncertainty as to whether this approach would ever achieve the objective. This is unlikely as it would require a significant amount of infill development to meet the population projections.</p> <p>Council must meet the requirements under NPS-UDC and this approach would not necessarily achieve the growth targets</p>	<p>Level of equity and fair distribution of impacts, level of community acceptance.</p> <p>Where possible identify at a broad level social, economic, environmental, cultural effects.</p> <p>within existing urban-zoned areas. This would not allow communities to grow and would not support economic growth and development of towns and villages either.</p>	<p>Discard or evaluate further (with brief explanation).</p> <p>UDC or RPS</p>

Objective(s)	<p>4.1.7 Objective – Character of Towns</p> <p>(a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns.</p>				
Options Approach to achieve objective(s)	Description (brief)	Relevance	Feasibility	Acceptability	Recommendation
			set in the NPS		
Option 3 – proactively identify the character, role and strategic direction for each town and village and rezone areas for urban development adjacent to existing towns and villages	This option involves identifying areas for future growth and setting out a vision for each town and village. It involves the identification of sufficient land adjoining existing towns and villages to accommodate growth. These areas would be live-zoned as residential.	This option would achieve the objectives, and signal the locations where development is appropriate. This approach will ensure that the new growth areas were well planned and integrated and connected with existing development.	This option meets council’s responsibilities and gives clarity on where development is most appropriate. This option meets council’s responsibilities in terms of the NPS-UDC, the NPS, NZCPS and the updated Future Proof projections. This approach also provides clarity on where development is most appropriate.	This option will ensure that each town and village has a strategic role in the development of the District. It will ensure that new development complements the existing character and is connected to existing urban development. It will benefit the community by ensuring that new development complements the	Retain.

Objective(s)	4.1.7 Objective – Character of Towns				
Options Approach to achieve objective(s)	Description (brief)	Relevance	Feasibility	Acceptability	Recommendation
	Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	How effective provisions are in achieving the objective(s).	Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	<p>Level of equity and fair distribution of impacts, level of community acceptance.</p> <p>Where possible identify at a broad level social, economic, environmental, cultural effects.</p> <p>existing towns and villages. It also means more efficient sharing of social infrastructure such as community centres and recreation reserves.</p> <p>It also enables economic growth of those towns and villages and strengthening of the local communities.</p>	Discard or evaluate further (with brief explanation).

5.2 Evaluation of Selected Options

This section contains an evaluation of those options identified above for further evaluation. The recommended options have been developed further to include (where relevant) policies, rules and methods. In some instances, provisions have been bundled where they are expected to work together to achieve the objective(s). For efficiency, this second tier evaluation focuses on the approach and the policies and rules which implement that approach as a package, rather than a detailed analysis of every policy and every rule. How this section is approached in terms of level of detail depends to what extent the options are departing from the existing District Plans and the significance of the alternative options. The following table provides a summary of the evaluation results. Supporting information is provided in the Appendices to this report.

The costs and benefits of rezoning are quantified in Appendix 2.

5.3 Strategic and Urban Growth and Development Objectives

There are a suite of policies, rules and methods which will achieve Objective 4.1.1 Strategic and Objective 4.1.2 Urban Growth and Development:

- 4.1.3 Policy - Location of Development
- 4.1.4 Policy – Staging of Development
- 4.1.5 Policy – Density
- 4.1.6 Policy – Commercial and Industrial Activities
- 4.1.8 Policy – Integration and Connectivity
- 4.1.9 Policy – Maintaining Landscape Characteristics
- 4.1.10 Policy – Tuakau
- 4.1.11 Policy – Pokeno
- 4.1.12 Policy - Te Kauwhata
- 4.1.13 Policy – Huntly
- 4.1.14 Policy – Taupiri
- 4.1.15 Policy – Ngaruawahia
- 4.1.16 Policy – Horotiu
- 4.1.17 Policy - Te Kowhai
- 4.1.18 Policy – Raglan
- 4.2.17 Policy – Housing types
- 4.2.18 Policy – Multi unit Development
- 4.2.19 Policy – Retirement Village
- 4.7.2 Policy – Subdivision location and design
- 4.7.3 Policy – Residential Subdivision
- 4.7.4 Policy – Lot sizes
- 4.7.5 Policy – Servicing requirements
- 4.7.6 Policy – Co-ordination between servicing and development and subdivision

- 4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services
- 4.7.8 Policy – Staging of subdivision
- 4.7.9 Policy – Connected neighbourhoods
- 4.7.10 Policy – Recreation and access
- 4.7.11 Policy – Reverse sensitivity
- 4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas
- 4.7.14 Policy – Structure and master planning
- Zones
- Subdivision rules in all chapters

5.3.1 Identification of Options

In considering options for managing growth a number of factors were taken into account including:

- NPS-UDC, and Council’s analysis provided to the Ministry for the Environment and Ministry of Business, Innovation and Employment;
- RPS;
- Future Proof;
- Various structure plans that have already been developed for Waikato District’s towns and villages;
- Programme Business Case for North Waikato Integrated Growth Management;
- Waikato Integrated Scenario Explorer; and
- Iwi Management Plans.

Legal feedback has also directed the approach in terms of live-zoning areas of growth rather than a deferred development approach.

