

**Plan Change 17
Ngaruawahia and Surrounding Villages
Stage One
Proposed Rezoning**

Summary Statutory Report including s32 Analysis

Waikato Section, Waikato District Plan

Waikato District Plan
Notified 15 April 2016



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Contents

1. Introduction	3
Ngaruawahia	3
Taupiri	4
Horotiu	4
Te Kowhai	4
Glen Massey	5
1.1 Statutory Framework.....	6
1.2 Relevant Planning Documents	8
2. Part II Resource Management Act II	18
3. Consultation.....	21
3.1 Community Engagement in Preparing the Structure Plan and Proposed PCI7.....	22
4. Plan Content	23
5. Section 32 Analysis	49
5.1 Analysis of Content of Plan Change	51
5.2 Section 32 Analysis Options	79
Appendix I	87

I. Introduction

Proposed Plan Change 17 ('PC17') to the Waikato section of the Waikato District Plan, seeks to undertake zoning changes to a number of properties within the Ngaruawahia township and in the villages of Taupiri, Horotiu, Te Kowhai and Glen Massey ('Structure Plan Area'). PC 17 proposes to rezone four categories as follows:

- a) Rezone land at Ngaruawahia, Taupiri, Horotiu, and Te Kowhai from rural to either new residential or country living;
- b) Rezone land at Ngaruawahia and Horotiu from industrial to business;
- c) Rezone land at Ngaruawahia from living to business;
- d) Rezone land at Horotiu from either industrial or rural to country living;
- e) Rezone land at Horotiu from rural to new residential;
- f) Rezone land at Taupiri from living to country living;
- g) Rezone land at Glen Massey from country living to rural.

The specifics of the proposed rezoning are detailed in Section 4 of this report; however PC17 proposes zone changes to the following properties (listed as per street address where possible or referenced by property location).

Amendments to Schedule 24B Horotiu Industrial Park will be made to clarify that this schedule no longer will apply to Stage 3C as shown in Figure 24B(A) from the 15 April 2016.

Ngaruawahia

- a) Galileo Street: 2, 4 and 6 - to be rezoned from Living to Business;
- b) Great South Road: 5885A, 5881, property between 5881 and 5859, 5859 and 5851 - to be rezoned from Rural to New Residential;
- c) Havelock Road: 109 - to be rezoned from Industrial to Business;
- d) Rangimarie Road: 25 (part) - to be rezoned from Rural to New Residential;
- e) River Road: 2831 (part), 2841 and 2851 (part) - to be rezoned from Rural to Country Living;
- f) Saalbrey Road; 86 (part) - to be rezoned from Rural to New Residential;

Taupiri

- a) Gordonton Road: property accessed from 46 Gordonton Road and 48 Te Putu Street (part) - to be rezoned from Living to Country Living;
- b) Great South Road: 140, 154, 158, 160, 162, 164 and 170 to be rezoned from Rural to New Residential;
- c) Murphy Lane: 15 (part) - to be rezoned from Rural to New Residential

Horotiu

- a) Great South Road: 6181, 6183, 6187, 6189, 6191, 6193, 6195, 6201, 6203, 6205, 6207 and 6209 to be rezoned from Rural to New Residential;
- b) Great South Road: property between Horotiu Bridge Road and 6243 and 6277 to be rezoned from Industrial to Business;
- c) Great South Road: 6243, 6257 and property between 6265 and 6277 to be rezoned from Industrial to Country Living;
- d) Great South Road; 6261, 6263 and 6265 to be rezoned from Industrial to New Residential;
- e) Horotiu Bridge Road: 82, 84, 86, 88, 92, 94, 96, 98, 108 and 110 to be rezoned from Rural to New Residential;
- f) Horotiu Bridge Road: 49 to be rezoned from Rural to Country Living;
- g) Horotiu Bridge Road: 93, 93A and 95 to be rezoned from Industrial to Country Living;
- h) Kernott Road: 4, 6, 9, 15, 15A, 18, 24, 28 and 30 to be rezoned from Rural to Country Living;
- i) Washer Road: 2, 6, 7, 10, 12, 38, 54 and 60 to be rezoned from Rural to New Residential.

Te Kowhai

- a) Horotiu Road: 525, 539 and 557 - to be rezoned from Rural to Country Living;
- b) Ngaruawahia Road: 872A (part), 872B, 872C, property between 872C and 828 (part) and 828 (part) - to be rezoned from Rural to Country Living;
- c) Te Kowhai Road: 680A, 680B, 692, 698 and 714 - to be rezoned from Rural to Country Living;

Glen Massey

- a) Waingaro Road: 889 (part) - revised boundaries of Country Living with remaining land reverting to Rural;

Council has been reviewing the wider Ngaruawahia area as an area for growth over the next 40 years. This is in response to community aspirations as well as being in line with the District Development Strategy, the Regional Policy Statement and the recent central government directives for councils to consider affordable housing and provision of growth areas. This has resulted in The Ngaruawahia and Surrounding Villages Structure Plan, a strategic document that will not only provide details for growth and identify areas for this to occur but will also encapsulate the aspirations of these communities for the future.

In preparing for this structure plan Waikato District Council engaged consultants to provide expert assessments on:

- Integrated Transport (AECOM)
- Geotechnical Suitability (AECOM)
- Contaminated Land (Tonkin & Taylor)
- Economics (Property Economics)
- Urban Design (Beca)
- Catchment Management Plan (Tonkin & Taylor)
- Built Heritage (Heritage Consultancy Services)
- Archaeology (Simmons & Associates)
- Landscape, Visual and Amenity Effects (Mansergh Graham)
- Water and Wastewater (Beca)

A summary of these reports is included in Appendix I of the attached report

The structure plan is still under development. During consultation on the structure plan a number of key stakeholders indicated a desire to see the rezoning of new greenfield areas progress in advance of the district plan review process. The Ngaruawahia and Environs Structure Plan - Preliminary Urban Design Assessment September 2014, identifies areas that are logical growth areas taking into account existing urban form, connectivity and amenities. The growth areas identified were expected to be over and above anticipated growth projections, so a staged approach to rezoning was expected. The growth areas identified align with those identified in this document and reflect the staged approach to growth.

To give effect to this Council is progressing PC17 as a first stage of the still to be completed structure plan. It should be noted that PC17 is limited to amendments to planning maps only and does not propose to amend any objectives, policies or rules except for amending Schedule 24B Horotiu Industrial Park to clarify that rules in relation to Stage 3C (as shown in Figure 24B(A)) no longer apply as from 15 April 2016.

1.1 Statutory Framework

The preparation of PC17 has been undertaken in accordance with the First Schedule of the Resource Management Act 1991 (RMA). Clause 21 in Part II of the First Schedule clarifies that the procedure set out in Part I applies to PC17 as it is a plan change proposed to be undertaken by Council.

In this regard, Clause 21 states:

“21. Requests –

(4) Where a local authority proposes to prepare or change its policy statement or plan, the provisions of this Part shall not apply and the procedure set out in Part I shall apply.”

Part I of the First Schedule consists of Clauses 1 to 20A. It is these provisions that must be adhered to in seeking and determining this plan change proposal.

Clauses 3 and 3B set out the relevant procedures for consultation. Clause 3(1) requires that Council must consult the Minister for the Environment, other Ministers of the Crown who may be affected by the plan change, local authorities who may be so affected, and the Tangata whenua of the area who may be so affected, through iwi authorities, and the board of any foreshore and seabed reserve in the area. Clause 3(2) sets out that “a local authority may consult anyone else” in preparing a plan change, subject to Clause 3(4) which requires that such consultation must be undertaken in accordance with Section 82 of the Local Government Act 2002 (‘LGA’). Accordingly, Council must consult with the parties identified in clause 3(1) but retains discretion to consult with anyone else. If Council elects to undertake discretionary consultation, it must do so in accordance with the principles in section 82 of the LGA. Clause 3B relates to consultation with iwi authorities.

Details of the consultation undertaken for PC17 are provided in Section 3 of this report. The consultation meets the requirements of the First Schedule.

Clauses 5 to 11 of the First Schedule set out procedures for notification, receipt of submissions, hearings and notification of decisions in relation to plan changes. In

processing the plan change, it will be necessary for compliance to be achieved with the requirements of these provisions.

Clause 75(3) states that a district plan must give effect to

- a) any national policy statement; and
- b) any New Zealand coastal policy statement; and
- c) any regional policy statement

In regards to clause 75(3), the Vision and Strategy for the Waikato River prevails over any provisions in a national policy statement or a coastal policy statement and is incorporated into any regional policy statement. The Vision and Strategy is the primary direction-setting document for the Waikato and Waipa Rivers and its catchments to which Council is required to give effect. PC17 has taken this into account when considering zone changes and the effects these changes may have on the Waikato and Waipa Rivers.

Clause 75(4) directs that Council must not be inconsistent with a regional plan. PC17 changes are in line with what is expected in the regional plan, taking into account that this plan change is limited to zone changes only.

An evaluation of PC17 has also been undertaken in accordance with Section 32 of the RMA. The evaluation is contained in Section 5 of this report.

Section 74(1) directs that Council must undertake changes to its district plan in accordance with s31, provisions under Part 2 and s32. PC17 is considered to be in accordance with s31(a) and (b) as changing the zones as proposed is achieving integrated management of the effects of the use and development of the natural resources of the district and the control of any actual or potential effects of use or development. These changes are in accordance with Section 74(2) which is controls of subdivision.

In addition to Section 75, under s74(2) when considering a plan change territorial authorities shall have regard to any proposed regional policy statement or proposed regional plan. The Proposed Waikato Regional Policy Statement (PRPS) has been taken into account when considering this plan change as these changes are in line with section 6 of that document. There is no proposed Regional Plan. Under s74(2)(b), (c) and (2A) council shall have regard to management plans and strategies prepared under other Acts and adjacent territorial authorities. Such documents are Future Proof Strategy, District Development Strategy and Iwi Management Plans. These documents have been considered and are explained in further detail in other sections.

I.2 Relevant Planning Documents

When preparing PC17, Council must have regard to a number of planning documents pursuant to Section 74 of the RMA and must also comply with the requirements under Section 75. The relevant planning documents are assessed below.

I.2.1 Vision and Strategy under the Waikato Raupatu Claims (Waikato River) Settlement Act 2010

The Waikato Raupatu Claims (Waikato River) Settlement Act 2010 ('The Settlement Act') gives effect to the 2009 Deed of Settlement in respect of the Raupatu claims over the Waikato-Tainui area. This legislation also records that the Waikato River and its contribution to New Zealand's cultural, social, environmental and economic wellbeing is of national importance. The overarching purpose of the Settlement Act is to restore and protect the health and well-being of the Waikato River for future generations and provides for the establishment of a Vision and Strategy for the Waikato River and co-governance and co management arrangements to achieve the overarching purpose of the Settlement Act.

Schedule 2 of the Settlement Act contains Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River. The Vision and Strategy is the primary direction-setting document for the Waikato River and its catchments, which includes the lower reaches of the Waipa River. Section 11(1) of the Settlement Act states that on and from the commencement date, the Vision and Strategy in its entirety is deemed to be part of the Waikato Regional Policy Statement (WRPS) without the use of the First Schedule process. Therefore, by operation of law, the Vision and Strategy forms part of both the operative and proposed WRPS's. Section 12 of the Settlement Act provides that the Vision and Strategy prevails over any inconsistent provision in a National Policy Statement. Accordingly, PC17 must give effect to the Vision and Strategy in the PRPS pursuant to section 75(3)(a) of the RMA.

On 23 March 2010, the Council and Waikato Tainui signed a Joint Management Agreement (JMA) to formalise their partnership at both governance and management levels in working together to achieve the overarching purpose of the Deed of Settlement.

This plan change is a result of work being undertaken on the Ngaruawahia and Surrounding Village Structure Plan in which Waikato-Tainui are involved in a number of ways either with individual marae, Turangawaewae Trust Board or with the Waikato-Tainui Environment Team. To date these sections of Waikato-Tainui do not consider that PC17 is inconsistent with the Vision and Strategy. Given the

limited extent of this plan change, it is considered the impacts in regard to the Vision and Strategy will be negligible.

1.2.2 Operative Waikato Regional Policy Statement (RPS)

Pursuant to section 75(3)(c) of the RMA, a District Plan which includes all operative changes, must give effect to any operative Regional Policy Statement. The Operative RPS was made operative in 2000. This document has been superseded by the PRPS. All appeals to the PRPS have been finalised and the plan is now beyond challenge. The PRPS is technically considered to be operative although it is yet to be made formally operative under the First Schedule Process. This is to occur in April 2016. Given the status of the PRPS is beyond challenge, for the purposes of this plan change, assessment will be made only against the PRPS.

1.2.3 Appeals Version of the Proposed Waikato Regional Policy Statement (PRPS)

Pursuant to section 74(2)(a)(i) Council is required to have regard to any relevant proposed RPS when preparing a plan change and an operative plan change must give effect to an operative regional policy statement under section 75(3)(c).

At the time of writing this s32 report, the Appeals version of the PRPS was clear of appeals and beyond challenge on all points. This means that the PRPS is technically operative subject only to formal steps being made under the First Schedule to declare it operative. In the circumstances, this plan change treats the PRPS as operative and as such gives effect to it.

The PRPS was prepared to achieve the purpose of the RMA through providing an overview of the resource management issues of the region, establishing policies and methods to achieve integrated management of the region's natural and physical resources. The PRPS gives effects to Future Proof.

Section 6 (Built Environment) of the PRPS is relevant to the preparation of PC17. This plan change has been prepared taking into account Section 6 Built Environment and is considered to be giving effect to PRPS through the policy directions outlined below.

PC17 proposes to rezone a number of areas around Ngaruawahia, Horotiu, Taupiri, Te Kowhai and Glen Massey to New Residential, Business, Rural and Country Living. These proposed zone amendments are in line with the PRPS policies and have been considered within the structure plan process in the following ways:

- Identifying growth areas;
- Having regard to the existing built environment;
- Potential for reverse sensitivity;
- Ensuring development is contained within the urban limits;

- Taking into account the principles of the Waikato District Development Strategy;
- Facilitating a structure plan for the identified area;
- Protecting the natural character, landscape, heritage and amenity values;
- Investigating hazard prone areas;
- Providing and recognising Tangata Whenua values;
- Allowing the community the option to provide for their social, cultural and economic wellbeing;
- The adequate provision for wastewater and storm water disposal; and
- An assessment of transport links including links to the Waikato Expressway, main arterial routes as well as walkways and cycleways.

Policy Direction:

The following policies provide direction relevant to the proposed rezoning under PC17:

- *Policy 6.1* *Planned and co-ordinated subdivision, use and development;*
- *Policy 6.3* *Co-ordinating growth and infrastructure;*
- *Policy 6.5* *Energy demand management;*
- *Policy 6.13* *Adopting Future Proof land use pattern;*
- *Policy 6.15* *Commercial development in the Future Proof area; and*
- *Section 6A* *Development principles*

All of these policies are supported by a number of implementation methods designed to achieve the anticipated desired outcomes for the built environment and in particular policy 6.13. Policy 6.13 seeks to ensure that new urban development within Ngaruawahia is located within the urban limits and is managed in accordance with timing and population growth. To provide for this, land is to be zoned and appropriately serviced. The growth areas are located within the urban limits and the rezoning will provide for the development infrastructure. In Ngaruawahia the wastewater reticulation has already been extended along Great South Road to cater for existing Living Zone development. This infrastructure has been future proofed so that it has sufficient capacity to cater for potential growth in this location. For water, the existing Ngaruawahia town supply extends south to Horotiu and can also be used to service the adjoining growth areas. In the other growth areas of Ngaruawahia, Taupiri and Horotiu existing reticulation will need to be extended to enable development to occur.

1.2.4 Waikato Regional Plan (WRP)

In accordance with Section 75(4)(b) of the RMA, an operative plan change must not be inconsistent with a regional plan for any matter under section 31.

PC17 relates solely to the proposed rezoning of a number of properties within the Ngaruawahia, Horotiu, Taupiri, Te Kowhai and Glen Massey area therefore the WRP has little effect on the plan change.

1.2.5 Iwi Management Plans (IMP)

Pursuant to s74(2A) Council must take into account any relevant planning document recognised by an iwi authority such as iwi management plans. IMP articulates the aspirations of Tangata whenua and addresses matters of resource management activity of significance within their respective rohe (region). An IMP also considers the environment in a holistic manner and being inseparable from people. Section 74(2A) of the RMA states:

“A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority and lodged with the territorial authority, to the extent that its content has a bearing on the resource management issues of the district.”

In accordance with section 74(2A), Council has taken into account the Waikato-Tainui Environmental Plan and Draft Maniapoto Iwi Environment Plan in the preparation of PC17.

1.2.6 Waikato-Tainui Environmental Plan (WTEMP)

The Waikato-Tainui Environmental Plan (WTEMP) contains the aspirations of tangata whenua and was developed from Whakatupuranga 2050 which is a long-term development approach to building the capacity of Waikato-Tainui marae, hapuu and iwi and will be the legacy for those who come after. The WTEMP sets out issues, objectives, policies and methods to address its overarching position in the environment and is designed to enhance Waikato-Tainui participation in resource and environmental management.

The WTEMP provides clear high level guidance to external agencies regarding Waikato-Tainui values, principles, knowledge and perspectives on, relationship with, and objectives for natural resources and the environment. It also includes a process for resource developers and users to consult and engage with Waikato-Tainui in respect to proposed resource use or activities.

1.2.7 Draft Maniapoto Iwi Environment Plan – He Mahere Taiao

The draft Maniapoto Environment Plan (MEP) provides an iwi-wide strategy that expresses Maniapoto world views, values and aspirations, to enhance and sustain the exercise of kaitiakitanga of the environment.

The MEP provides an overview of Maniapoto views on environmental matters and describes the vision that this iwi has for the environment and their place within it. Te

Ao Maaori Maniapoto world views connect whaanau, hapuu and iwi to their environment. The document describes issues that may affect Maniapoto and their taonga, and suggests actions to avoid, remedy or mitigate these effects, or to restore and maintain the quality and integrity of the environment. It also provides a framework for further development of actions and tools to help Maniapoto achieve the vision. Maniapoto recognises that responsibility for certain outcomes may lie with one or more external agencies or groups. Differing demands for resources may limit their ability to act, however Maniapoto encourages these agencies and groups to show leadership in working collaboratively with them to implement this plan.

Council's link to the MEP is through Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River and its tributaries, particularly the Waipa River which flows through the southern part of the Waikato District to meet the Waikato River at 'The Point' in Ngaruawahia.

At the time of writing this report the Maniapoto Iwi Environment Plan – He Mahere Taiao was still to be finalised.

1.2.8 Future Proof Development Strategy

The Future Proof Strategy and Implementation Plan ('the Strategy') is the collaboration between Hamilton City Council, Waikato Regional Council, Waipa District Council, Waikato District Council and Tangata Whenua for the development of a sub-regional growth strategy covering the areas of the three territorial authorities and the region covered by the Waikato Regional Council. Other key organisations involved in the strategy include the New Zealand Transport Agency and Matamata Piako District Council. The Strategy emerged as a result of concerns about the lack of collaboration and leadership in the management of growth across Hamilton City, Waipa District and Waikato District's territorial boundaries. The Strategy was adopted in 2009 and now has statutory effect through the Proposed Waikato Regional Policy Statement.

The purpose of the Strategy is to provide a comprehensive and robust growth management strategy for the sub-region taking a long term view of land and infrastructure. It is important to highlight that the Strategy will need to adapt to take into account changing circumstances over its 50 year timeframe.

There are a number of key features of the Strategy including:

- Increased densities in new residential development (compact urban form);
- Hamilton City a vibrant and lively place to live and work;
- Towns in the sub-regions to be supported by thriving business centres;

- Protection of versatile and productive farmland through directing rural residential development and business activities closer to towns and villages; and
- Integrated transport and land use planning.

Section 6 of the Strategy sets out the proposed settlement pattern for the FP sub-region, which includes Ngaruawahia and the villages within the area and this area is the subject of PC17. The Strategy identified the following key features of the settlement pattern for Ngaruawahia:

- a) Develops with Waikato-Tainui the concept of the town as the “cultural capital” of the Waikato;
- b) Enhanced local service and employment opportunities as well as taking advantage of its proximity to Hamilton;
- c) New residential growth in response to the development of an employment hub at Horotiu;
- d) The town centre is strengthened and expanded to provide a much wider range of goods, services and activities;
- e) The focus is on education and family well-being;
- f) Marae community centred on Turangawaewae;
- g) Passenger (both road and rail) connections to Hamilton and Auckland.

For the neighbouring villages of Taupiri, Glen Massey, Horotiu and Te Kowhai, the Strategy identified the need for:

- a) Limited rural lifestyle development close to towns and transport networks;
- b) Development in rural areas is clustered around towns and villages in a concerted effort to protect versatile soils for the production of primary goods and associated businesses and services.

Section 6.3.2 of the Strategy identified the growth areas for Waikato as being Te Kauwhata, Ngaruawahia, Huntly, Raglan and Whaingaroa, Waikato Rural Villages and Waikato Rural. Growth of rural towns and villages is supported within agreed urban limits and for Ngaruawahia and Horotiu expects that new residential growth will be required in response to the development of an employment hub at Horotiu and its proximity to Hamilton. All other growth areas of Taupiri, Te Kowhai and Glen Massey are within the urban limits. One area is deliberately located on the southern fringe of Ngaruawahia to maximise proximity of the land to Horotiu and Hamilton.

Section 6.3.3 of the Strategy outlines the allocation of residential growth. Since publication of the Strategy in 2009 the Future Proof partners have undertaken additional work on growth projections to include the 2013 census. The National Institute of Demographic and Economic Analysis (NIDEA), University of Waikato have produced household and population projections at a census area unit level for

the district. The spatial distribution within each census area unit has been determined using the Waikato Integrated Scenario Explorer (WISE).

The table below outlines projected population growth within each of the towns and villages identified within the structure plan area.

Location	2015	2020	2030	2040
Ngaruawahia	5440	5550	5620	5960
Horotiu	800	830	850	870
Taupiri	440	570	620	650
Te Kowhai	1570	1580	1620	1670
Glen Massey*	270	280	280	280

Source:
to the
*Glen
as at the
split
urban

NIDEA 2015 round
nearest ten.

Massey NIDEA 2014
time of publish the
between rural and
census area units

(CAU) for the 2015 data had not been completed. Glen Massey is a small urban area within a large rural CAU.

It should be noted that the PRPS and Futureproof population projected growth figures are higher than the latest NIDEA projections. Notwithstanding the above projections, anecdotal evidence from stakeholders indicates demand levels for residential purposes in excess of current supply. The purpose of proposed PC17 is to provide additional land in locations that will provide options for residential development. PC17 is addressing demand arising from development growth pressures in north Hamilton and the rising costs of housing. The industrial and residential growth of Hamilton is currently in a northward direction. Proposed PC17 will serve to provide much needed additional land for residential in areas in close proximity to development growth. Proposed PC17 serves to give effect to proposed national directives to local councils to better provide for residential and business development capacity to meet long term needs.

In addition the Government is proposing an amendment to Section 30 and 31 of the RMA to make it a function of territorial authorities to ensure residential and business development capacity to meet long-term demand.

Refer to Ministry for Environment Regulatory Impact Statement accompanying the 'Resource Legislation Amendment Bill 2015'

Longer term needs will be addressed in the Ngaruawahia and Surrounds Structure Plan.

Section 6.3.4 of the Strategy outlines the allocation of land zoned for commercial business in the sub-region. The structure plan area is not specifically identified although, in relation to the Waikato District as a whole, the Strategy states:

- (a) *"Retailing expansion in existing town centres and villages will have a key role in providing local services. However, existing retail centres especially in Hamilton City*

minimise the potential for any significant expansion, particularly in areas of specialist and large-format retail.

- (b) *Rural residential growth into village nodes will help create nucleus community centres that can support an improved offer in convenience retail”*

Council engaged Property Economics Limited (PEL) to undertake an assessment of Ngaruawahia core economic market. The main purpose of PEL’s engagement was to assess the socio-economic and forward land demand projections to determine the future commercial and retail requirements of the Ngaruawahia Township for the next 30 years. The PEL report dated April 2014 identifies that the Ngaruawahia Township will primarily perform convenience retail function along with some localised commercial and professional services.

PC17 proposes to rezone a limited number of properties in Ngaruawahia and Horotiu to provide for business/commercial interests in the short term until such time as the structure plan is finalised and taken into account in the subsequent District Plan Review.

1.2.9 Regional Land Transport Plan (RLTP)

The Regional Land Transport Plan (RLTP) was adopted by the WRC in 2015. It provides the strategic direction for land transport in the Waikato Region over the period 2015 to 2045.

The plan contains two key components:

1. A policy framework to direct decision-making and implementation actions for key regional transport stakeholders to advance the land transport objectives and priorities (1-10yrs and 11-30yrs) identified in the plan.
2. The region’s programme of land transport investment activities put forward for inclusion in the National Land Transport Programme 2015-2021.

When preparing or changing a district plan, a territorial authority must have regard to this plan under Section 74(2)(b)(i) of the RMA.

The RLTP focuses on investment and effort in three core components:

- Strategic corridors and wider network connectivity improvements – recognising the Waikato region’s strategic importance to the upper North Island, New Zealand’s primary growth area.
- Road safety – recognising the need to continue to improve road safety outcomes for the Waikato region.
- Managing demand and transport choices
 - recognising the need to manage transport demand in our main urban areas to assist in meeting the transport objectives identified in the plan.

- recognising the need to provide appropriate transport choices across the region to enable people and communities to meet their social, economic and cultural needs.

PCI7 proposes rezoning of a number of properties within Ngaruawahia township and Taupiri, Horotiu, Te Kowhai, Glen Massey villages which are accessible by Regional Arterial, Arterial or Collector roads. The roads affected by the zone changes in each of the town and villages are detailed below.

Note: These roads are classified under the District Plan classification criteria and not the One Network Road Classification (ORNC).

Regional Arterial Roads

Great South Road

Taupiri

Ngaruawahia

Horotiu

New Residential Zone

New Residential Zone, Business Zone

New Residential Zone, Business Zone,
Country Living Zone

Arterial Roads

Ngaruawahia Road

Te Kowhai Road

Horotiu Road

River Road (NGA)

Country Living Zone

Country Living Zone

Country Living Zone

Country Living Zone

Collector Roads

Waingaro Road

Glen Massey

Country Living Zone

Other roads affected will have linkages to the Local Road network

All properties proposed for zone changes are either adjacent to existing similar development or reflect the current use of the site. As part of the technical analysis for the structure plan, Council commissioned an Integrated Transport Assessment. This assessment concluded that with the low scale of changes in both the New Residential and Country Living Zones and the number of resultant lots from individual subdivisions, it is not considered to be of a scale that will impact on the affected roads and the actual effect of any of the proposed rezoning on the identified roads will be low. Affected properties are of a size that no major road connections or upgrades are required and subdivisions can contain their internal local roads within their developments.

1.2.10 Waikato District Development Strategy (DDS)

The Waikato District Development Strategy (DDS) was adopted in September 2015 to replace and update the two existing growth strategies applying to the District, being the Waikato District Growth Strategy (2009) and the Franklin District Growth Strategy (2008).

The DDS is a 30 year strategic and spatial development guide that retains the principles from the two previous growth strategies. It is the intention of Council to revisit the DDS in 2017 as a prelude to the next cycle of the Long Term Plan.

The DDS provides for the planning of a loss of productive land to urban development in the northern Waikato (Pokeno) and satellite villages around the Hamilton fringe in accordance with growth related structure plans.

The DDS identifies a number of key influences in the District, including:

- Southward growth of Auckland;
- Waikato Expressway;
- Growth of Hamilton;
- Intensification and change in agriculture; and
- Land use change.

Section 4.4 of the DDS identifies the key urban outcomes with a focus on:

- Future urban development in and around existing towns as per structure plans and the Regional Policy Statement;
- Using Structure Plans to guide the staged provision of additional urban land;
- To maintain and re-develop existing urban infrastructure and services;
- To improve access to public transport and for walking, cycling, horse and mobility scooter riding through good development and service provision.

The DDS does not specifically identify any growth areas, but has a key urban outcome of focusing future urban developments in and around the district's existing towns as per structure plans and the Regional Policy Statement.

The DDS identifies that the small towns and villages within the structure plan area will provide for natural growth and any spill over growth from Hamilton City. This proposal will provide for this urban development on highly productive soils within a clearly designated area relative to the Ngaruawahia and Taupiri town fringe. As there are natural barriers to further development occurring outside the proposed growth areas it is anticipated that there will be no additional loss of highly productive land than what is accounted for under the DDS and this plan change. Growth areas

in Te Kowhai will impact on productive soils but the proposed new areas are smaller land holdings and are either used for lifestyle development or adjoin those types of developments. It is anticipated that there will be no additional loss of highly productive land.

As part of planning, Waikato District Council will regularly review the provision of appropriately-located, zoned and serviced land to cater for projected growth in these existing nodes.

1.2.11 Waikato District Long Term Plan (LTP)

WDC adopted the 2015 - 2025 LTP on 30 June 2015. Within the long term plan sits the 30 year Infrastructure Strategy which identifies projects for each town and village in the district. There are a number of projects that relate to the Structure Plan area and support the growth that has been identified in this plan change.

2. Part II Resource Management Act II

PC17 must be in accordance with the provisions of Part 2 of the RMA (s74(1)(b)). The matters in Part 2 (sections 5 to 8) are addressed below.

Sustainable Management of Natural and Physical Resources (Section 5)

2.1.1 Section 5

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Sustainable management means 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 wellbeing and for their health and safety, while:

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonable foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and*
- (c) avoiding, remedying and mitigating any adverse effects of activities on the environment.*

PC17 proposes a number of areas for rezoning within Ngaruawahia, Horotiu, Taupiri, Te Kowhai and Glen Massey. The purpose of the proposed rezoning is to enable the future expansion of these towns and villages and to service the future demand of the area for growth. PC17 will enable the communities within the structure plan area to provide for their social, economic and cultural wellbeing

without compromising the matters in section 5(2). In particular, the adverse effects of the plan change are considered to be no more than minor.

2.1.2 Matters of National Importance (Section 6)

Section 6 of the RMA sets out a number of matters which shall be recognised and provided for in developing a plan change to a district plan.

Section 6 of the RMA states:

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use and development;*
- (b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development:*
- (c) The protection of areas of significant indigenous vegetation and significant indigenous fauna:*
- (d) The maintenance and enhancement of public access to and along the coastal marine area, lakes and rivers:*
- (e) The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*

With regards to section 6(a), (b) and (c) of the RMA, PC 17 recognises and provides for these in that the zone changes are located and of a scale that adverse effects can be minimised. In respect to areas to be rezoned to New Residential and Business, all developments are required to connect to Council services. In respect to Country Living, future developments must avoid and take into account sensitive areas such as the extensive gully system in Te Kowhai and the lower lying areas of the river terraces in Ngaruawahia. These measures which are already controlled under the district plan, will ensure the sensitive environments of the river and gullies is not compromised.

It should be noted that the proposed zone changes for a number of properties included in the plan change reflect the current use of that site. This is especially relevant to the properties at Great South Road and Washer Road, Horotiu along with properties on the southern section of the Great South Road, Taupiri. Residential activities already occur on these sites without any adverse effects and it is appropriate that the plan change acknowledges this.

As part of the technical reports supporting the structure plan, Council commissioned a Landscape, Visual and Amenity Effects Assessment on the identified area. This report identified areas where development should be avoided, such as within the Hakarimata landscape, the immediate surrounds of the Waikato River and the extensive gully network. Thus PC17 does not propose to rezone any properties that are within any areas of natural feature or landscape or areas of significant indigenous vegetation and fauna. Taking into account the changes in zone it is considered the actual adverse effect on the preservation of the natural character of the structure plan area will be less than minor as development will need to comply with the performance standards of the appropriate zone.

Access to the Waikato River is a matter already addressed in the Waikato District Plan and therefore does not require further consideration. Maaori interests have been taken into account during the structure plan process.

2.1.3 Other Matters (Section 7)

Section 7 of the RMA sets out a number of matters which must be given regard to in developing a plan change to a District Plan.

The relevant parts of Section 7 are as follows:

Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to –

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (i) the effects of climate change:*

PC17 proposes to rezone properties that are currently zoned either Rural, Living, Country Living or Industrial and which are within the area as defined in the Ngaruawahia and Surrounding Villages Structure Plan. As discussed above some of the changes are to reflect the current use of the site i.e. Rural Zone in Horotiu where residential activities occur. Therefore in regards to Section 7(c) it is considered the proposed rezoning of properties in Horotiu, Taupiri and Ngaruawahia from Rural Zone to New Residential Zone or Country Living Zone represents an efficient use of the land for future residential purposes to cater for the growth of the area in the future. Additionally, the proposed rezoning of areas in Horotiu from Industrial Zone to Business Zone will enable better utilisation of two smaller sites. The current zone of

Industrial sites in Horotiu is not seen as compatible with the expected amenity of the area nor is it compatible with the existing activities such as the local primary school and residential activities. Providing for changes in Horotiu from Industrial to Country Living or Rural to Country Living is reflecting some land uses currently in that area while enabling a better amenity to be achieved by the larger lot development as the interface to a Regional Arterial Route adjacent to what is anticipated to be a well utilised Industrial Zone. Equally land on the Great South Road, Ngaruawahia is currently zoned Industrial and it is not considered that this will provide the amenity expected by the surrounding residential landuse. Thus the change to Business will be more appropriate for that area.

2.1.4 Treaty of Waitangi

Section 8 of the Act sets out as follows:

Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of the natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

The principles of the Treaty of Waitangi have been taken into account in developing PC17, in particular the principle of consultation. The principles are of particular importance for the proposed rezoning of properties within the Ngaruawahia township where tangata whenua are an integral part of the town fabric. Council staff consulted with Waikato-Tainui, Turangawaewae Trust Board and local residents. The feedback received was supportive of the proposed rezoning.

3. Consultation

Section 3 of the RMA sets out the consultation requirements and is re-printed below:

- 3(1) During the preparation of a proposed policy statement or plan, the local authority concerned shall consult –*
- (a) the Minister for the Environment; and*
 - (b) those other Ministers of the Crown who may be affected by the policy statement or plan; and*
 - (c) local authorities who may be so affected; and*
 - (d) the tangata whenua of the area who may be so affected, through iwi authorities; and*
 - (e) any customary marine title group in the area.*

3(2) *A local authority may consult anyone else during the preparation of a proposed policy statement or plan*

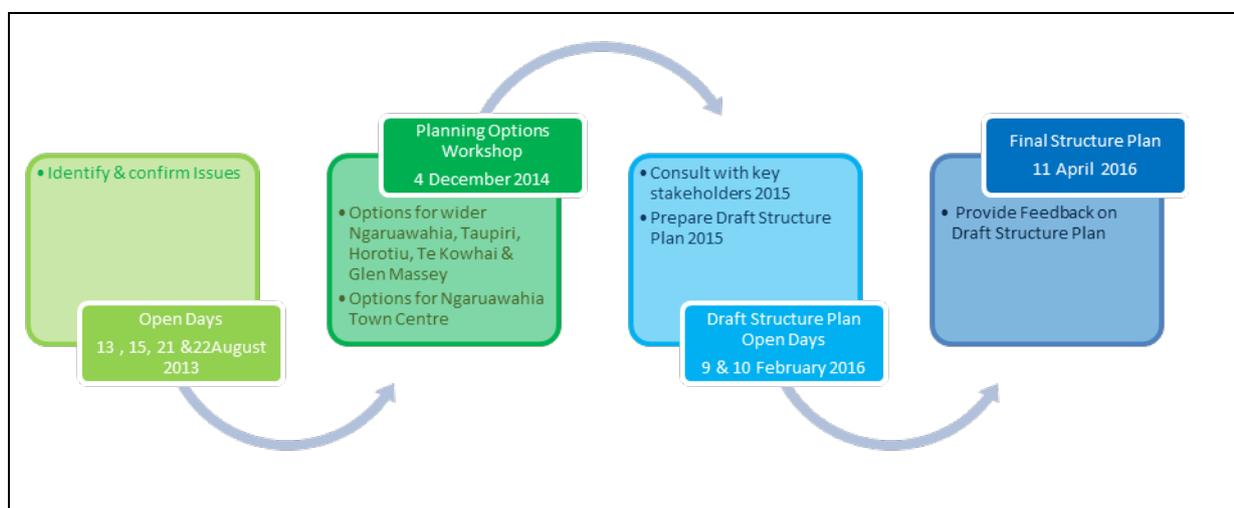
Section 3(1) above is mandatory while Section 3(2) is at the discretion of the Council. In this instance, Council undertook both mandatory and discretionary consultation in relation to PCI7.

In accordance with Section 3(1) and 3(2) above, Council staff have consulted extensively during the structure plan process and is explained below.

3.1 Community Engagement in Preparing the Structure Plan and Proposed PCI7

The process of consulting and engaging with the local community, iwi and key stakeholders has taken place between 2013 and 2016 through a sequence of meetings, interviews, planning events including open days, and a planning options workshop. This engagement enabled an identification and confirmation of issues followed by an exploration of development options, the preparation of a draft structure plan and led to Proposed PCI7 being prepared as stage one of the structure plan process.

The Iterative Community Consultation Process



In addition consultation has been with the following through meetings and workshops.

- Ngaruawahia, Taupiri Community Boards and Te Kowhai community group
 - Workshops and reports
- directly affected land owners;
 - individual meetings, letters, emails, open days and workshops
- individual communities;
 - Open days
 - Notice, flyers, posters

- tangata whenua;
 - individual meetings
- stakeholders;
 - individual meetings, letters local community groups, service groups, local businesses,
- statutory bodies
 - NZTA
 - Futureproof partners
 - Waikato Regional Council
 - Ministry of Education
 - Service providers

During the public open days Council staff were present to discuss the structure plan and subsequent plan change and answer any questions. Attendees were also provided with a feedback form to complete either at the open day or send into Council after. The feedback indicated broad support for the proposed plan change.