5.3.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 20 Evaluation of provisions

Provisions most appropriate to achieve Objective 4.1.1	Effectiveness and Efficiency	
	Benefits	Costs
4.1.3 Policy - Location of Development 4.1.4 Policy – Staging of Development 4.1.5 Policy – Density 4.1.6 Policy – Commercial and Industrial Activities 4.1.8 Policy – Integration and Connectivity 4.1.9 Policy – Maintaining Landscape Characteristics 4.1.10 Policy – Tuakau 4.1.11 Policy – Pokeno 4.1.12 Policy - Te Kauwhata 4.1.13 Policy – Huntly 4.1.14 Policy – Taupiri 4.1.15 Policy – Ngaruawahia 4.1.16 Policy – Horotiu 4.1.17 Policy - Te Kowhai 4.1.18 Policy – Raglan 4.2.17 Policy – Housing types 4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village 4.7.2 Policy – Subdivision location and design	Environmental: <ul style="list-style-type: none"> Provides for strategic management of growth and avoids widespread adverse effects associated with ad hoc development Avoids urban sprawl and therefore reduces the adverse effects associated with urban development Maintains amenity and character of the District Use of existing infrastructure will result in less adverse effects than completely new infrastructure networks Enables better management of reverse sensitivity effects as the interface with the rural environment is limited 	Environmental: <ul style="list-style-type: none"> Restricts large scale urban development in locations where it may have fewer effects Potential adverse effects on urban character from intensification Increases pressure on existing infrastructure capacity Alteration to natural character surrounding towns and villages Loss of agricultural and horticultural land - nearly all (86%) of the growth areas have been upzoned from Rural zoned land within the ODP (970ha out of 1,125ha). Around 50% of the growth areas contain high class soils (569ha). Over half (57%) of these soils are located around Tuakau (326ha). Overall however, the growth areas represent a long term loss of just 1% of the district’s high class soils. The loss in the Tuakau community area is 13% of total high class soils. In other areas, the loss represents a

<p>4.7.3 Policy – Residential Subdivision 4.7.4 Policy – Lot sizes 4.7.5 Policy – Servicing requirements 4.7.6 Policy – Co-ordination between servicing and development and subdivision</p>		<p>smaller share (6% in the Pokeno community area, and 3% each in the Ngaruawahia and Te Kowhai communities.</p>
<p>4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services 4.7.8 Policy – Staging of subdivision 4.7.9 Policy – Connected neighbourhoods 4.7.10 Policy – Recreation and access 4.7.11 Policy – Reverse sensitivity 4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas 4.7.14 Policy – Structure and master planning Zones Subdivision rules in all chapters Zones and the spatial extent of those zones</p>	<p>Economic:</p> <ul style="list-style-type: none"> • Maximises use of productive rural land by directing growth into identified areas • Efficient use of existing infrastructure and reduces need to develop new infrastructure • More affordable to provide housing • Critical mass makes it viable to have commercial • Increased employment opportunities from having towns functioning as employment hubs • The benefits of a land value increase on a per household basis from upzoning will be substantial. 	<p>Economic:</p> <ul style="list-style-type: none"> • Financial costs to provide appropriate infrastructure to service new development. • Increases the value of the land identified.
<p>Chapter rules for Residential Zone and Village Zone:</p> <ul style="list-style-type: none"> • Activity status for multi-unit development • Subdivision rules • Assessment criteria associated with multi-unit development and subdivision <p>Infrastructure and Energy chapter</p> <ul style="list-style-type: none"> • Rules relating to servicing of new 	<p>Social:</p> <ul style="list-style-type: none"> • Provides certainty for developers and the community by strategically managing growth • Development is located to contribute to integrate and connect with existing communities • Encourages vibrant centres by allowing greater population densities in close proximity to the towns and villages • Efficiencies of providing social 	<p>Social:</p> <ul style="list-style-type: none"> • May constrain growth if the landowners of the identified growth areas are not interested in developing their land • Potential adverse social effects from increased population in urban areas • Can lead to a negative effect on character due to increased density and urban populations • The identified areas for growth many not match market demand or desires

lots Assessment criteria associated with servicing new lots and subdivisions	<p>infrastructure in the towns and villages such as halls, library and recreation reserves</p> <ul style="list-style-type: none"> • Likely to result in a more diverse demographic range • Provides housing choices in a range of locations • Provides choice in housing form • Increased walkability and accessibility to local shops and services by being located in a compact urban environment. • Supporting development of a community • Increase in the types of activities and opportunities available 	<ul style="list-style-type: none"> • The housing form may not match housing demand. • Residential expansion may cause reverse sensitivity issues with surrounding agricultural uses as the townships expand outward.
	<p>Cultural:</p> <ul style="list-style-type: none"> • Additional growth in towns and villages can support community development and identity • Increased population creates a more dynamic culture • Increase in the types of activities and opportunities available • Options for people to live in areas that they culturally associated themselves with 	<p>Cultural:</p> <ul style="list-style-type: none"> • May change the nature, character and identity of the towns and villages
<p>Opportunities for economic growth and employment</p>		
<p>The combination of policies, zones and rules will result in additional economic growth and employment. Additional population around the towns and villages will result in increased employment opportunities for those in the land development and construction sector. This growth is relatively short lived though, and the more lasting economic growth and employment opportunities comes from increased population around the towns and villages.</p>		

A large amount of additional capacity will be provided across a number of the Waikato District's urban settlements, particularly in northern towns of Pokeno and Tuakau, adjacent to the edge of Auckland. It is likely that a significant share of the capacity within these towns will be meeting spillover demand from the Auckland region (and south, for Hamilton). The large amount of capacity within Pokeno and Tuakau will be likely to function as a spatial expansion of the Auckland housing market, encouraging a more dispersed urban form. Households seeking lower cost dwellings will seek a location within these main urban settlements and are likely to commute to Auckland and Hamilton for employment, as well as travel to these main centres to meet a share of their needs for goods and services.