4. Plan Content

The work undertaken in the Ngaruawahia and Surrounding Villages structure plan has identified areas in the Ngaruawahia township as well as the Taupiri, Horotiu, Te Kowhai and Glen Massey villages that can be rezoned to provide for growth in the immediate future. To provide for projected population growth beyond the first 10 years for a further 20 years to 2046 additional areas will need to be considered in the structure plan process as it progresses

Section IA of the Operative District Plan, sets out the Waikato District Growth Strategy for the Waikato region. This section has specific objectives and policies about managing growth around towns and villages, where infrastructure and services can efficiently and economically be provided¹ and ensuring that new growth areas are identified and planned for². The identified growth areas have been formed in such a way that they directly relate to the identifiable boundaries of the Ngaruawahia township and Taupiri, Horotiu and Te Kowhai villages. In particular, the growth areas have been selected to connect to the existing zoned or established residential development to facilitate connectivity and enhance amenity and social coherence. In respect to residential growth in Ngaruawahia, the Ngaruawahia Golf Course and the Great South Road/NIMTR or features such as drains and roads (including paper roads) form a natural barrier to further development outside the boundaries established and complement the policies and objectives of Chapter IA of the District Plan. In some cases connections already pass alongside areas designated for further growth under the structure plan and

¹ Objective IA.2.1 and policies IA.2.2 and IA.2.3

² Policy IA.2.4

this Plan Change. Development should be constrained to areas where infrastructure services are provided efficiently and effectively for Council.

Any proposed New Residential and Country Living zoning will also allow for urban and large lot development within these identified areas at a rate consistent with the anticipated demand for housing relative to the expansion of employment opportunities both within and outside the district.

PC17 seeks to rezone a number of properties as the first stage of providing for future growth and details of each of the proposed areas is discussed below. No changes to the New Residential, Country Living or Business Zones rule framework is proposed for any of these areas. The change is solely zoning. This means that once they are rezoned they will be able to be developed in accordance with current zone provisions and used like any other similarly zoned property in the Waikato District. The expected development is therefore likely to comprise of either standard lot residential, lifestyle or business development.

It is preferred that this rezoning is undertaken as a separate process to the District Plan review to enable the development potential of the growth areas to be released within the next year, as opposed to waiting a further 3-5 years if the proposed rezoning is part of the District Plan review.

Ngaruawahia:

Ngaruawahia is a small town located approximately 22 minutes drive north of Hamilton at the confluence of the Waipa and Waikato Rivers and is one of the oldest settlements in the Waikato Region. The township is home to the Maori Kiingitanga. The landscape surrounding Ngaruawahia is dominated by the Hakarimata Range and nearby Taupiri Mountain both of which have significant cultural value to Maori particularly local iwi, Waikato Tainui.

Development in the town has been relatively static over the last decade and residents are largely reliant on Hamilton, Horotiu, Huntly or Auckland for meeting employment and higher retail and service order needs. Ngaruawahia has an attractive setting against the background of the Hakarimata Range and the Waikato and Waipa Rivers. There is an opportunity for the town to cater to the growing number of visitors utilising the Hakarimata Range for recreation as well as those cyclists and walkers who choose to take advantage of the 70km Te Awa cycle trail (Ngaruawahia to Horahora) and those interested in exploring New Zealand's history.

Rezone from Rural Zone to New Residential Zone

This portion of the proposal, proposes to rezone three growth areas from existing Rural Zone to New Residential Zone, and thus capable of being developed for residential purposes. These areas are required to be rezoned to cater for the projection population and household growth in Ngaruawahia over the next 10 years due to a lack of supply of suitably zoned land to cater for such growth.

As demonstrated in the following maps, two of these growth areas are located on the northern side of Great South Road, directly south of the Waikato River, east of Croall Crescent and west of the Ngaruawahia Golf Course. These two growth areas will essentially extend the extent of the residential development from its current eastern edge at Croall Crescent all the way towards the Ngaruawahia Golf Course and an isolated pocket of Living Zone land that adjoins the golf course and which has recently been developed for residential purposes. This land is owned by two landowners. The total area proposed to be rezoned in these two blocks comprises 11.2ha.

The third growth area is located on the eastern side of Rangimarie Road and directly south of an existing New Residential Zone. The western most boundary of this block is delineated by a gully that flows from north-east to south-west towards the Waipa River. This land is also owned by two landowners and is approximately 2.7ha in size.

Evidence in the property market suggests that in recent years demand has far outstripped supply. For example, Stage 1 of a recent development adjacent to the Great South Road growth areas, created 39 residential lots ranging in size from 544m² to 860m². These lots were offered to the market in mid-2015 and within two weeks of sale and purchase, agreements for all the lots had been secured. This high uptake is reflective of the following factors:

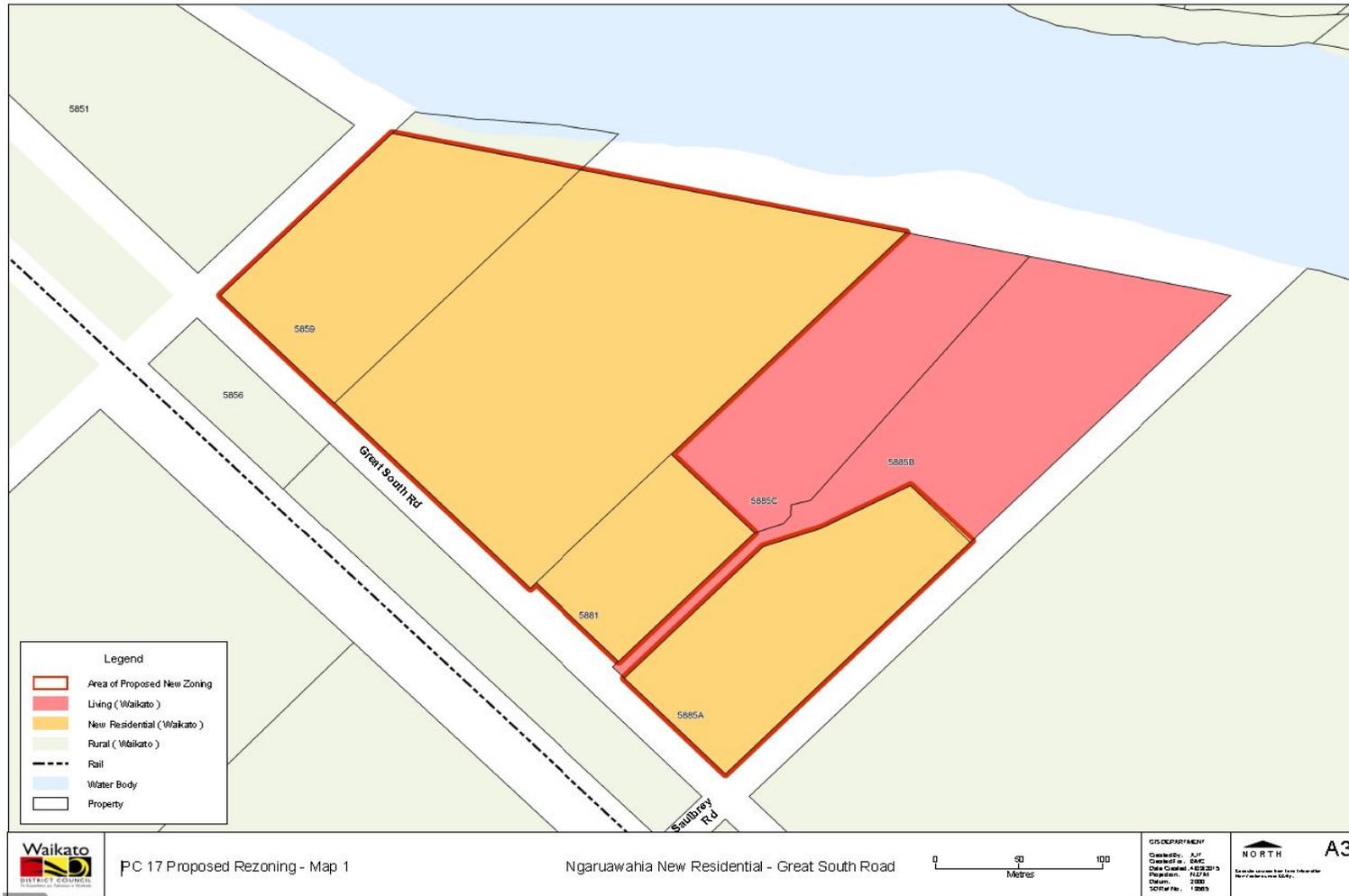
1. The lots are located on the southern side of Ngaruawahia and closer to Hamilton and Horotiu and the associated employment opportunities;
2. The lots are located in proximity of the Waikato River, the future Waikato River trails network and Ngaruawahia golf course which all provide an increased level of amenity to the development over and above infill development in Ngaruawahia or development to the north of Hamilton;
3. The opening of the Ngaruawahia Section of the Waikato Expressway has resulted in the reduction in traffic volumes in the adjacent roading network; and
4. Lack of other vacant lots within Ngaruawahia.

Based on expected population growth, the rezoning of these three growth areas will help meet expected population projections until 2024. In this regard, PC17 addresses the immediate short term needs.

The approximate area proposed to be rezoned is 11.2 ha and is shown on maps 1, 2 and 6 below.

Map 1:Rezone from Rural Zone to New Residential Zone:

- 5885A, 5881, property between 5881 and 5859, and 5859 Great South Road, Ngaruawahia.



Map 2:

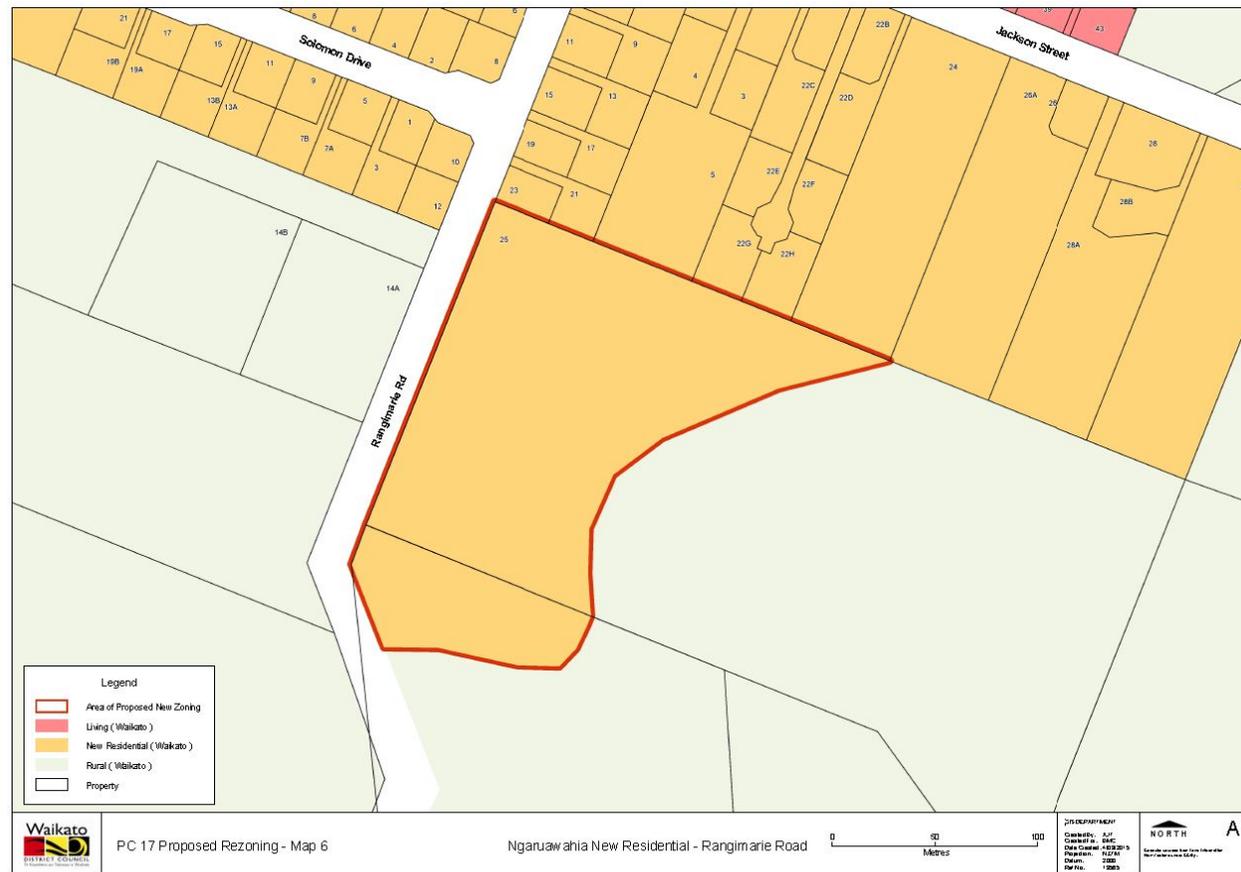
Rezoning from Rural Zone to New Residential Zone.:

- **5851 Great South Road, Ngaruawahia.**



Map 6:**Rezone from Rural Zone to New Residential Zone:**

- 86 Saulbrey Road, Ngaruawahia (part) and
- 25 Rangimarie Road, Ngaruawahia (part)



Rezone from Industrial Zone to Business Zone

One property on Great South Road is proposed to be rezoned from Industrial Zone to Business Zone. There is residential development directly opposite the site on the eastern side of the Great South Road and the current zoning of this land does not reflect the anticipated amenity for the area. It is considered that establishing industrial activity on this site would be likely to result in a loss of amenity for the adjacent residential area. It is anticipated that the change to Business Zone will provide a more compatible environment and support the land use of the area for the residents.

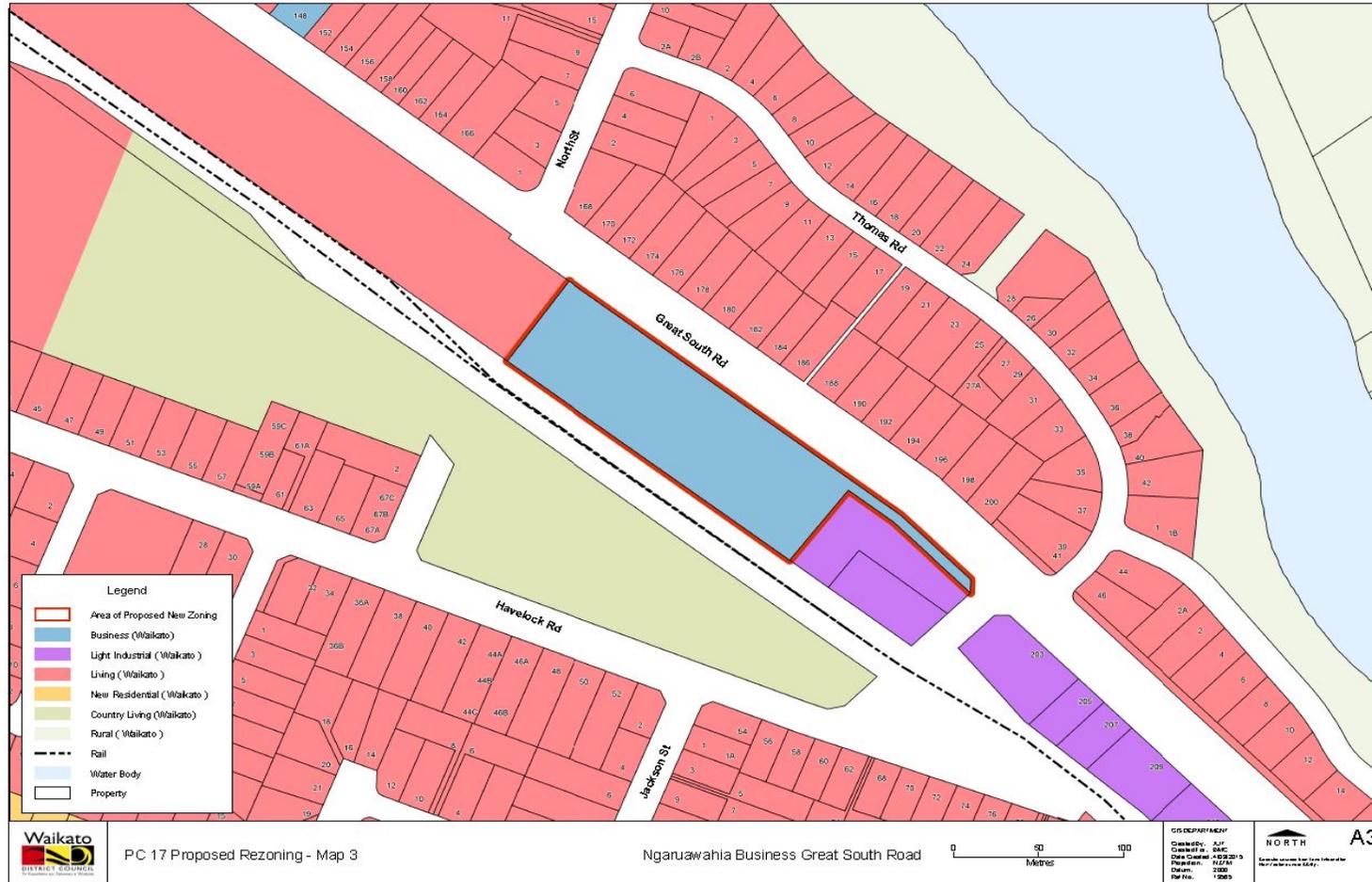
With the proposed extension of residential development towards Hamilton the rezoning of this property will be an opportunity for business to develop and provide services for the southern quadrant of the town's residents. It is anticipated that this area in the future will compliment those services already available in the centre of Ngaruawahia township and the small neighbourhood level businesses in other residential areas.

The approximate area proposed to be rezoned is 1.3ha and is shown on Map 3 below.

Map 3:

Rezoning from Industrial Zone to Business Zone:

- 109 Havelock Road, Ngaruawahia



Rezone Living Zone to Business Zone

The Ngaruawahia town centre is the focal point for the residents of the town. The town centre provides for the majority of services required by the community especially in services such as supermarket, doctors, chemists, welfare and library. In addition the town centre comprises a number of small convenience stores in Jesmond Street and fast food outlets along Great South Road. In most cases each business activity occupies an individual site and the majority of sites are narrow and deep.

To support growth of the town centre and key 'anchor' activities in the town centre such as the supermarket and medical centre, additional adjacent space is required in the same location. If provision isn't made for growth around these 'anchor' activities there is a significant risk that they will relocate out of the town centre. Due to the mix of lots and buildings in Jesmond Street, and to some degree Great South Road, it would not be easy to establish a larger business activity in the area currently zoned.

Community consultation highlighted that residents would like to see the business area extended to take into account the attractive environment of the river and anticipate that area would play more of a part in any future town centre plans. Taking these factors into account the properties in the triangle bordered by Galileo Street, Martin Street and Waikato Esplanade have potentially been identified as an area to accommodate an extended town centre.

As an interim measure and in response to the community's aspiration to change, this plan change proposes to rezone 3 properties on Galileo Street currently zoned 'Living'. This first stage is considered to be necessary to provide the town centre with alternatives to encourage economic growth.

The approximate area proposed to be rezoned is .2 ha and is shown on Map 5 below.