From the Market Economics analysis (Appendix 2), Pokeno currently has greenfield capacity for an additional 2,200 dwellings (excluding Country Living), and a further 500 infill dwellings. The proposed growth areas add a further capacity of 3,500 dwellings, bringing the total greenfield capacity to 5,700 dwellings. This compares to a medium-series long-term demand for 2,300 dwellings.

Tuakau currently has capacity for an additional 650 greenfield dwellings, and 500 infill dwellings. The proposed growth areas add a further capacity of 6,500 dwellings, bringing the total capacity to 7,200 dwellings. This compares to a long-term medium-series demand of 2,200 dwellings.

Together, Pokeno and Tuakau have a combined greenfields capacity for 13,000 dwellings (excluding lifestyle properties), and a medium-series long-term demand for 3,800-4,500 dwellings. However, under a higher, Auckland-spillover growth scenario, Pokeno and Tuakau may have a combined long-term demand for 10,000 dwellings.

Taupiri currently has greenfield capacity for 150 dwellings, with a further capacity of nearly 400 dwellings within the proposed growth areas. Significant capacity (1,400 dwellings) is also present within the Country Living zone for lifestyle properties.

Options less or not as appropriate to achieve the objective

The options to achieve the objectives are outlined in Section 5.1 of this report, but in summary are:

- Option 1: Do nothing – (remove all policies and associated methods)
- Option 2: Status quo – retain policies and methods from both the Waikato and Franklin sections
- Option 3: proactively identify further areas for development through deferred zoning
- Option 6: enable growth to be accommodated in the rural areas

Appropriateness:

None of these options were considered appropriate for achieving the objectives as they provided no certainty that the level of growth required by the NPS-UDC, RPS or Future Proof could be enabled or delivered.

Risk of acting or not acting

Uncertainty or insufficiency of information:

As with all modelling and forecasting, there is some element of uncertainty with the projections. The population data which has been compiled to support Waikato District's NPS-UDC information requirements are sourced from the following report WISE (Waikato Integrated Scenario Explorer) Land Use Projections and Population Density Modelling by Census Area Unit October 2016.

Risk of acting or not acting:

The policies in combination with the rules and approach to zoning provide a strong base for the pro-active, managed supply of land to meet the targets set out in the objectives. Without them, there is the risk that meeting development capacity and land supply objectives will be left to chance and be driven by particular development initiatives as they arise. This approach seeks to provide greater overall scope for the development sector and housing market to operate efficiently by giving more long-term certainty about where Waikato District will and will not grow. The risk of not acting is that the district plan does not enable population growth to be accommodated and results in adhoc private plan change requests which may not be located in the most appropriate locations.

Efficiency and effectiveness

These policies generally provide an efficient way to achieve Objectives 4.1.1(a) and 4.1.2(a), and the benefits of providing for a consolidated urban form outweigh the costs. The primary benefits from the policies are that they ensure an efficient use of existing infrastructure through restricting urban sprawl. This reduces the need to develop new infrastructure while allowing for future urban growth in a controlled manner. The policies also maintain amenity and character of the District including towns and villages, provide for housing choice appropriate to the community, provide a quality living environment and they support the viability of centres by providing increased and connected population.

The proposed policies provide an effective framework to achieve Objectives 4.1.1(a) and 4.1.2(a) and a consolidated urban form and limited growth areas through specific policies in relation to future urban growth areas, structure plan areas, and managing intensification.

5.4 Character of Towns Objective

There are a suite of policies, rules and methods which will achieve Objective 4.1.7

Character of Towns:

- 4.1.3 Policy - Location of Development
- 4.1.5 Policy – Density
- 4.1.6 Policy – Commercial and Industrial Activities
- 4.1.8 Policy – Integration and Connectivity
- 4.1.9 Policy – Maintaining Landscape Characteristics
- 4.1.10 Policy – Tuakau
- 4.1.11 Policy – Pokeno
- 4.1.12 Policy - Te Kauwhata
- 4.1.13 Policy – Huntly
- 4.1.14 Policy – Taupiri
- 4.1.15 Policy – Ngaruawahia
- 4.1.16 Policy – Horotiu
- 4.1.17 Policy - Te Kowhai
- 4.1.18 Policy – Raglan

Residential Zones

- 4.2.2 Policy – Character
- 4.2.4 Policy – Front Setback
- 4.2.5 Policy – Setback: Side Boundaries
- 4.2.6 Policy – Height
- 4.2.7 Policy – Site Coverage and Permeable Surfaces
- 4.2.8 Policy – Excessive building scale
- 4.2.10 Policy – Daylight and Outlook
- 4.2.17 Policy – Housing types
- 4.2.18 Policy – Multi unit Development
- 4.2.19 Policy – Retirement Village
- 4.2.21 Policy – Maintain Residential Purpose
- 4.2.23 Policy – Non-residential activities
- 4.2.26 Policy – Neighbourhood centres in structure plan areas

Village Zone

- 4.3.2 Policy – Character
- 4.3.3 Policy – Future Development – Tuakau and Te Kowhai
- 4.4.5 Policy – Building Setbacks
- 4.3.6 Policy – Front Setback Character
- 4.3.7 Policy – Excessive Building Scale
- 4.3.8 Policy – Residential Amenity and Function
- 4.3.9 Policy – Height of buildings
- 4.3.10 Policy – Daylight and Outlook
- 4.3.11 Policy – Maintain Residential Function
- 4.3.12 Policy – Non-residential activities
- 4.3.13 Policy – Existing non-residential activities

- 4.5 Business and Business Town Centre Zones
 - 4.5.2 Policy – Commercial Function and Purpose
 - 4.5.3 Policy – Commercial Purpose: Business Town Centre Zone
 - 4.5.4 Policy – Commercial Purpose: Business Zone
 - 4.5.5 Policy – Commercial Purpose: Tamahere Business Zone
 - 4.5.6 Policy – Commercial Purpose: Neighbourhood Centres
 - 4.5.7 Policy – Commercial Purpose: Neighbourhood Centres in Structure Plans
 - 4.5.8 Policy – Role and Function of the Business Zone
 - 4.5.9 Policy – Employment opportunities: Business Town Centre Zone and Business Zone
 - 4.5.10 Policy – Retail: Business Town Centre Zone and Business Zone
 - 4.5.11 Policy - Residential upper floors: Business Town Centre Zone and Business Zone
 - 4.5.13 Policy – Town Centre Built Form
 - 4.5.14 Policy – Raglan Town Centre
 - 4.5.15 Policy – Huntly Town Centre
 - 4.5.16 Policy – Ngaruawahia Town Centre
 - 4.5.17 Policy – Te Kauwhata Town Centre
 - 4.5.18 Policy – Pokeno Town Centre
 - 4.5.19 Policy – Tuakau Town Centre
 - 4.5.20 Policy – Pedestrian frontages: active street frontages – Business Town Centre Zone
 - 4.5.21 Policy - Corner buildings – Business Town Centre Zone
 - 4.5.22 Policy – Landscaping - Business Town Centre Zone
 - 4.5.24 Policy – New buildings: Business Town Centre Zone
 - 4.5.26 Policy – Landscaping onsite parking areas – Business Zone
 - 4.5.27 Policy – Front setback – Business Zone
 - 4.5.28 Policy – Height: Business Zone
 - 4.5.29 Policy – New buildings: Business Zone
 - 4.5.31 Policy - Reverse sensitivity
 - 4.5.32 Policy – Adjoining site amenity
 - 4.5.33 Policy - Reverse sensitivity
 - 4.5.42 Policy – Adjoining site amenity
- 4.6 Industrial and Heavy Industrial Zones
 - 4.6.2 Policy – Provide Industrial Zones with Different Functions
 - 4.6.3 Policy – Maintain a Sufficient Supply of Industrial Land
 - 4.6.4 Policy – Maintain Industrial Land for Industrial Purposes
 - 4.6.5 Policy – Recognition of Industrial Activities outside of Urban Areas
 - 4.6.8 Policy – Specific activities within Nau Mai Business Park
- 4.7 Urban Subdivision and development
 - 4.8.1 Policy – Subdivision location and design
 - 4.8.2 Policy – Residential Subdivision
- 4.9.1 Policy – Lot sizes
- 4.9.2 Policy – Servicing requirements

- 4.9.3 Policy – Co-ordination between servicing and development and subdivision
- 4.9.4 Policy – Achieving sufficient development density to support the provision of infrastructure services
- 4.9.5 Policy – Staging of subdivision
- 4.9.6 Policy – Connected neighbourhoods
- 4.9.7 Policy – Recreation and access
- 4.9.8 Policy – Reverse sensitivity
- 4.9.10 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas
- 4.10.1 Policy – Structure and master planning
- Zones and the spatial extent of those zones
- Rules for:
 - Residential Zone
 - Village Zone
 - Industrial Zone
 - Heavy Industrial Zone
 - Business Zone
 - Business Town Centre Zone
- Infrastructure and Energy chapter: Rules relating to servicing of new lots and transport networks
- Subdivision rules in all chapters
- Land use activities in all zone chapters
- Land use – buildings in all zone chapters

5.4.1 Identification of Options

In considering options for managing the issue of character of towns, a number of factors were taken into account including:

- NPS-UDC, and Council's analysis provided to the Ministry for the Environment and Ministry of Business, Innovation and Employment;
- RPS;
- Future Proof;
- Various structure plans that have already been developed for Waikato District's towns and villages;
- Programme Business Case for North Waikato Integrated Growth Management;
- Waikato Integrated Scenario Explorer; and
- Iwi Management Plans.