Map 5:

Rezoning from Living Zone to Business Zone:

- 2, 4 and 6 Galileo Street, Ngaruawahia



Rezone from Rural Zone to Country Living Zone

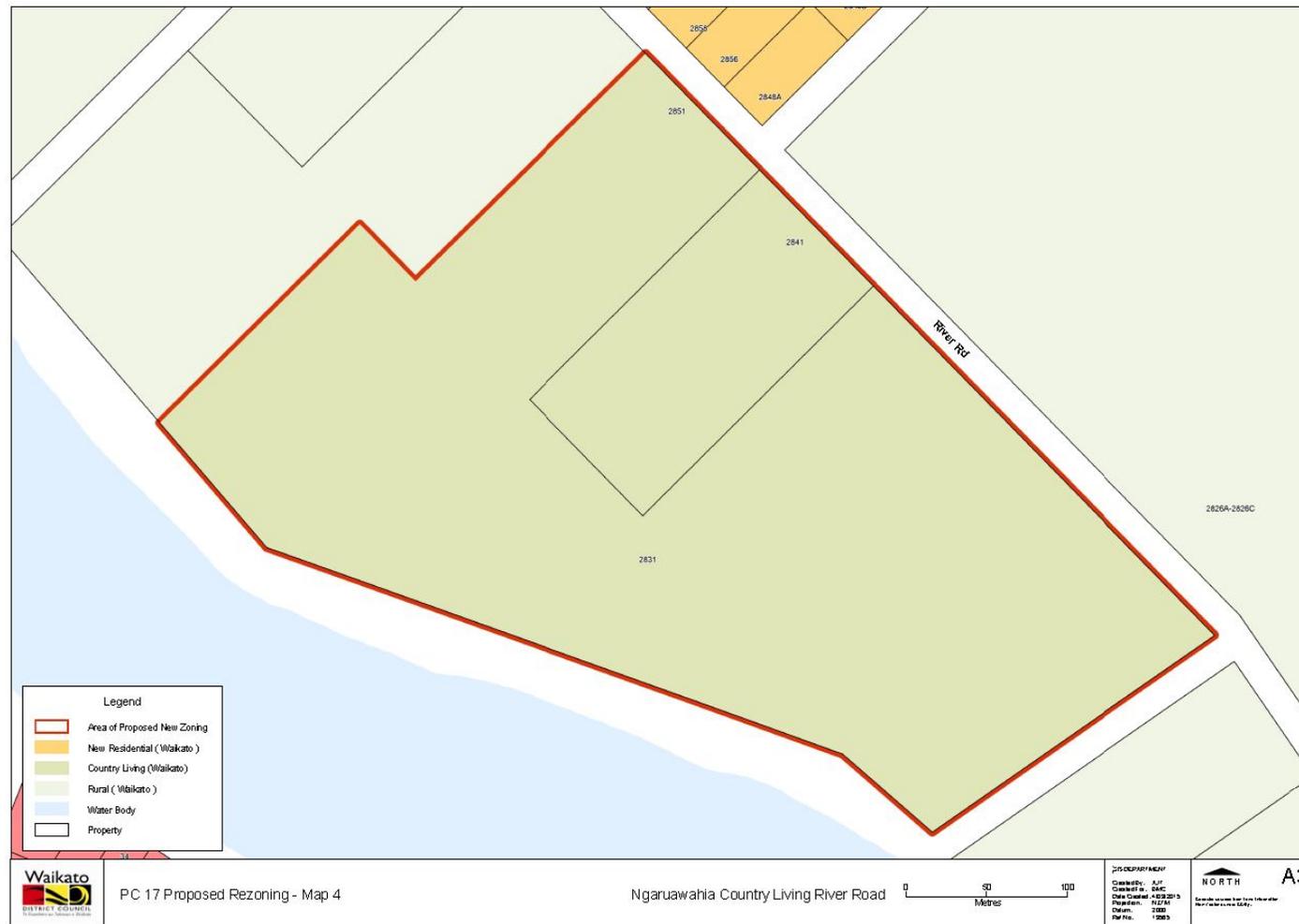
Several properties along River Road are proposed to be rezoned from Rural Zone to Country Living Zone. The proposed area is on the southern periphery of the existing residential development on River Road and is adjacent to an operating intensive chicken farm. For odour sensitive reasons the area is not suitable for full residential activities. Council has taken the opportunity to provide for Country Living to occur while still allowing and protecting the existing activity by leaving the farm and the adjacent properties zoned as rural. This will provide the buffer between the current activity and any future development in the short term.

The purpose of this zone is to provide Country Living opportunities in close proximity to a range of employment and urban facilities located in the nearby urban area. The zone also acts as a transition between the urban and rural zones. It is mostly located in areas not well suited to denser suburban development due to topography or proximity to the Waikato or Waipa Rivers and associated flood hazards.

The approximate area proposed to be rezoned is 15 ha and is shown on Map 4 below.

Map 4:**Rezoning from Rural Zone to Country Living Zone:**

- 2831(part), 2841 and 2851 (part) River Road Ngaruawahia



Taupiri

Taupiri is located on the eastern bank of the Waikato River approximately 7 minutes north-east of Ngaruawahia. The landscape surrounding Taupiri is dominated by the presence of Mount Taupiri which has significant cultural value to Maori (particularly local iwi, Waikato Tainui) as a burial ground. The existing Taupiri town centre is small with a limited mix of retail and service uses. The new Ngaruawahia bypass located east of the village has reduced through traffic flow.

The Taupiri community wish to see expansion of their village as they consider that the diversion of traffic on the Waikato Expressway away from the main part of the village has created an opportunity for Taupiri to attract residents. Anticipated population growth in the structure plan study, support the potential role of Taupiri providing for a village lifestyle option for people willing to commute either north to Auckland or south to Hamilton/Te Rapa. Access to the expressway will be enhanced when the Huntly portion of the expressway is completed.

Rezone from Rural Zone to New Residential Zone

A portion of a rural property at 15 Murphy Lane is proposed to be rezoned from Rural Zone to New Residential Zone. The area proposed for rezoning is defined by an extensive gully system and is adjacent to current residential areas and services. There is potential to create in this area a desirable development for the Taupiri community.

In addition it is proposed to rezone a number of properties on the south of the village (opposite Kainui Road) from rural to New Residential Zone. This change reflects current use of the sites. The majority of the sites are larger than what would be expected in a residential area and there could be an opportunity for some redevelopment depending on the aspirations of landowners.

Rezone Living Zone to Country Living Zone

This area of land is accessed off Te Putu and Gordonton Road and currently zoned Living Zone. This defined Living Zone is part of a larger parcel of land, the rest of which is zoned Country Living Zone. This land has been zoned Living Zone for a number of years but the opportunity to develop has never been taken up. In consultation with the owners of the property they have indicated that they have no desire to develop this land for suburban residential development under the Living Zone rules. They consider that the amenity of the area and ultimately the Taupiri community would be better served by larger lots and for this reason have requested that the land be rezoned to Country Living Zone in keeping with the remaining part of the property. The Council is supporting the request and proposes the identified land be rezoned to Country Living Zone through this plan change.

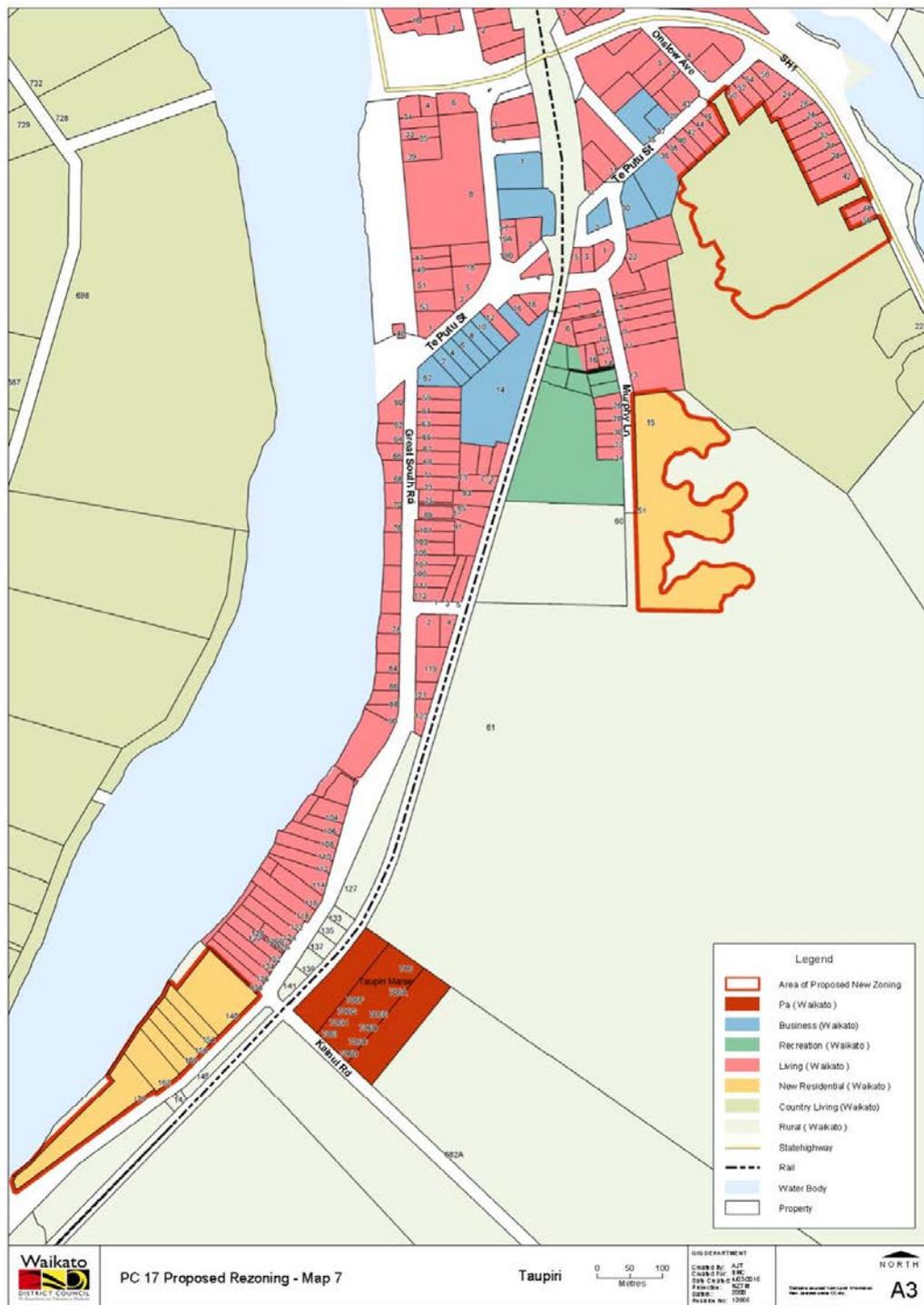
The approximate area proposed to be rezoned is 5.4 ha for Country Living and 3.3 ha New Residential as shown on map 7 below.

Map 7:**Rezone from Rural Zone to New Residential Zone:**

- 15 Murphy Lane (part), Taupiri; and
- 140, 154, 158, 160, 162, 164 and 170 Great South Road, Taupiri.

Rezone from Living Zone to Country Living Zone:

- 48 Te Putu Street (part), Taupiri,



Horotiu

Horotiu is located approximately 15 minutes' drive north of Hamilton and is the on/off point for access to the Ngaruawahia Bypass which connects to the Waikato Expressway and acts as the boundary between Hamilton City and Waikato District.

Horotiu is predominately zoned for industrial activities with the majority of land either the 'Heavy Industrial Zone' or 'Industrial Park Zone'. There are also pockets of land which are dedicated to residential activities, including an area of land zoned 'Living' to the west of the industrial area and an area of land zoned 'Country Living' to the east of the industrial area.

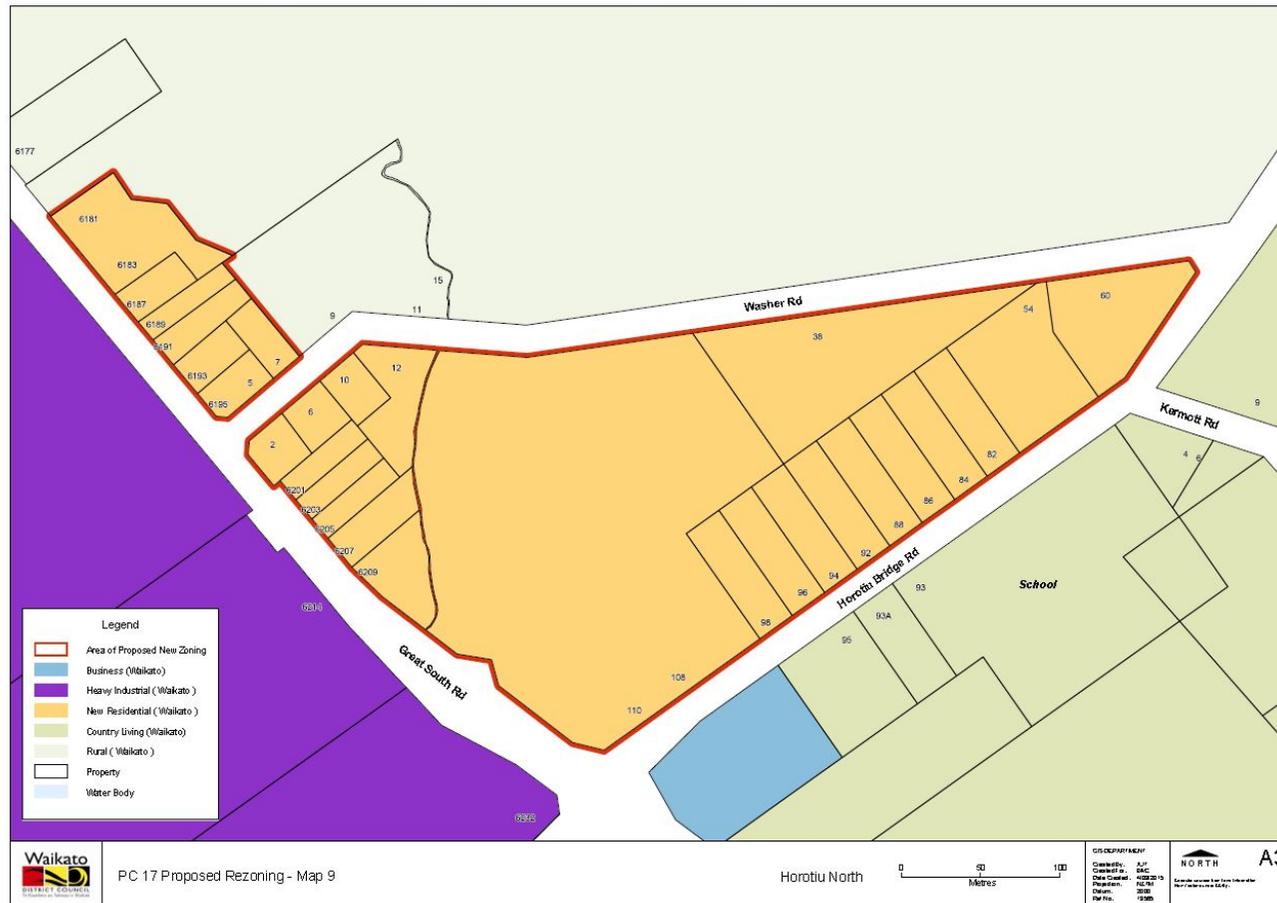
Rezone Rural to New Residential Zone

There are a number of properties in the Great South Road, Washer Road and Horotiu Bridge Road area which although accommodating residential activities are zoned Rural. The majority of these properties range between 1000 to 2000sqm with limited development potential. Three larger properties in the Washer Road/Horotiu Bridge Road triangle have potential for additional development to occur. The rezoning of the smaller sites from Rural to New Residential Zone will better reflect current land use and make very little impact in achieving the population projections. The rezoning of the 3 larger lots has the potential to provide the additional residential capacity needed to support anticipated population growth in the Horotiu community along with the growth in employment opportunities within the adjacent Northgate Industrial Park and the Te Rapa area. The proposed change from Rural Zone to New Residential Zone is reflective of the changes that have occurred within the Horotiu area and supports the aspirations expressed by that community in the draft Ngaruawahia and Surrounding Village Structure Plan.

The approximate area proposed to be rezoned is 10.3 ha and is shown on Map 9 below.

Map 9:**Rezone from Rural Zone to New Residential Zone:**

- 6181, 6183, 6187, 6189, 6191, 6193, 6195, 6201, 6203, 6205, 6207 and 6209 Great South Road, Horotiu: and
- 82, 84, 86, 88, 92, 94, 96, 98, 108 and 110 Horotiu Bridge Road, Horotiu; and
- 2, 6, 7, 10, 12, 38, 54 and 60 Washer Road, Horotiu.



Rezone

Industrial Zone to Business Zone and Country Living Zone; and Rural Zone to Country Living Zone

During the last district plan review in 2004 the Horotiu area was subject to intensive negotiations on providing for the Horotiu Industrial Estate and proposed land uses in the vicinity of Great South Road and Horotiu Road. As a result of this focus, the land to the east of Great South Road in the vicinity of Horotiu Bridge and Washer Roads was included in the negotiations. This resulted in much of the land bounded by Great South Road, Horotiu Bridge Road and Waikato Expressway being rezoned a mix of Industrial, Rural and Country Living regardless of the activities that were actually occurring.

Country Living

The compatibility of the new industrial zoning with other existing activities that are likely to continue, such as the local school, was not considered. During consultation the resident community gave a strong indication that they would prefer for their land to be zoned for residential or country living. Council staff have considered all aspects of development in that area and conclude that the southern Great South Road area is better suited for Country Living rather than suburban residential. The rezoning to Country Living better reflects and takes into account the current adjacent country living environment. This proposed Country Living Zone will provide a transition to the industrial area west of Great South Road as well as providing a large lot lifestyle choice on the periphery of the Hamilton boundary. A portion of this area is zoned Rural and the activities that currently occur are of lifestyle development and the change of zone to Country Living reflects the current use.

Business

With expected industrial and residential growth there is a need to provide for accessible convenience retail and some related business activities for the surrounding areas. Currently there is only one local dairy/takeaway retail activity operating. The proposed plan change introduces two small areas to be rezoned from Industrial Zone to Business Zone to cater for the anticipated future needs of the residents and workers of Horotiu.

The approximate area proposed to be rezoned is 28.8 ha and is shown on Map 8 below.

Map 8:

Rezone from Industrial to Business;

- property on the corner of Horotiu Bridge Road and Great South Road, Horotiu (adjacent to 6243 Great South Road); and
- 6277 Great South Road, Horotiu.

Rezone from Industrial Zone to Country Living Zone:

- 6243, 6257 and the property between 6265 and 6277 Great South Road, Horotiu.

Rezone from Industrial Zone to New Residential;

- 6261, 6263 and 6265 Great South Road, Horotiu.

Rezone from Rural Zone to Country Living Zone;

- 49 Horotiu Bridge Road, Horotiu.

Rezone from Industrial Zone to Country Living Zone;

- 93, 93A and 95 Horotiu Bridge Road, Horotiu.

Rezone from Rural Zone to Country Living Zone;

- 4, 6, 9, 15, 15A, 18, 24, 28 and 30 Kernott Road, Horotiu.



For clarity for landowners amendments will be made to Schedule 24B Horotiu Industrial Park in relation to Stage 3C as shown in Figure 24B(A) that these rules will no longer apply.

Schedule 24B - Horotiu Industrial Park

24B.1 Application of the Schedule

From 15 April 2016 this schedule will no longer apply in relation to Stage 3C as shown in Figure 24B(A)

In this schedule:

- "Horotiu Industrial Park" means the land shown on the Planning Maps and in Figure 24B(A).
- "Bunding Area" means the Horotiu Industrial Park Bunding as shown in Figure 24B(B).
- "Substage" means Stages 3A, 3B and 3C as shown on the Planning Maps and in Figure 24B(A).
- "Stage" means Stages 1, 2 and 3 as shown on the Planning Maps and in Figure 24B(A).
- "Proposed Horotiu Road Intersection" means the proposed road intersection shown on Figure 24B(C).

Te Kowhai

Te Kowhai is under transition from a small rural settlement to becoming an area for lifestyle developments. The settlement is conveniently located 15km north west of Hamilton City and comprises of a mixture of residential development, a retirement village and lifestyle blocks along with the associated services.

Rezone Rural Zone to Country Living Zone

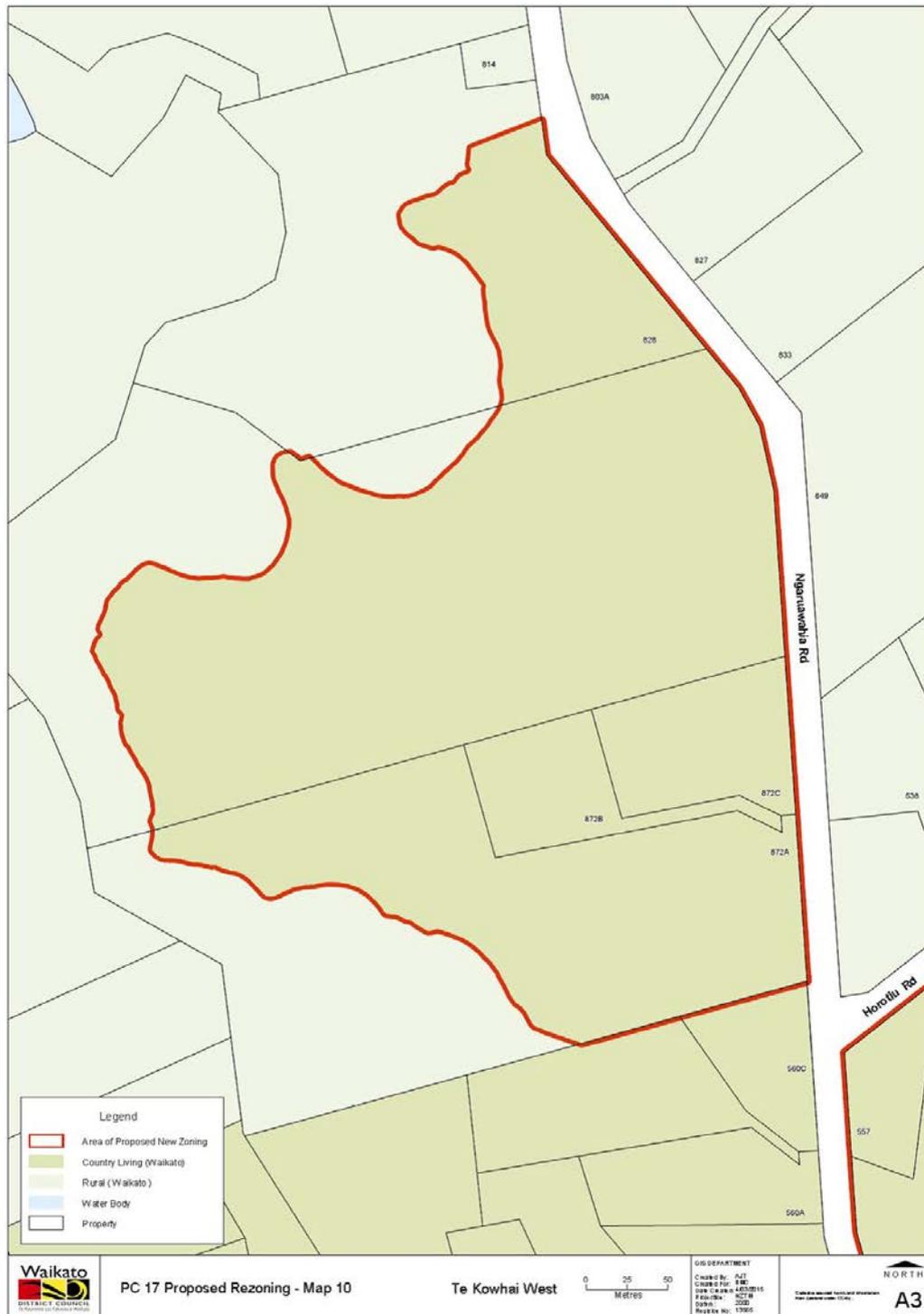
Te Kowhai is seen as a desirable place to live and the village is under intense pressure to expand. Expansion has been curtailed by the lack of water and wastewater services to provide for residential growth. Although there is a small wastewater system that currently services limited residential properties this has no capacity to accommodate further expansion and the lack of services is likely to remain. The distance of Te Kowhai from reticulated services in Hamilton and Horotiu makes the extension of services to the area not feasible for the foreseeable future.

Due to the inability to provide water and wastewater services, the area has been identified as a node for further lifestyle development. In order to accommodate growth in the short term two areas have been identified. One is adjacent to existing residential development and is central to the village and the other adjoins the very popular Te Otamanui Lagoon walkway and adjacent to an area already zoned Country Living area. Both areas are well positioned to the existing village and facilities and have sufficient capacity to accommodate anticipated growth for the short term.

The approximate area proposed to be rezoned is 41.6 ha and is shown on Maps 10 and 11, as below.

Map 10:**Rezone from Rural Zone to Country Living Zone;**

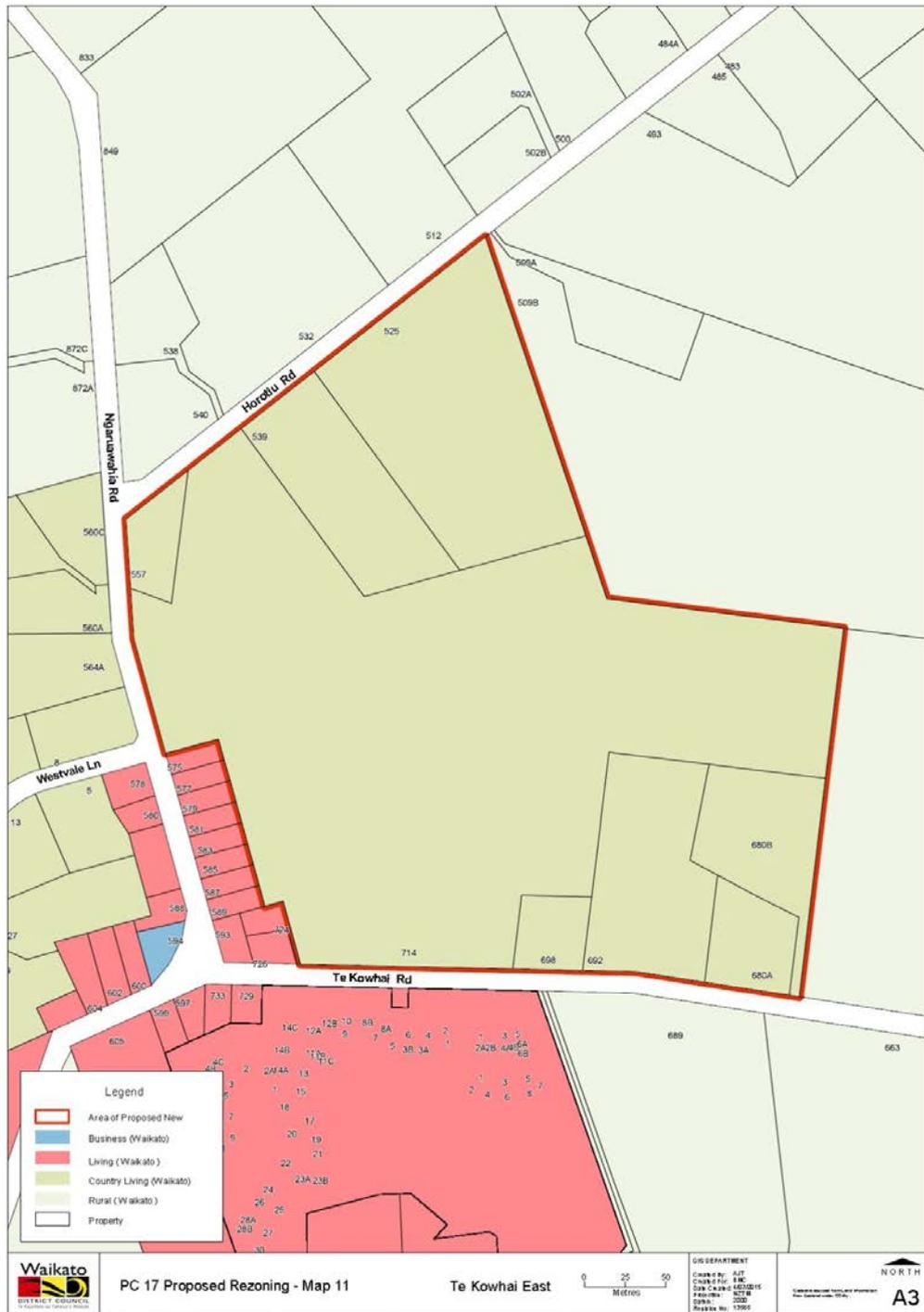
- **872A (part), 872B, 872C, 828 (part) and the property between 872C and 828 Ngaruawahia Road, Te Kowhai**



Map 11:

Rezone from Rural Zone to Country Living Zone:

- 680A, 680B, 692, 698 and 714 Te Kowhai Road, Te Kowhai; and
- 525, 539 and 557 Horotiu Road, Te Kowhai.



Glen Massey

Glen Massey is an old mining village located approximately 12 minutes' drive west of Ngaruawahia. The village itself comprises of land zoned for both 'Living' and 'Country Living' and is surrounded by large beef and sheep farms. The residents are either reliant on employment from surrounding farms, commute further afield or are self-employed.

Rezone Country Living Zone to Rural Zone

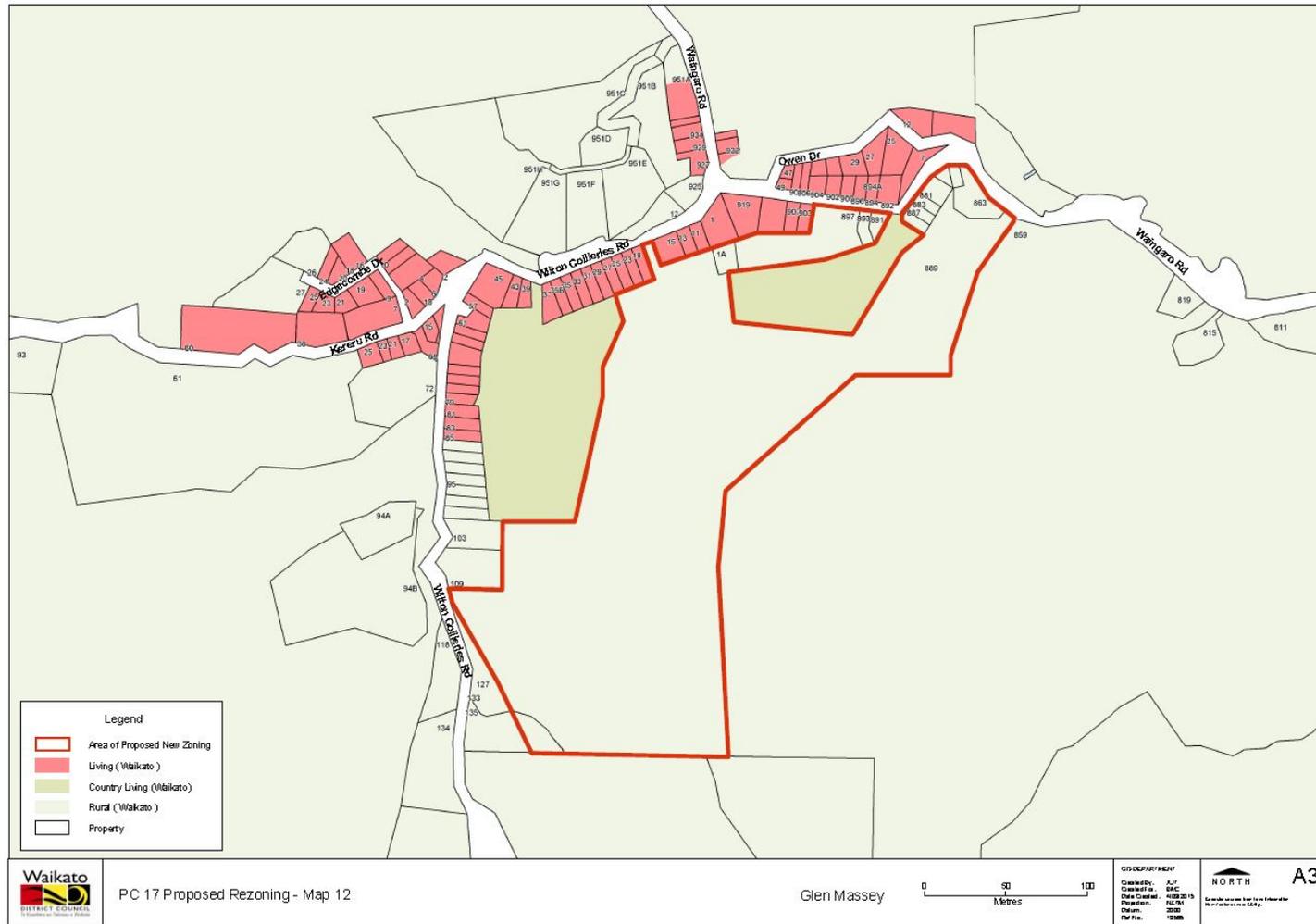
In previous district plan reviews approximately 57 ha of land was identified and zoned for Country Living. This zone has been in force for a number of years but has never been developed. The land in question is part of a large farm some of which has topography challenges that would limit actual potential for Country Living development. Council staff have reviewed this current zoning and taking into account the topography, have redrawn what they consider to be the most suitable area for Country Living development. The proposed reduction takes better account of the suitability of the land as well as the current potential for demand. It is therefore proposed that approximately 40 ha of previously zoned Country Living is returned to Rural Zone with 17 ha remaining Country Living in two discrete areas.

The approximate area proposed to be rezoned is 40 ha and is shown on Map 12 as below.

Map 12:

Rezone from Country Living Zone to Rural Zone:

- **889 Waingaro Road (part), Glen Massey.**



5. Section 32 Analysis

Under Section 32 of the RMA, a local authority, when proposing to undertake a plan change to a District Plan, must carry out an evaluation of alternatives, benefits and costs of the plan change.

An evaluation must -

- 1(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- 1(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
 - (i) identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) summarising the reasons for deciding on the provisions; and*
- 1(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

An evaluation must also:

- 2(a) identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and*
- 2(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- 2(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matters of the provisions.*

- 3 If the proposal (an amending proposal) will amend a standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to –*
 - (a) the provisions and objectives of the amending proposal; and*
 - (b) the objectives of the existing proposal to the extent that those objectives –*
 - (i) are relevant to the objectives of the amending proposal; and*
 - (ii) would remain if the amending proposal were to take effect.*

The evaluation report must be available for public inspection at the time the proposed Plan Change is publicly notified. This report is the Waikato District Council's response to this statutory requirement.

Section 32 of the RMA requires the consideration of alternatives and an assessment of costs and benefits of alternatives. The alternatives of the plan change are summarised under the relevant headings below:

Option One – *Do nothing*. This option would see Council continue with the current zoning. The implications are that there is unlikely to be sufficient residential zoned land to accommodate the projected growth in the structure plan area. Essentially this would mean that Council would not be giving effect to the Future Proof land use patterns and, in particular, the District Plan would not give effect to the following policies in section 6 of the RPS:

- Policy 6.1 Planned and co-ordinated subdivision, use and development;
- Policy 6.3 Co-ordinating growth and infrastructure;
- Policy 6.5 Energy demand management;
- Policy 6.13 Adopting Future Proof land use pattern;
- Policy 6.15 Commercial development in the Future Proof area

Furthermore option one will not promote the sustainable management of the natural physical resources as it will not allow communities to provide for their social and economic wellbeing in terms of providing opportunities for residential living and additional business use.

Option 2 – *Undertake the proposed rezoning as recommended*. This option would enable Council to release land for residential and business use in an efficient, co-ordinated and cost effective manner to provide for the expected growth and associated infrastructure requirements within the Future Proof land use pattern requirements. Thus providing the ability for communities to provide for their social and economic wellbeing.

5.1 Analysis of Content of Plan Change

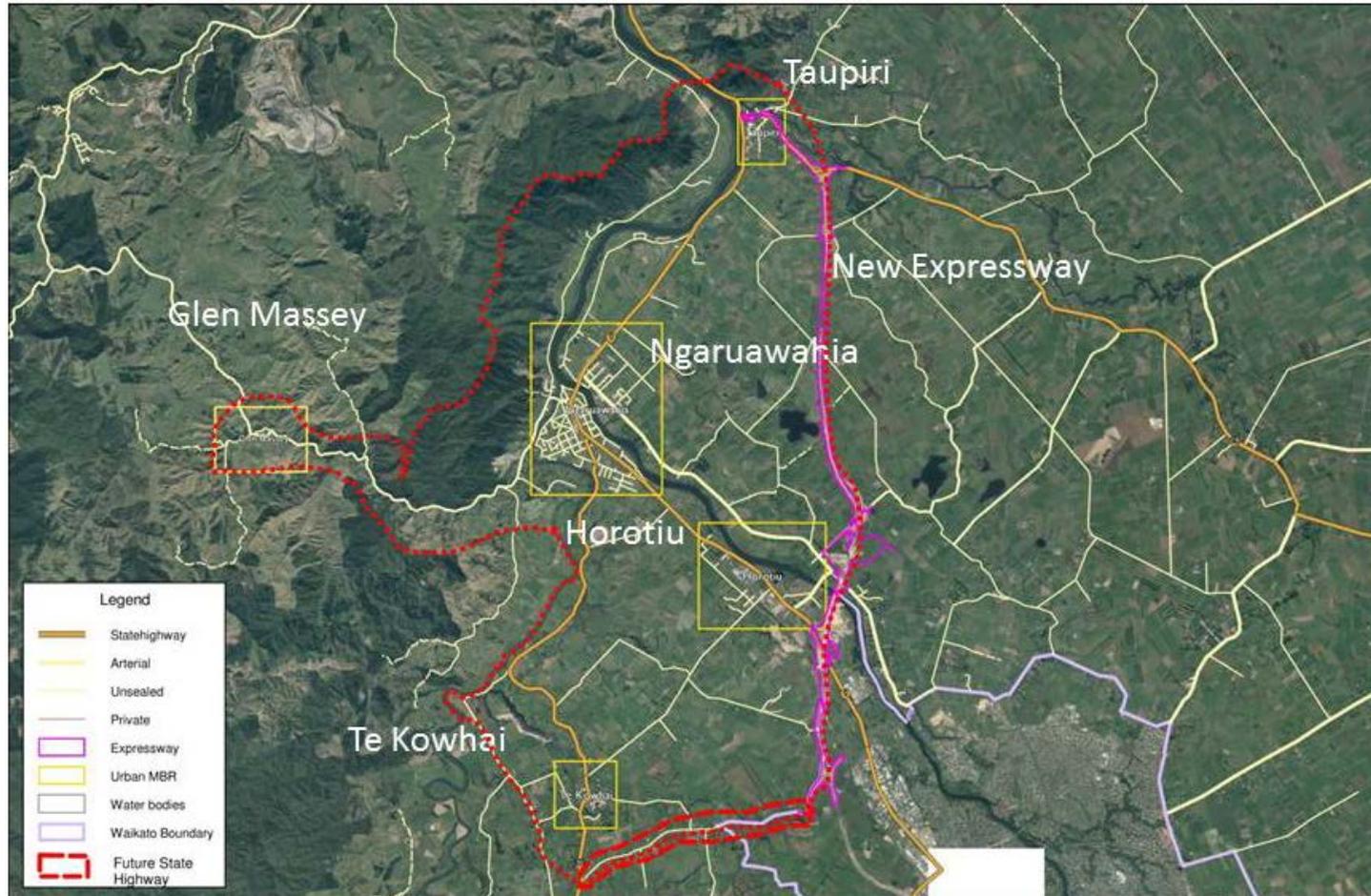


Figure 1: Ngaruawahia and Surrounding Villages Structure Plan area

The work undertaken in the Ngaruawahia and Surrounding Villages structure plan has identified areas in the Ngaruawahia township as well as the Taupiri, Horotiu, Te Kowhai and Glen Massey villages that can be rezoned to provide for growth in the immediate future. Further areas will need to be considered in the structure plan process as it progresses to provide for projected population growth beyond the first 10 years for a further 20 years to 2046. Refer Fig I – Ngaruawahia and Surrounding Villages Structure Plan Area.