5.4.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 21 Evaluation of provisions

Provisions most appropriate to achieve Objective 4.1.7	Effectiveness and Efficiency	
	Benefits	Costs
4.1.3 Policy - Location of Development 4.1.5 Policy – Density 4.1.6 Policy – Commercial and Industrial Activities 4.1.8 Policy – Integration and Connectivity 4.1.9 Policy – Maintaining Landscape Characteristics 4.1.10 Policy – Tuakau 4.1.11 Policy – Pokeno 4.1.12 Policy - Te Kauwhata 4.1.13 Policy – Huntly 4.1.14 Policy – Taupiri 4.1.15 Policy – Ngaruawahia 4.1.16 Policy – Horotiu 4.1.17 Policy - Te Kowhai 4.1.18 Policy – Raglan Residential Zones 4.2.2 Policy – Character 4.2.4 Policy – Front Setback 4.2.5 Policy – Setback: Side Boundaries 4.2.6 Policy – Height	Environmental: <ul style="list-style-type: none"> • Maintains amenity and character of the District • Use of existing infrastructure will result in less adverse effects than completely new infrastructure networks • Providing good access to facilities and services by a range of transport modes • Encouraging a range of transport modes • Ensuring quality design of new development through design guides • Ensures that the landscape characteristics are retained. This limits the adverse effects from large scale earthworks • Reverse sensitive issues associated with industrial activities, intensive farming, transport networks are recognised and minimised for each 	Environmental: <ul style="list-style-type: none"> • Potential adverse effects on urban character from intensification and growth • Increases pressure on existing infrastructure capacity • Alteration to natural character surrounding towns and villages

<p>4.2.7 Policy – Site Coverage and Permeable Surfaces 4.2.8 Policy – Excessive building scale 4.2.10 Policy – Daylight and Outlook 4.2.17 Policy – Housing types 4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village 4.2.21 Policy – Maintain Residential Purpose 4.2.23 Policy – Non-residential activities 4.2.26 Policy – Neighbourhood centres in structure plan areas</p>	<p>town.</p> <ul style="list-style-type: none"> • Development is guided by comprehensive and integrated structure plans. • Particular natural constraints are identified and recognised such as geotechnical and ecological constraints in Lakeside, Te Kauwhata • Efficient use of already urbanised land through enabling infill development. 	
<p>4.3 Village Zone 4.3.2 Policy – Character 4.3.3 Policy – Future Development – Tuakau and Te Kowhai 4.4.5 Policy – Building Setbacks 4.3.6 Policy – Front Setback Character 4.3.7 Policy – Excessive Building Scale 4.3.8 Policy – Residential Amenity and Function 4.3.9 Policy – Height of buildings 4.3.10 Policy – Daylight and Outlook 4.3.11 Policy – Maintain Residential Function 4.3.12 Policy – Non-residential activities 4.3.13 Policy – Existing non-residential activities</p>	<p>Economic:</p> <ul style="list-style-type: none"> • Commercial and industrial development is focused into specified zones • Industrial activities are focused into identified growth nodes • There are efficiencies in having like-activities clustered together • Resident’s daily needs can be met in their own community 	<p>Economic:</p> <ul style="list-style-type: none"> • Financial costs to provide appropriate infrastructure to service new development. • Increases the value of the land identified.
<p>4.5 Business and Business Town Centre Zones 4.5.2 Policy – Commercial Function and</p>	<p>Social:</p> <ul style="list-style-type: none"> • Providing good access to facilities and services by a range of transport modes • Ensuring there is sufficient and appropriately located recreation reserves to meet the needs of each community • Ensures crime prevention through environmental design is considered 	<p>Social:</p> <ul style="list-style-type: none"> • May constrain growth if the landowners of the identified growth areas are not interested in developing their land • Potential adverse social effects from increased population in urban areas • Can lead to a negative effect on character due to increased density and urban populations • The identified areas for growth may not match market demand or desires

<p>Purpose</p> <p>4.5.3 Policy – Commercial Purpose: Business Town Centre Zone</p> <p>4.5.4 Policy – Commercial Purpose: Business Zone</p> <p>4.5.5 Policy – Commercial Purpose: Tamahere Business Zone</p> <p>4.5.6 Policy – Commercial Purpose: Neighbourhood Centres</p> <p>4.5.7 Policy – Commercial Purpose: Neighbourhood Centres in Structure Plans</p> <p>4.5.8 Policy – Role and Function of the Business Zone</p> <p>4.5.9 Policy – Employment opportunities: Business Town Centre Zone and Business Zone</p> <p>4.5.10 Policy – Retail: Business Town Centre Zone and Business Zone</p> <p>4.5.11 Policy - Residential upper floors: Business Town Centre Zone and Business Zone</p> <p>4.5.13 Policy – Town Centre Built Form</p> <p>4.5.14 Policy – Raglan Town Centre</p> <p>4.5.15 Policy – Huntly Town Centre</p> <p>4.5.16 Policy – Ngaruawahia Town Centre</p> <p>4.5.17 Policy – Te Kauwhata Town Centre</p> <p>4.5.18 Policy – Pokeno Town Centre</p> <p>4.5.19 Policy – Tuakau Town Centre</p> <p>4.5.20 Policy – Pedestrian frontages: active street frontages – Business Town Centre Zone</p> <p>4.5.21 Policy - Corner buildings – Business</p>	<p>in the design of new development</p> <ul style="list-style-type: none"> • The unique function and role of each town and village is recognised and retained • Ensures a variety of housing options are provided. This will ensure the full range of the demographic spectrum can be accommodated e.g elderly, small families, extended families etc. • Identifying the areas for growth creates certainty for the community. 	<ul style="list-style-type: none"> • The housing form may not match housing demand.
	<p>Cultural:</p> <ul style="list-style-type: none"> • The policies identify the characteristics and qualities of each town and village and ensure this is retained 	<p>Cultural:</p> <ul style="list-style-type: none"> • May change the nature, character and identity of the towns and villages

<p>Town Centre Zone</p> <p>4.5.22 Policy – Landscaping - Business Town Centre Zone</p> <p>4.5.24 Policy – New buildings: Business Town Centre Zone</p> <p>4.5.26 Policy – Landscaping onsite parking areas – Business Zone</p> <p>4.5.27 Policy – Front setback – Business Zone</p> <p>4.5.28 Policy – Height: Business Zone</p> <p>4.5.29 Policy – New buildings: Business Zone</p> <p>4.5.31 Policy - Reverse sensitivity</p> <p>4.5.32 Policy – Adjoining site amenity</p> <p>4.5.33 Policy - Reverse sensitivity</p> <p>4.5.42 Policy – Adjoining site amenity</p> <p>4.6 Industrial and Heavy Industrial Zones</p> <p>4.6.2 Policy – Provide Industrial Zones with Different Functions</p> <p>4.6.3 Policy – Maintain a Sufficient Supply of Industrial Land</p> <p>4.6.4 Policy – Maintain Industrial Land for Industrial Purposes</p> <p>4.6.5 Policy – Recognition of Industrial Activities outside of Urban Areas</p> <p>4.6.8 Policy – Specific activities within Nau Mai Business Park</p> <p>4.8.1 Policy – Subdivision location and design</p> <p>4.8.2 Policy – Residential Subdivision</p> <p>4.9 Urban Outcomes</p>		
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<p>4.9.1 Policy – Lot sizes 4.9.2 Policy – Servicing requirements 4.9.3 Policy – Co-ordination between servicing and development and subdivision 4.9.4 Policy – Achieving sufficient development density to support the provision of infrastructure services 4.9.5 Policy – Staging of subdivision 4.9.6 Policy – Connected neighbourhoods 4.9.7 Policy – Recreation and access 4.9.8 Policy – Reverse sensitivity 4.9.10 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>4.10.1 Policy – Structure and master planning</p> <p>Zones and the spatial extent of those zones</p> <p>Rules for:</p> <ul style="list-style-type: none"> • Residential Zone • Village Zone • Industrial Zone • Heavy Industrial Zone • Business Zone • Business Town Centre Zone <p>Infrastructure and Energy chapter: Rules relating to servicing of new lots and transport networks Subdivision rules in all chapters Land use activities in all zone chapters</p>		
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Land use – buildings in all zone chapters	
Opportunities for economic growth and employment	
<p>The combination of policies, zones and rules will result in additional economic growth and employment. Additional population around the towns and villages will result in increased employment opportunities for those in the land development and construction sector. This growth is relatively short lived though, and the more lasting economic growth and employment opportunities comes from increased population around the towns and villages and the opportunities extra population create.</p>	
Options less or not as appropriate to achieve the objective	
<p>The options to achieve the objectives are outlined in Section 5.1 of this report, but in summary are:</p> <ul style="list-style-type: none"> • Do nothing – (remove all policies and associated methods) • Status quo – retain policies and methods from both the Waikato and Franklin sections <p>Appropriateness: None of these options were considered appropriate for achieving the objectives as they did not explicitly recognise the role and character of the existing towns and villages, or implement the structure plans for these towns.</p>	
Risk of acting or not acting	
<p>Uncertainty or insufficiency of information: There is little uncertainty with regards to the role and character of the existing towns and villages. What is uncertain is how desirable they will be to the market in terms of attracting development and additional houses. There may be other pressures or drivers which result in one town being more attractive for development than others.</p> <p>Risk of acting or not acting: The risk of not acting is that development is not compatible with the existing character and role of towns, and results in uncoordinated and disconnected expansion of the towns.</p>	
Efficiency and effectiveness	
<p>How will the suite of provisions be efficient at achieving the objective? Having regard to the costs and benefits, the suite of policies and rules will be efficient at achieving Objective 4.1.7. The rules set standards for normal development to follow and expectations consistent with urban zones. Where new development is proposed in growth areas (ie newly zoned areas), the policies establish a framework for this development that reflects the role and character of the town which the growth is part of.</p> <p>How will the suite of provisions be effective at achieving the objective? The policies in particular will be effective at achieving Objective 4.1.7 as they clearly outline the vision and role for each town and village. The policies</p>	

acknowledge the specific issues of each town, and require new development to have regard to these matters. The policies also effectively establish a framework for development and ensure there is appropriate features such as recreation reserves and stormwater networks.

6 CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, Objectives 4.1.1, 4.1.2 and 4.1.7 are considered the most appropriate way to achieve the Purpose of the RMA (Section 5) for addressing strategic development and the management of growth.

It is considered that the recommended policies and methods outlined above are the most appropriate way for achieving the objective(s), having considered:

- (i) other reasonably practicable options for achieving the objectives; and
- (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives.