Section IA of the Operative District Plan, sets out the Waikato District Growth Strategy for the Waikato region. This section has specific objectives and policies about managing growth around towns and villages, where infrastructure and services can efficiently and economically be provided³ and ensuring that new growth areas are identified and planned for⁴. The identified growth areas have been formed in such a way that they directly relate to the identifiable boundaries of the Ngaruawahia township and Taupiri, Horotiu and Te Kowhai villages. In particular, the growth areas have been selected to connect to the existing zoned or established residential development. In respect to residential growth in Ngaruawahia, the Ngaruawahia Golf Course and the Great South Road/NIMTR or features such as drains and roads (including paper roads) form a natural barrier to further development outside the boundaries established and complement the policies and objectives of Chapter IA of the District Plan. In some cases connections already pass alongside areas designated for further growth under the structure plan and this Plan Change. Development should be constrained to areas where infrastructure services are provided efficiently and effectively for Council.

Relevant sections of the District Plan such as Chapter 11 – Social, Cultural and Economic Wellbeing and Chapter 13 – Amenity Values seek to ensure that boundaries between towns and rural areas are clearly defined by a difference in development density, natural features and open space⁵. The identified growth areas relate directly to the extent of the existing Ngaruawahia township and the villages of Horotiu, Te Kowhai, Taupiri and Glen Massey to facilitate connectivity, and enhance amenity and social coherence. Any proposed New Residential and Country Living zoning will also allow for urban and large lot development within these identified areas at a rate consistent with the anticipated demand for housing relative to the expansion of employment opportunities both within and outside the district. In Ngaruawahia the Ngaruawahia Golf Course and Great South Road/ NIMTR boundary and Waikato River provide clearly defined areas where natural features and open space dominate over development density. In other parts of the Structure Plan area roads and gullies define where development may be contained.

³ Objective IA.2.1 and policies IA.2.2 and IA.2.3

⁴ Policy IA.2.4

⁵ Objective 11.2.1 and policy 11.2.3

Chapter 13 seeks to ensure that the amenity values of localities are maintained⁶. One way that this is achieved is through zoning. As previously identified, all growth areas are located adjacent to areas already zoned and used for residential purposes. While a shift to residential will be a marked change from the existing rural land uses, it is not out of keeping with the adjacent land uses. Conflict with the surrounding rural area will also be minimised by natural barriers defining the edge of the growth areas.

PCI7 seeks to rezone a number of properties as the first stage of providing for future growth and details of each of the proposed areas is discussed below. No changes to the New Residential, Country Living or Business Zones rule framework is proposed for any of these areas. The change is solely zoning. This means that once they are rezoned they will be able to be developed and used like any other similarly zoned property in the Waikato District. The expected development is therefore likely to be standard lot residential, lifestyle or business development.

It is preferred that this rezoning is undertaken as a separate process to the District Plan review to enable the development potential of the growth areas to be released within the next year, as opposed to 3-5 years if part of the District Plan review.

Each of the changes to the zones are discussed below.

Ngaruawahia

Context:

Ngaruawahia is a small town located approximately 22 minutes' drive north of Hamilton at the confluence of the Waipa and Waikato Rivers and is one of the oldest settlements in the Waikato Region. The township is home to the Maori Kiiingitanga. The landscape surrounding Ngaruawahia is dominated by the Hakarimata Range and nearby Taupiri Mountain both of which have significant cultural value to Maori particularly local iwi, Waikato Tainui.

The population of the town is currently estimated at approximately 5400 people. It is noted that development in the town has been relatively static over the last decade and residents are largely reliant on Hamilton, Horotiu, Huntly or Auckland for meeting employment and higher retail and service order needs.

The compact town centre is located mainly on Jesmond Street with extensions onto Galileo Street and along the north side of Great South Road. The town centre comprises a mix of retail and service uses. Great South Road and North Island Main

⁶ Objective 13.2 and policies 13.2.10 and 13.2.11.

Trunk Railway line (NIMTR) effectively sever the township into two areas. Due to the opening of the Hamilton by-pass vehicle traffic has reduced.

Apart from a limited area of Business zone in the town centre, Ngaruawahia is predominately zoned for residential activities with the majority of the township zoned 'Living' and 'New Residential' with 'Country Living' on the outskirts. A small pocket of 'Industrial' exists on the western side of the NIMTR and on the southern reaches of the town.

Ngaruawahia has an attractive setting against the background of the Hakarimata Range and the Waikato and Waipa Rivers. There is an opportunity for the town to revitalise and cater to the growing number of visitors utilising the Hakarimata Range for recreation as well as those cyclists and walkers who choose to take advantage of the 70km Te Awa cycle trail (Ngaruawahia to Horahora) and those interested in exploring New Zealand's history. Tapping into these activities could provide a welcome boost to the economy for the Ngaruawahia community.

Rezone from Rural Zone to New Residential Zone

This portion of the proposal, proposes to rezone three growth areas from existing Rural Zone to New Residential Zone, and thus capable of being developed for residential purposes. The three growth areas are required to be rezoned to cater for the projection population and household growth in Ngaruawahia over the next 10 years due to a lack of supply of suitably zoned land to cater for such growth.

As demonstrated in the following maps, two of these growth areas are located on the northern side of Great South Road, directly south of the Waikato River, east of Croall Crescent and west of the Ngaruawahia Golf Course. These two growth areas will essentially extend the extent of the residential development from its current eastern edge at Croall Crescent all the way towards the Ngaruawahia Golf Course and an isolated pocket of Living Zone land that adjoins the golf course and which has recently been developed for residential purposes. These growth areas are owned by two landowners. The total area proposed to be rezoned in these two blocks comprises 11.2ha.

The third growth area is located on the eastern side of Rangimarie Road and directly south of an existing New Residential Zone. The western most boundary of this block is delineated by a gully that flows from north-east to south-west towards the Waipa River. This land is also owned by two landowners and is approximately 2.7ha in size.

Evidence in the property market suggests that in recent years demand has far outstripped supply. For example, Stage I of a recent development adjacent to the

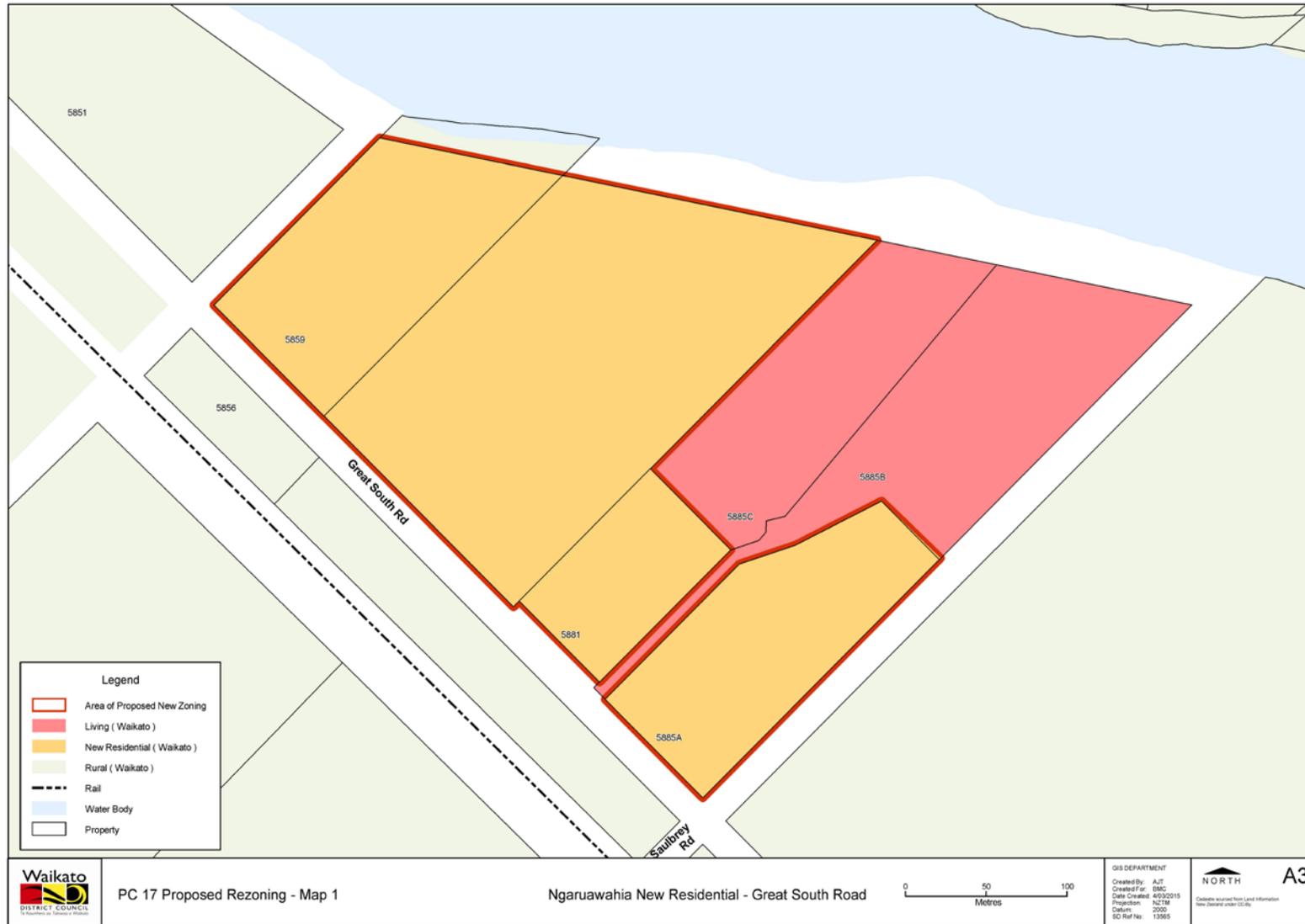
Ngaruawahia Golf Course that borders these northern growth areas created 39 residential lots ranging in size from 544m² to 860m². These lots were offered to the market in mid-2015 and within two weeks sale and purchase agreements for all the lots had been secured. This high uptake is reflective of the following factors:

1. The lots are located on the southern side of Ngaruawahia and closer to Hamilton and Horotiu and the associated employment opportunities;
2. The lots are located in proximity of the Waikato River, the future Waikato River trails network and Ngaruawahia golf course which all provide an increased level of amenity to the development over and above infill development in Ngaruawahia or development to the north of Hamilton;
3. The opening of the Ngaruawahia Section of the Waikato Expressway has resulted in the reduction in traffic volumes in the adjacent roading network; and
4. Lack of other vacant lots within Ngaruawahia.

The developer advises that there is similar interest in the balance of their development (stage 2 onwards) which is projected to create a further 109 residential lots.

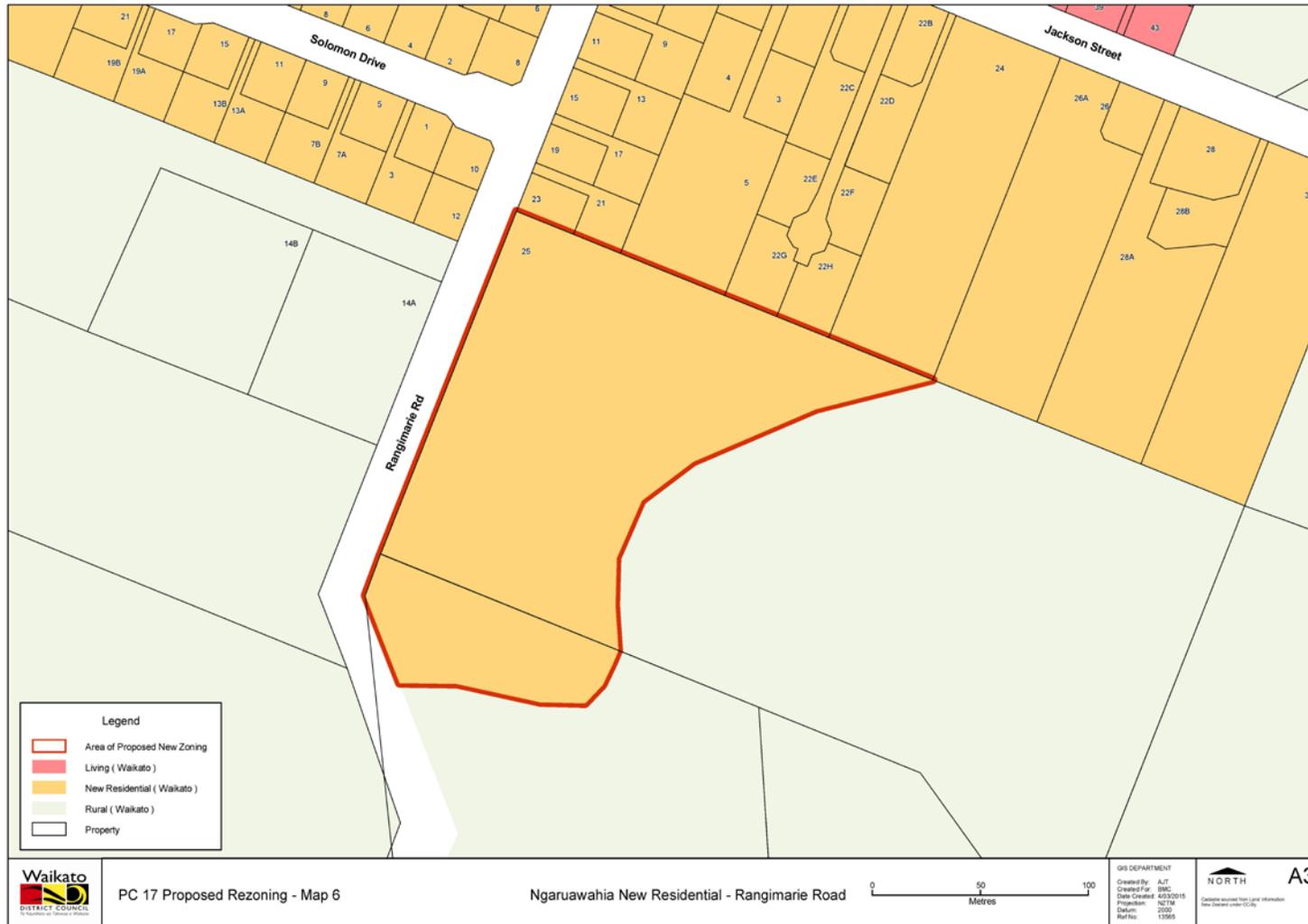
Based on expected population growth, the rezoning of these three growth areas will help meet expected population projections until 2024. In this regard, PC17 addresses the immediate short term needs.

The approximate area proposed to be rezoned is 11.2 ha and is illustrated on the following maps 1, 2 and 6.



Plan Change 17: Ngaruawahia and Surrounding Villages – Section 32 report - April 2016



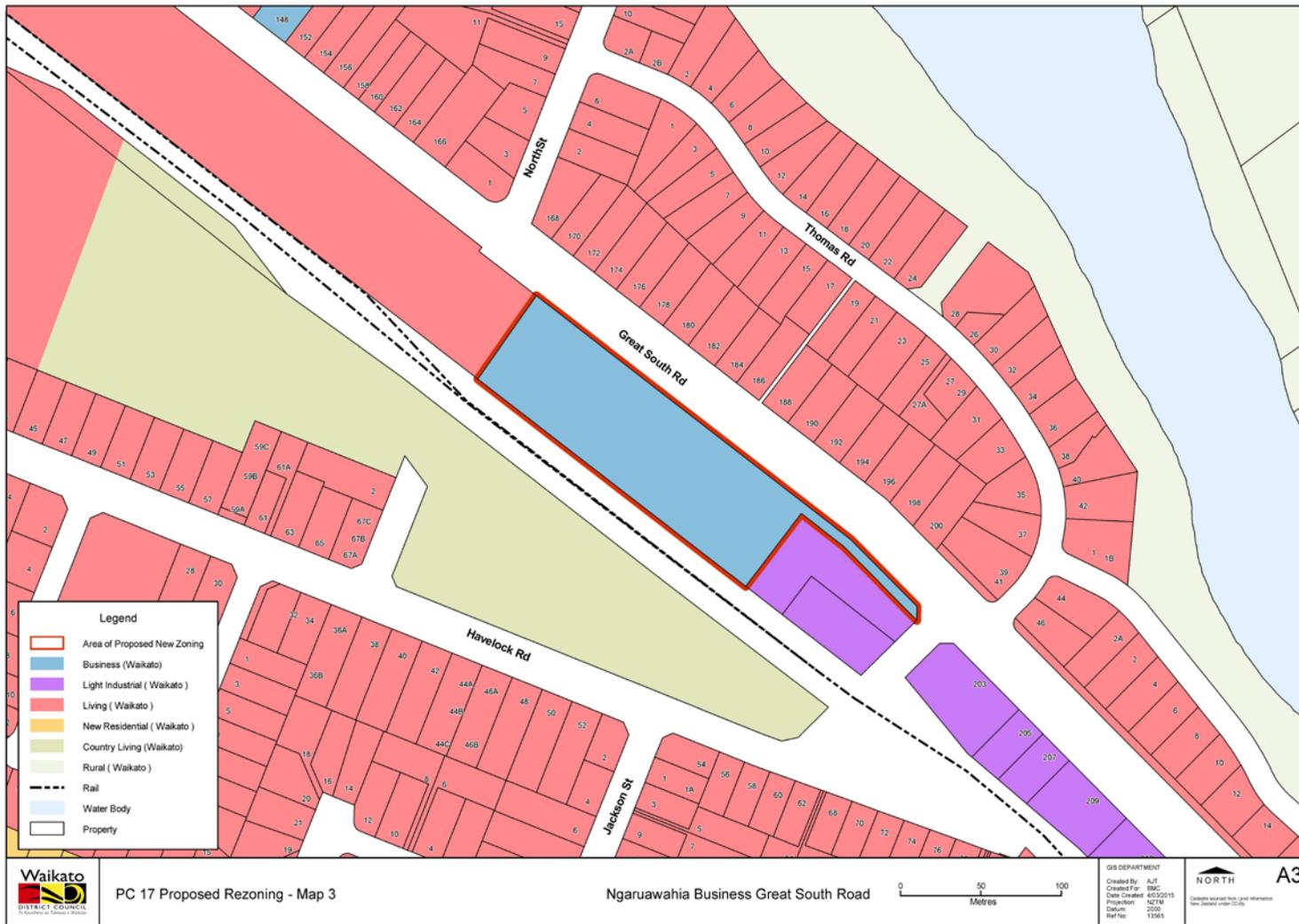


Rezone from Industrial Zone to Business Zone

One property on Great South Road is proposed to be rezoned from Industrial Zone to Business Zone. There is residential development directly opposite the site on the eastern side of the Great South Road and the current zoning of this land does not reflect the anticipated amenity for the area. It is considered that establishing industrial activity on this site would be likely to result in a loss of amenity for the adjacent residential area. It is anticipated that the change to Business Zone will provide a more compatible environment and support the land use of the area for the residents.