APPENDIX I PROVISION CASCADE

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
Strategic Direction and management of growth	<p>4.1.1 Objective – Strategic (a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated. (b) An additional 13,300 - 17,500 dwellings are created during the period 2018 -2045.</p> <p>4.1.2 Objective – Urban Growth and Development (a) Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>	<p>4.1.3 Policy - Location of Development 4.1.4 Policy – Staging of Development 4.1.5 Policy – Density 4.1.6 Policy – Commercial and Industrial Activities 4.1.8 Policy – Integration and Connectivity 4.1.9 Policy – Maintaining Landscape Characteristics 4.1.10 Policy – Tuakau 4.1.11 Policy – Pokeno 4.1.12 Policy - Te Kauwhata 4.1.13 Policy – Huntly 4.1.14 Policy – Taupiri 4.1.15 Policy – Ngaruawahia 4.1.16 Policy – Horotiu 4.1.17 Policy - Te Kowhai 4.1.18 Policy – Raglan</p> <p>4.2.17 Policy – Housing types 4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village</p> <p>4.7 Urban Subdivision and development 4.8.1 Policy – Subdivision location and design 4.8.2 Policy – Residential Subdivision</p> <p>4.9 Urban Outcomes 4.9.1 Policy – Lot sizes 4.9.2 Policy – Servicing requirements 4.9.3 Policy – Co-ordination between servicing and development and subdivision</p>	<p>Chapter rules for Residential Zone and Village Zone: Activity status for multi-unit development Subdivision rules</p> <p>Infrastructure and Energy chapter Rules relating to servicing of new lots</p>	<p>Assessment criteria associated with multi-unit development and subdivision</p> <p>Assessment criteria associated with servicing new lots and subdivisions</p>

		<p>4.9.4 Policy – Achieving sufficient development density to support the provision of infrastructure services</p> <p>4.9.5 Policy – Staging of subdivision</p> <p>4.9.6 Policy – Connected neighbourhoods</p> <p>4.9.7 Policy – Recreation and access</p> <p>4.9.8 Policy – Reverse sensitivity</p> <p>4.9.10 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>4.10.1 Policy – Structure and master planning</p>		
	<p>4.1.7 Objective – Character of Towns</p> <p>(a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns.</p>	<p>4.1.3 Policy - Location of Development</p> <p>4.1.5 Policy – Density</p> <p>4.1.6 Policy – Commercial and Industrial Activities</p> <p>4.1.8 Policy – Integration and Connectivity</p> <p>4.1.9 Policy – Maintaining Landscape Characteristics</p> <p>4.1.10 Policy – Tuakau</p> <p>4.1.11 Policy – Pokeno</p> <p>4.1.12 Policy - Te Kauwhata</p> <p>4.1.13 Policy – Huntly</p> <p>4.1.14 Policy – Taupiri</p> <p>4.1.15 Policy – Ngaruawahia</p> <p>4.1.16 Policy – Horotiu</p> <p>4.1.17 Policy - Te Kowhai</p> <p>4.1.18 Policy – Raglan</p> <p>Residential Zones</p> <p>4.2.2 Policy – Character</p> <p>4.2.4 Policy – Front Setback</p> <p>4.2.5 Policy – Setback: Side Boundaries</p> <p>4.2.6 Policy – Height</p> <p>4.2.7 Policy – Site Coverage and Permeable Surfaces</p> <p>4.2.8 Policy – Excessive building scale</p> <p>4.2.10 Policy – Daylight and Outlook</p> <p>4.2.17 Policy – Housing types</p>	<p>Rules for:</p> <ul style="list-style-type: none"> • Residential Zone • Village Zone • Industrial Zone • Heavy Industrial Zone • Business Zone • Business Town Centre Zone <p>Infrastructure and Energy chapter: Rules relating to servicing of new lots and transport networks</p>	<p>Assessment criteria associated with multi-unit development and subdivision</p> <p>Assessment criteria associated with servicing new lots and subdivisions</p>