The majority of the business activity in the town is in the Jesmond Street/Great South Road area. That area provides main street retail, supermarket, office, education, community support, health, recreational and residential activities together with the essential services including emergency services, necessary to serve these activities. With the proposed extension of residential development towards Hamilton the proposed rezoning on the Great South Road will be an opportunity for business to develop and provide services for the southern quadrant of the town's residents. It is anticipated that this area in the future will compliment those services already available in the centre of Ngaruawahia township and the small neighbourhood level businesses in other residential areas.

The approximate area proposed to be rezoned is 1.3ha and is illustrated on the following map 3.



Plan Change 17: Ngaruawhia and Surrounding Villages – Section 32 report - April 2016

Rezone Living Zone to Business Zone

The Ngaruawahia town centre is the focal point for the residents of the town. The town centre provides for the majority of services required by the community especially in services such as supermarket, doctors, chemists, welfare and library. In addition the town centre comprises a number of small convenience stores in Jesmond Street and fast food outlets along Great South Road. In most cases each business activity occupies an individual site and the majority of sites are narrow and deep. In addition to the Ngaruawahia town centre there are four small neighbourhood level business areas situated in the residential areas which provide accessible convenience retail and some related business activities for the surrounding residential areas.

The socio economic assessment carried out by Market Economics for the Ngaruawahia and Surrounds Structure Plan in 2013 found that the retail 'health' of the centre could be better and that it probably suffered from considerable leakage to 'The Base' in north Hamilton. The findings report concluded that there should be a critical evaluation of the town centre to encourage a better mix of retail away from the current predominance of convenience retail, and a better layout of the centre.

To support growth of the town centre and key 'anchor' activities in the town centre such as the supermarket and medical centre, additional adjacent space is required in the same location. If provision isn't made for growth around these 'anchor' activities there is a significant risk that they will relocate out of the town centre. Due to the mix of lots and buildings in Jesmond Street, and to some degree Great South Road, it would not be easy to establish a larger business activity in the area currently zoned.

During consultation the supermarket and medical centre indicated their desire to expand and while they are still considering their options in this regard, Council has a responsibility to consider ways of enabling this to occur. Community consultation also highlighted that residents would like to see the business area extended to take into account the attractive environment of the river and anticipate that area would play more of a part in any future town centre plans. Taking these factors into account the properties in the triangle bordered by Galileo Street, Martin Street and Waikato Esplanade have potentially been identified as an area to accommodate an extended town centre.

The extent of any development in this area is still subject to discussion in the structure plan process along with other areas close to the town centre. As an interim measure and in response to the community's aspiration to changes, this plan change proposes to rezone 3 properties on Galileo Street currently zoned 'Living'. Two of these properties, have until recently, been utilised by small businesses and business activities operate on the adjoining property on the Galileo Street/Waikato Esplanade

corner. This first stage is considered to be necessary to provide the town centre with alternatives to encourage economic growth.

The approximate area proposed to be rezoned is .2 ha and is illustrated on the following map 5.

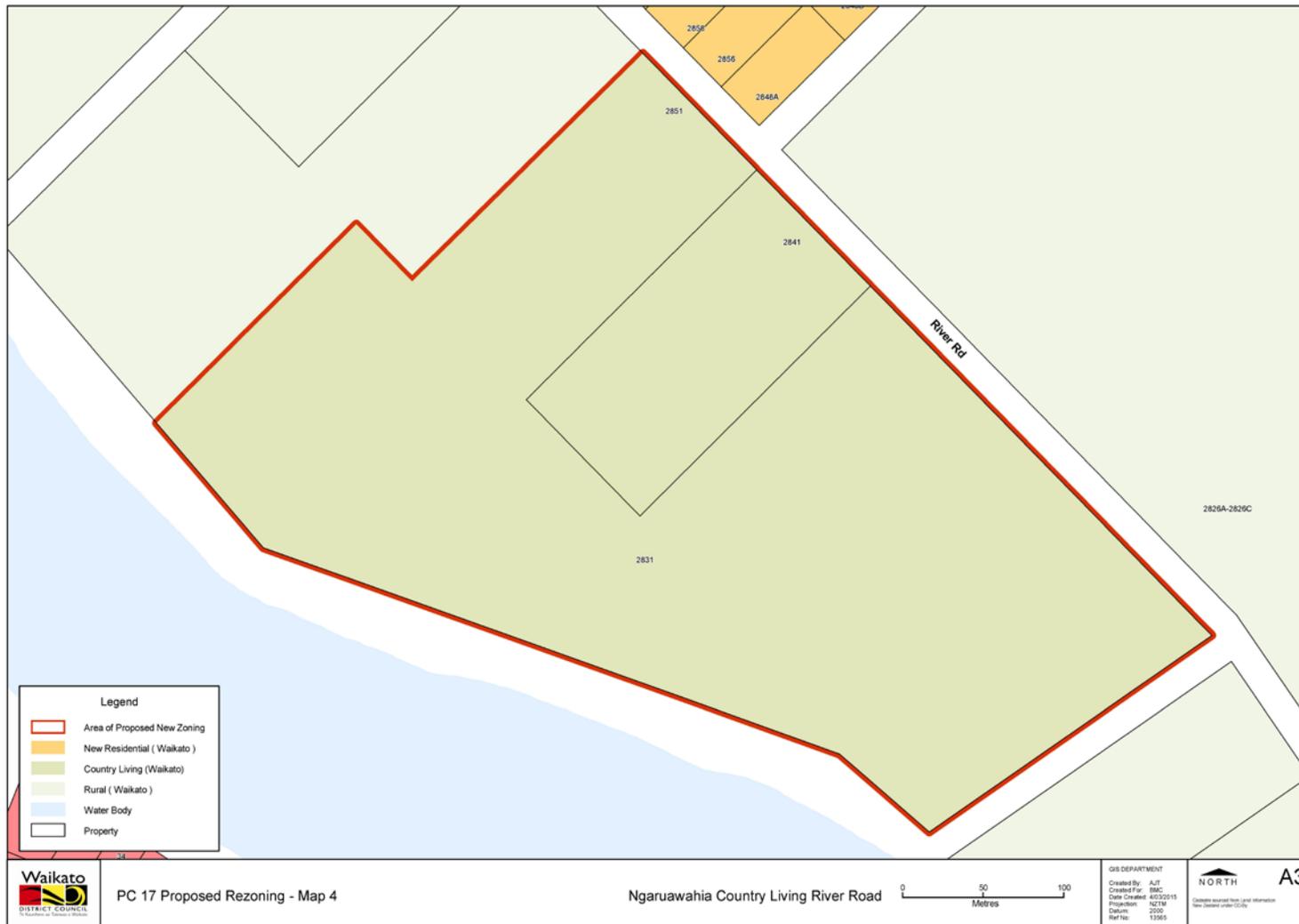


Rezone from Rural Zone to Country Living Zone

Several properties along River Road are proposed to be rezoned from Rural Zone to Country Living Zone. The proposed area is on the southern periphery of the existing residential development on River Road and is adjacent to an operating intensive chicken farm. For odour sensitive reasons the area is not suitable for full residential activities. Council has taken the opportunity to provide for Country Living to occur while still allowing and protecting the existing activity by leaving the farm and the adjacent properties zoned as rural. This will provide the buffer between the current activity and any future development in the short term.

The purpose of this zone is to provide Country Living opportunities in close proximity to a range of employment and urban facilities located in the nearby urban area. The zone also acts as a transition between the urban and rural zones. It is mostly located in areas not well suited to denser suburban development due to topography or proximity to the Waikato or Waipa Rivers and associated flood hazards. Development within the zone is to maintain and enhance the quality of the landscape and its natural resources including the water, soil, gullies and wetlands.

The approximate area proposed to be rezoned is 15 ha and is illustrated on the following map 4.



Taupiri

Context:

Taupiri is located on the eastern bank of the Waikato River approximately 7 minutes north-east of Ngaruawahia and is overlooked by Mount Taupiri – the sacred burial ground for Maori of the Waikato iwi. The population of Taupiri is approximately 440 people which is made up of a high percentage of those classed as ‘working age’ while there is also a significant number of youth

The landscape surrounding Taupiri is dominated by the presence of Mount Taupiri which has significant cultural value to Maori (particularly local iwi, Waikato Tainui) as a burial ground. The existing Taupiri town centre is small with a limited mix of retail and service uses. Historically like most early settlement towns, the Great South Road bisects the village running along the Waikato River along with the NIMTR both of which made movement through the area difficult. The new Ngaruawahia bypass located east of the village has reduced through traffic flow. The Taupiri community wish to see expansion of their village as they consider that the diversion of traffic on the Waikato Expressway away from the main part of the village has created an opportunity for Taupiri to attract residents. Anticipated population growth in the structure plan study, support the potential role of Taupiri providing for a village lifestyle option for people willing to commute either north to Auckland or south to Hamilton/Te Rapa. Access to the expressway will be enhanced when the Huntly portion of the expressway is completed.

Taupiri is zoned predominately for residential activities and the majority of the township is zoned ‘Living’ with ‘Country Living’ on the outskirts. There is a limited area of business and the surrounding area is zoned rural.

Rural Zone to New Residential Zone

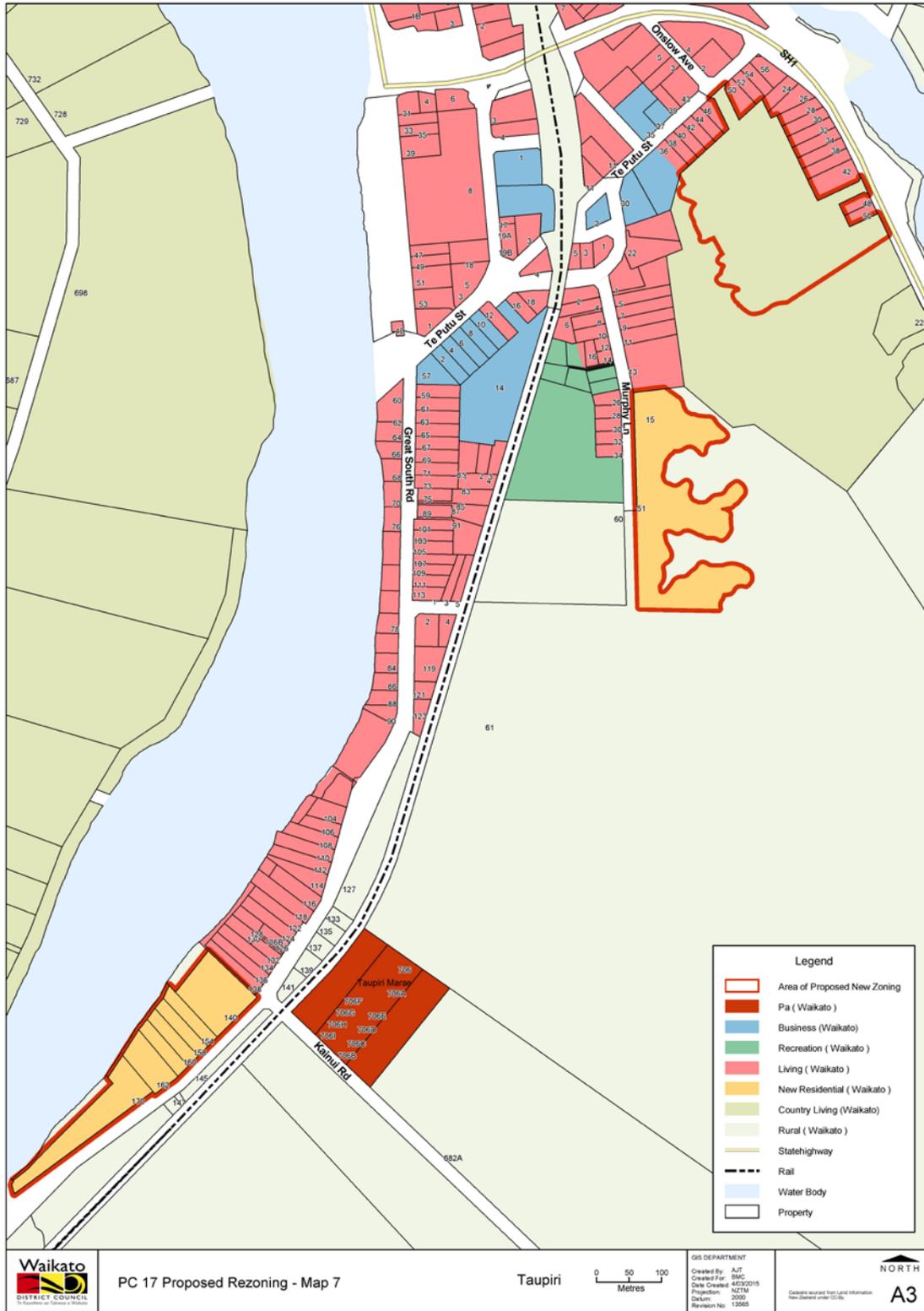
A portion of a rural property at 15 Murphy Lane is proposed to be rezoned from Rural Zone to New Residential Zone. The area proposed is defined by an extensive gully system and is adjacent to current residential areas and services. There is potential to create in this area a desirable development for the Taupiri community.

In addition it is proposed to rezone a number of properties on the south of the village (opposite Kainui Road) from rural to New Residential Zone. This change reflects current use of the sites. The majority of the sites are larger than what would be expected in a residential area and there may be an opportunity for some redevelopment depending on the aspirations of landowners.

Rezone Living Zone to Country Living Zone

This area of land is accessed off Te Putu and Gordonton Road and currently zoned Living Zone. This defined Living Zone is part of a larger parcel of land, the rest of which is zoned Country Living Zone. This land has been zoned Living Zone for a number of years but the opportunity to develop has never been taken up. The land is currently farmed by one of the owners. In consultation with the owners of the property they have indicated that they have no desire to develop this land for suburban residential development under the Living Zone rules. They consider that the amenity of the area and ultimately the Taupiri community would be better served by larger lots and for this reason have requested that the land be rezoned to Country Living Zone in keeping with the remaining part of the property. The Council is supporting the request and proposes the identified land be rezoned to Country Living Zone through this plan change.

The approximate area proposed to be rezoned is 5.4 ha for Country Living and 3.3 ha New Residential as illustrated on the following map 7.



Horotiu

Context:

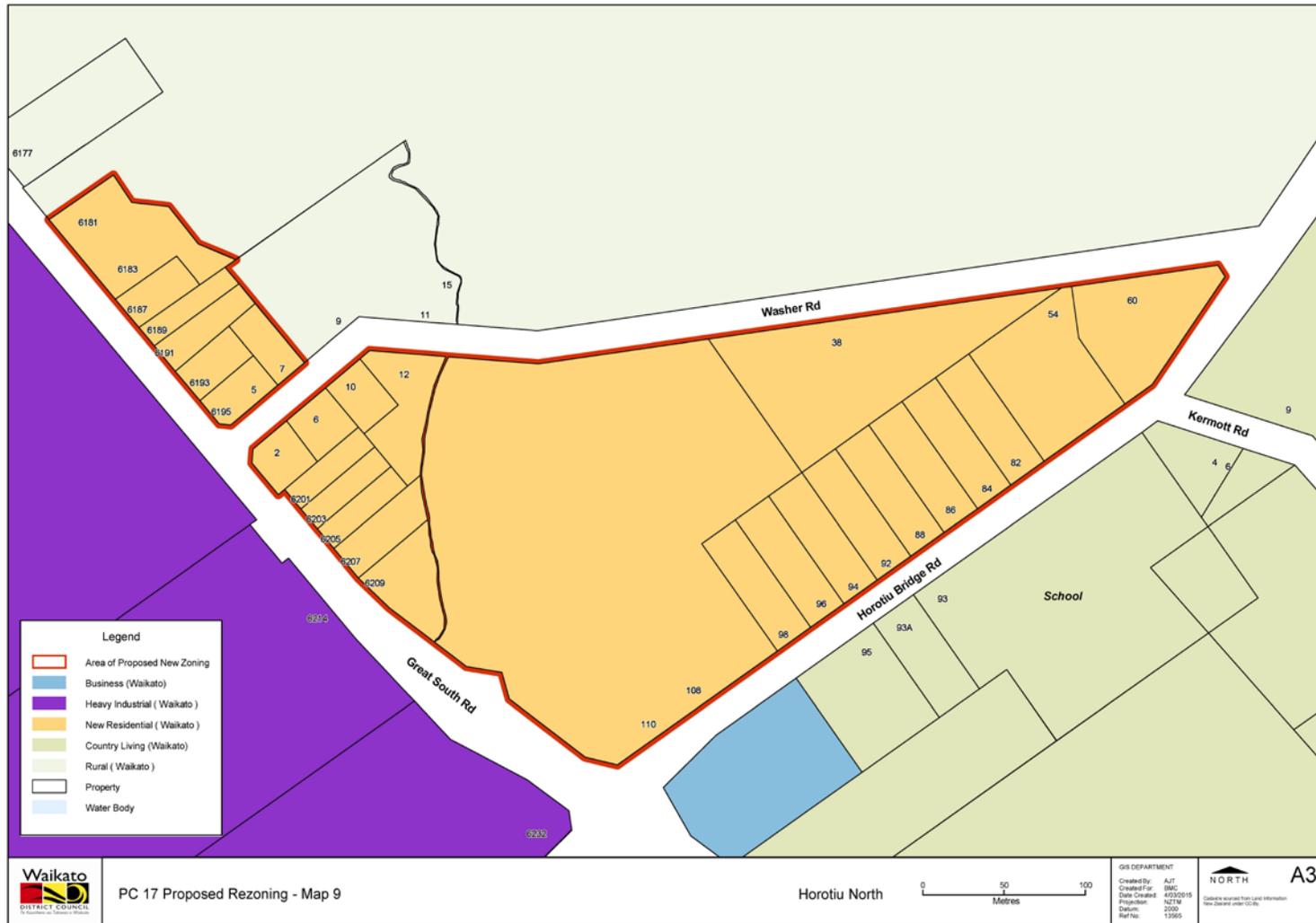
Horotiu is located approximately 15 minutes' drive north of Hamilton and has a population of approximately 870 people. Horotiu is the on/off point for access to the Ngaruawahia Bypass which connects to the Waikato Expressway and acts as the boundary between Hamilton City and Waikato District.

Horotiu is predominately zoned for industrial activities with the majority of land either the 'Heavy Industrial Zone' or 'Industrial Park Zone'. There are also pockets of land which are dedicated to residential activities, including an area of land zoned 'Living' to the west of the industrial area and an area of land zoned 'Country Living' to the east of the industrial area.