		<p>4.2.18 Policy – Multi unit Development 4.2.19 Policy – Retirement Village 4.2.21 Policy – Maintain Residential Purpose 4.2.23 Policy – Non-residential activities 4.2.26 Policy – Neighbourhood centres in structure plan areas</p> <p>Village Zone 4.3.2 Policy – Character 4.3.3 Policy – Future Development – Tuakau and Te Kowhai 4.4.5 Policy – Building Setbacks 4.3.6 Policy – Front Setback Character 4.3.7 Policy – Excessive Building Scale 4.3.8 Policy – Residential Amenity and Function 4.3.9 Policy – Height of buildings 4.3.10 Policy – Daylight and Outlook 4.3.11 Policy – Maintain Residential Function 4.3.12 Policy – Non-residential activities 4.3.13 Policy – Existing non-residential activities</p> <p>4.5 Business and Business Town Centre Zones 4.5.2 Policy – Commercial Function and Purpose 4.5.3 Policy – Commercial Purpose: Business Town Centre Zone 4.5.4 Policy – Commercial Purpose: Business Zone 4.5.5 Policy – Commercial Purpose: Tamahere Business Zone 4.5.6 Policy – Commercial Purpose: Neighbourhood Centres 4.5.7 Policy – Commercial Purpose: Neighbourhood Centres in Structure Plans 4.5.8 Policy – Role and Function of the Business Zone 4.5.9 Policy – Employment opportunities: Business</p>		
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		<p>Town Centre Zone and Business Zone</p> <p>4.5.10 Policy – Retail: Business Town Centre Zone and Business Zone</p> <p>4.5.11 Policy - Residential upper floors: Business Town Centre Zone and Business Zone</p> <p>4.5.13 Policy – Town Centre Built Form</p> <p>4.5.14 Policy – Raglan Town Centre</p> <p>4.5.15 Policy – Huntly Town Centre</p> <p>4.5.16 Policy – Ngaruawahia Town Centre</p> <p>4.5.17 Policy – Te Kauwhata Town Centre</p> <p>4.5.18 Policy – Pokeno Town Centre</p> <p>4.5.19 Policy – Tuakau Town Centre</p> <p>4.5.20 Policy – Pedestrian frontages: active street frontages – Business Town Centre Zone</p> <p>4.5.21 Policy - Corner buildings – Business Town Centre Zone</p> <p>4.5.22 Policy – Landscaping - Business Town Centre Zone</p> <p>4.5.24 Policy – New buildings: Business Town Centre Zone</p> <p>4.5.26 Policy – Landscaping onsite parking areas – Business Zone</p> <p>4.5.27 Policy – Front setback – Business Zone</p> <p>4.5.28 Policy – Height: Business Zone</p> <p>4.5.29 Policy – New buildings: Business Zone</p> <p>4.5.31 Policy - Reverse sensitivity</p> <p>4.5.32 Policy – Adjoining site amenity</p> <p>4.5.33 Policy - Reverse sensitivity</p> <p>4.5.42 Policy – Adjoining site amenity</p> <p>4.6 Industrial and Heavy Industrial Zones</p> <p>4.6.2 Policy – Provide Industrial Zones with Different Functions</p> <p>4.6.3 Policy – Maintain a Sufficient Supply of Industrial Land</p>		
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		<p>4.6.4 Policy – Maintain Industrial Land for Industrial Purposes</p> <p>4.6.5 Policy – Recognition of Industrial Activities outside of Urban Areas</p> <p>4.6.8 Policy – Specific activities within Nau Mai Business Park</p> <p>4.7 Urban Subdivision and development</p> <p>4.8.1 Policy – Subdivision location and design</p> <p>4.8.2 Policy – Residential Subdivision</p> <p>4.9 Urban Outcomes</p> <p>4.9.1 Policy – Lot sizes</p> <p>4.9.2 Policy – Servicing requirements</p> <p>4.9.3 Policy – Co-ordination between servicing and development and subdivision</p> <p>4.9.4 Policy – Achieving sufficient development density to support the provision of infrastructure services</p> <p>4.9.5 Policy – Staging of subdivision</p> <p>4.9.6 Policy – Connected neighbourhoods</p> <p>4.9.7 Policy – Recreation and access</p> <p>4.9.8 Policy – Reverse sensitivity</p> <p>4.9.10 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>4.10.1 Policy – Structure and master planning</p>		
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APPENDIX 2 MARKET ECONOMICS SECTION 32 GROWTH AREAS TOPIC

APPENDIX 3 RURAL CAPACITY COSTS AND BENEFITS

APPENDIX 4 MARKET ECONOMICS HOUSING DEVELOPMENT CAPACITY ASSESSMENT 2017

APPENDIX 5 MARKET ECONOMICS BUSINESS DEVELOPMENT CAPACITY ASSESSMENT 2017

APPENDIX 6 COMPARISON OF ZONES

APPENDIX 7 COUNCILLOR WORKSHOPS

APPENDIX 8 TUAKAU STRUCTURE PLAN 2014

APPENDIX 9 NGAARUAWAAHIA, HOPUHOPU, TAUPIRI, HOROTIU, TE KOWHAI AND GLEN MASSEY STRUCTURE PLAN 2017

APPENDIX 10 HOROTIU WEST DEVELOPMENT - THREE WATERS INFRASTRUCTURE ASSESSMENT

APPENDIX 11 HOROTIU WEST GEOTECHNICAL DEVELOPMENT – DESKTOP PRELIMINARY ASSESSMENT

APPENDIX 12 HOROTIU WEST MASTERPLAN CONCEPT AND TRANSPORT NETWORK ETHOS

APPENDIX 13 POKENO WEST ENGINEERING REPORT

APPENDIX 14 POKENO WEST INTEGRATED TRANSPORTATION ASSESSMENT REPORT

APPENDIX 15 POKENO WEST EXPANSION – URBAN DESIGN REPORT

APPENDIX 16 POKENO WEST ECOLOGY REPORT

APPENDIX 17 POKENO WEST GEOTECHNICAL FEASIBILITY ASSESSMENT

APPENDIX 18 TE KOWHAI AIRPARK DEVELOPMENT THREE WATERS FEASIBILITY REPORT

APPENDIX 19 TE KOWHAI AIRPARK DEVELOPMENT WASTEWATER RECOMMENDING REPORT

APPENDIX 20 TE KOWHAI AIRPARK INTEGRATED TRANSPORT ASSESSMENT

APPENDIX 21 TE KOWHAI WEST THREE WATERS INFRASTRUCTURE ASSESSMENT

APPENDIX 22 TE KOWHAI WEST GEOTECHNICAL SUITABILITY ASSESSMENT

APPENDIX 23 TE KOWHAI WEST INTEGRATED TRANSPORT ASSESSMENT

APPENDIX 24 WISE PROJECTIONS – LAND USE PROJECTIONS AND POPULATION DENSITY MODELLING BY CENSUS AREA UNIT