Rezone Rural to New Residential Zone

There are a number of properties in the Great South Road, Washer Road and Horotiu Bridge Road area which although accommodating residential activities are zoned Rural. The majority of these properties range between 1000 to 2000sqm with limited development potential. Three larger properties in the Washer Road/Horotiu Bridge Road triangle have potential for additional development to occur. The rezoning of the smaller sites from Rural to New Residential Zone will better reflect current land use and make very little impact in achieving the population projections. The rezoning of the 3 larger lots has the potential to provide the additional residential capacity needed to support anticipated population growth in the Horotiu community along with the growth in employment opportunities within the adjacent Northgate Industrial Park and the Te Rapa area. The proposed change from Rural Zone to New Residential Zone is reflective of the changes that have occurred within the Horotiu area and supports the aspirations expressed by that community in the draft Ngaruawahia and Surrounding Village Structure Plan.

The approximate area proposed to be rezoned is 10.3 ha and is illustrated on the following map 9.



Plan Change 17: Ngaruwahia and Surrounding Villages – Section 32 report - April 2016

Rezone

- a) Industrial Zone to Business Zone and Country Living Zone and
- b) Rural Zone to Country Living Zone:

During the last district plan review in 2004 the Horotiu area was subject to intensive negotiations on providing for the Horotiu Industrial Estate and proposed land uses in the vicinity of Great South Road and Horotiu Road. As a result of this focus, the land to the east of Great South Road in the vicinity of Horotiu Bridge and Washer Roads was included in the negotiations. This resulted in much of the land bounded by Great South Road, Horotiu Bridge Road and Waikato Expressway being rezoned a mix of Industrial, Rural and Country Living regardless of the activities that were actually occurring.

Country Living

The compatibility of the new industrial zoning with other existing activities such as the local school that are likely to continue was not considered. During consultation the resident community gave a strong indication that they would prefer for their land to be zoned for residential or country living. Council staff have considered all aspects of development in that area and conclude that the southern Great South Road area is better suited for Country Living rather than suburban residential. The rezoning to Country Living better reflects and takes into account the current adjacent country living environment. As previously discussed this proposed Country Living Zone will provide a transition to the industrial area west of Great South Road as well as providing a large lot lifestyle choice on the periphery of the Hamilton boundary. A portion of this area is zoned Rural and the activities that currently occur are of lifestyle development and the change of zone to Country Living reflects the current use.

It should be noted that not all of the area as discussed in this section will be available for further development. The school occupies a large portion of the land and under the current rule regulations many properties are not large enough to be able to further develop.

Business

With expected industrial and residential growth there is a need to provide for accessible convenience retail and some related business activities for the surrounding areas. Currently there is only one local dairy/takeaway retail activity operating. The proposed plan change introduces two small areas to be rezoned from Industrial Zone to Business Zone to cater for the anticipated future needs of the residents and workers of Horotiu.

The approximate area proposed to be rezoned is 28.8 ha and is illustrated on the following map 8:



Te Kowhai

Context:

Te Kowhai is under transition from a small rural settlement to becoming an area for lifestyle developments. The settlement is conveniently located 15km north west of Hamilton City and comprises some residential development, a retirement village, lifestyle blocks and associated services. The Te Kowhai Aerodrome is situated on the outskirts of the village and a sports field/park with a playground supports the community recreation needs along with the walkways and Te Otamanui Lagoon. The population is mixed with a high proportion in the 'old dependent' category due to the retirement home established there.

The township includes both the 'Country Living Zone' and 'Living Zone', and has a small number of lots zoned 'Business'. The township is surrounded by a large expanse of land zoned 'Rural' on all sides.

Rezone Rural Zone to Country Living Zone

Te Kowhai is seen as a desirable place to live and the village is under intense pressure to expand. Expansion has been curtailed by the lack of water and wastewater services to provide for residential growth. Although there is a small wastewater system that currently services limited residential properties this has no capacity to accommodate further expansion and the lack of services is likely to remain. The distance of Te Kowhai from reticulated services in Hamilton and Horotiu makes the extension of services to the area not feasible for the foreseeable future.

Due to the inability to provide water and wastewater services, the area has been identified as a node for further lifestyle development. In order to accommodate growth in the short term two areas have been identified. One is adjacent to existing residential development and is central to the village and the other adjoins the very popular Te Otamanui Lagoon walkway and adjacent to an area already zoned Country Living area. Both areas are well positioned to the existing village and facilities and have sufficient capacity to accommodate anticipated growth for the short term.

The approximate area proposed to be rezoned is 41.6 ha and is illustrated on the following maps 10 and 11.





Glen Massey

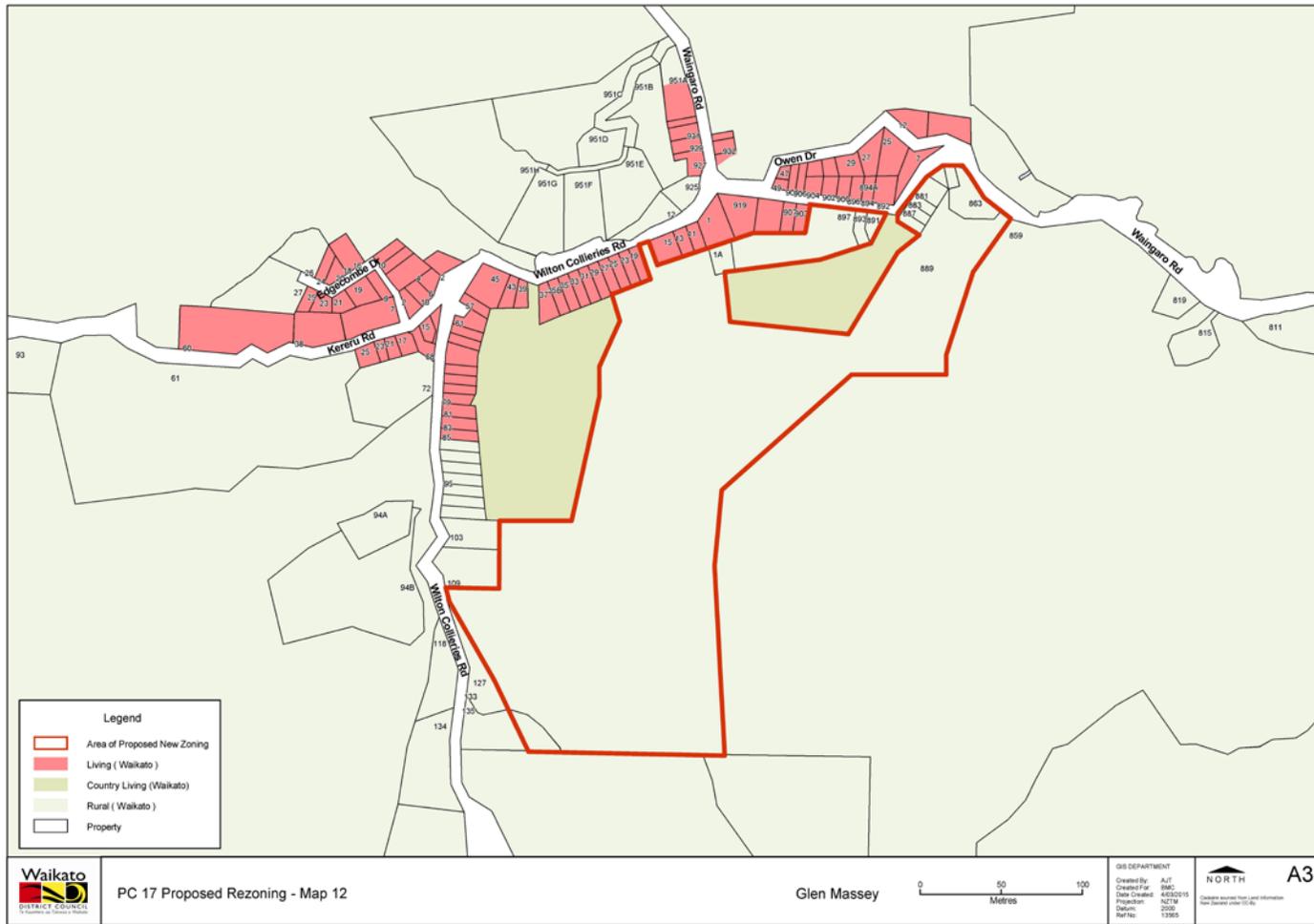
Context:

Glen Massey is an old mining village located approximately 12 minutes' drive west of Ngaruawahia. Glen Massey is zoned predominantly for residential and rural activities. The village itself comprises of land zoned for both 'Living' and 'Country Living' and is surrounded by large beef and sheep farms. The population is approximately 266 and is a mix of 'older dependent', youth and 'working age' residents. The residents are either reliant on employment from surrounding farms, commute further afield or are self employed.

Rezone Country Living Zone to Rural Zone

In previous district plan reviews approximately 57 ha of land was identified and zoned for Country Living. This zone has been in force for a number of years but has never been developed. The land in question is part of a large farm some of which has topography challenges that would limit actual potential for Country Living development. Council staff have reviewed this current zoning and taking into account the topography, have redrawn what they consider to be the most suitable area for Country Living development should that be the aspiration of the owner. The proposed reduction takes better account of the suitability of the land as well as the current potential for demand. It is therefore proposed that approximately 40 ha of previously zoned Country Living is returned to Rural Zone with 17 ha remaining Country Living in two discrete areas. PC 17 reflects these changes as shown on the following map.

The approximate area proposed to be rezoned is 40 ha and is illustrated on the following map 12.



5.2 Section 32 Analysis Options

Section 32 Analysis Options		
Proposed rezoning: <ul style="list-style-type: none"> • Country Living Zone to Rural Zone • Industrial Zone to Business • Industrial Zone to Country Living Zone • Industrial Zone to New Residential Zone • Living Zone to Business Zone • Living Zone to Country Living Zone • Rural Zone to Country Living Zone • Rural Zone to New Residential Zone 		
Description of amendment	Proposed rezoning of the existing zoned properties via amendments to the planning maps.	
	OPTION 1: Do nothing – Retaining existing provisions	OPTION 2: Rezone the land
Costs	<u>Environmental cost:</u> The status quo option would provide for limited to no further subdivision and development of the growth areas. If the growth areas are continued to be used for existing purposes and developed under current provisions there are no environmental costs. <u>Economic cost:</u>	<u>Environmental cost:</u> The environmental costs of such development are the loss of high quality soils, potential destruction of cultural and heritage sites, potential impacts on indigenous vegetation and fauna and potential water quality effects from stormwater discharges. Some loss of high quality soils is expected in the DDS. Given that any development will be required to comply with the relevant rules all other effects can be managed as part of the subdivision and development process to ensure that the

	<p>Depending on district plan provisions should the landowners wish to subdivide their properties, then a resource consent would be required or in some cases may be prohibited. This not only provides a financial cost for the landowner/application, but also does not provide certainty as to the outcome of the consent. The proposed rezoned parcels are in areas where the landowner could reasonably expect growth to potentially occur and should this not eventuate there are holding costs of owning the land in an undevelopable state until the District Plan review provides an opportunity for the site to be rezoned and developed.</p> <p><u>Social cost:</u> No social costs are considered.</p> <p><u>Cultural cost:</u> No cultural costs are considered.</p>	<p>environmental effects are avoided, remedied or mitigated.</p> <p><u>Economic cost:</u> There is a direct economic cost on Council and future developers associated with the development of the land and the requirement to provide infrastructure. These costs are off-set by the return in investment received from land sale and rates. There is an economic cost to Council in undertaking the plan change.</p> <p><u>Social cost:</u> The proposed rezoning could entail a loss of amenity for neighbouring landowners.</p> <p><u>Cultural effects:</u> The development of the growth areas may adversely affect cultural, archaeological and heritage sites. The loss of such sites may give rise to adverse cultural effects. These effects will be considered further as part of the subdivision and development process through the existing provisions and taking into account the Vision and Strategy for the Waikato River and its tributaries.</p>
Benefits	<p><u>Environmental benefit:</u> The status quo option does not provide for any further development of the growth areas and therefore the environmental status remains as current.</p> <p><u>Economic benefit:</u> Maintaining current zoning precludes taking full advantage of economic potential of the land as most of the affected land is in fragmented ownership and would not be realising its full economic benefit as a productive rural land.</p>	<p><u>Environmental benefit:</u> The proposed rezoning will generate a number of environmental enhancements including, public connections to rivers and streams, stormwater treatment and disposal as well as landscape mitigation planting. These will have environmental benefits, particularly the enhancement of access to and along rivers, gullies and streams and improved stormwater management.</p> <p><u>Economic benefit:</u> The economic benefits of the rezoning include; providing for</p>

	<p><u>Social benefit:</u> No social benefits are considered with the status quo option.</p> <p><u>Cultural benefit:</u> No cultural benefits are considered with the status quo option.</p>	<p>urban growth around existing centres, allowing landowners to realise full economic potential of their land and support the economic vitality of local retail and service centres.</p> <p><u>Social benefit:</u> An increase in population will support improved social cohesion and the better provision of community services in local centres. Rezoning of the growth areas will allow for residential or business development at a rate consistent with anticipated population growth and demand for housing relative to the expansion of employment opportunities both within and outside the district.</p> <p><u>Cultural benefit:</u> There is broad support for the growth areas subject to cultural and heritage protocols being adhered to during the development process and environmental enhancements of riparian areas and water quality being realised.</p>
<p>Efficiency & Effectiveness of achieving objectives</p>	<p>Objective 1A.2.1: <i>“Towns, villages and other defined growth areas are the focus of future residential, industrial and commercial development.”</i></p> <p>Objective 1A.4.5 <i>Development patterns support the cost-effective maintenance, provision and efficient use of both existing and new infrastructure and services.</i></p> <p>These objectives seek to ensure that any new growth is located within defined growth areas. Retaining the existing zoning is not the most effective and efficient method of enabling urban development growth opportunities to proceed.</p>	<p>Objective 1A.2.1: <i>“Towns, villages and other defined growth areas are the focus of future residential, industrial and commercial development.”</i></p> <p>Objective 1A.4.5 <i>Development patterns support the cost-effective maintenance, provision and efficient use of both existing and new infrastructure and services.</i></p> <p>The identified growth areas have been demarcated to be contiguous with existing zoned urban centres and support the efficient use of existing utilities and infrastructure. As such these areas are in support of the above objectives.</p> <p>Objective 1A.8.1:</p>

	<p>Objective 1A.8.1: <i>“Landscape, character and amenity values of rural areas are maintained.”</i></p> <p>The status quo would ensure that the character and amenity values of rural is maintained.</p> <p>Objective 11.2.1: <i>“Towns, villages, neighbourhoods and localities have social coherence and a sense of place.”</i></p> <p>Objective 11.6.1: <i>“People and communities are able to access resources so that they can provide for their economic wellbeing.”</i></p> <p>Maintaining the rural zoning on the growth areas will not achieve the above objectives. From an economic perspective, being unable to develop land that is earmarked for future residential until the District Plan is reviewed and operative is not efficient or effective as it will give rise to holding costs which could affect the economic wellbeing of the landowners. Furthermore, the delay in releasing residential zoned land onto the market could result in increased section prices, and could be detrimental to the growth in the area</p> <p>Objective 13.2.1: <i>“Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonable compromised.”</i></p> <p>Objective 13.2.6: <i>“Amenity values of localities are maintained and enhanced”.</i></p>	<p><i>“Landscape, character and amenity values of rural areas are maintained.”</i></p> <p>The growth areas all have very definable boundaries that will ensure there is a clear delineation between the urban and rural environments to aid with the maintenance of the character and amenity values of rural areas.</p> <p>Objective 11.2.1: <i>“Towns, villages, neighbourhoods and localities have social coherence and a sense of place.”</i></p> <p>Objective 11.6.1: <i>“People and communities are able to access resources so that they can provide for their economic wellbeing.”</i></p> <p>The areas for growth have been identified to ensure that they directly relate to existing urban centres to enhance the amenity and social coherence of these centres.</p> <p>The proposed rezoning will also allow for urban development within the identified areas at a rate consistent with the anticipated demand for development relative to the expansion of employment opportunities both within and outside the district.</p> <p>Objective 13.2.1: <i>“Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonable compromised.”</i></p> <p>Objective 13.2.6: <i>“Amenity values of localities are maintained and enhanced”.</i></p>
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	Retention of the rural zoning will retain the amenity values of the localities and not result in adverse amenity effects on that land.	Development consistent with the New Residential, Country Living and Business Zones provisions will ensure that the amenity values of the rezoned land will be maintained and enhanced. Opportunities for connections to the Waikato River, in particular, will also improve amenity for the adjoining residential development.
Most appropriate for achieving objectives	Retention of the existing rural zone and thereby limiting development potential of the growth areas is not considered to be the most appropriate option for providing for the growth to achieve the objectives of providing for the growth in in defined growth areas of Ngaruawahia, Taupiri, Horotiu, Te Kowhai and Glen Massey.	It is considered the proposed rezoning of the growth areas is the efficient and effective long term approach and therefore the most appropriate to achieve the objectives listed above. The timing is also appropriate, which is evidenced by an adjoining subdivision being sold within 2-3 weeks with further demand for sections expressed to the developer. Waiting until the District Plan review would probably delay the delivery of growth areas for a further 5years and be detrimental to the growth of the area.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information.	It is considered that there is no uncertain or insufficient information.

Section 32 Analysis Options		
Schedule 24B: Horotiu Industrial Park		
Description of amendment		
Clarify application of rules in relation to Stage 3C as shown in Figure 24B(A).		
	OPTION 1: Do nothing – Retaining existing provisions	OPTION 2: Clarify application of rules
Costs	<p><u>Environmental cost:</u> The status quo option would over time allow for this area to be developed for industrial use resulting in an amenity that would not be compatible with the surrounding land uses.</p> <p><u>Economic cost:</u> Landowners unable to develop full potential of land until staging rules removed.</p> <p><u>Social cost:</u> Reverse sensitivity from incompatible surrounding land activities.</p> <p><u>Cultural cost:</u> No cultural costs are considered.</p>	<p><u>Environmental cost:</u> No environmental costs are considered.</p> <p><u>Economic cost:</u> No economic costs are considered.</p> <p><u>Social cost:</u> No social costs are considered.</p> <p><u>Cultural effects:</u> No cultural costs are considered.</p>
Benefits	<p><u>Environmental benefit:</u> No environmental benefits are considered.</p> <p><u>Economic benefit:</u></p>	<p><u>Environmental benefit:</u> More compatible land uses.</p> <p><u>Economic benefit:</u></p>

	<p>No economic benefits are considered.</p> <p><u>Social benefit:</u> No social benefits are considered.</p> <p><u>Cultural benefit:</u> No cultural benefits are considered.</p>	<p>Landowners can develop the land to its full economic potential.</p> <p><u>Social benefit:</u> Better compatibility of surrounding land uses.</p> <p><u>Cultural benefit:</u> No cultural benefits are considered.</p>
<p>Efficiency & Effectiveness of achieving objectives</p>	<p>Objective 1A.2.1: <i>“Towns, villages and other defined growth areas are the focus of future residential, industrial and commercial development.”</i></p> <p>These objectives seek to ensure that any new growth is located within defined growth areas. Retaining the existing schedule is not the most effective and efficient method of enabling urban development growth opportunities to proceed.</p> <p>Objective 11.2.1: <i>“Towns, villages, neighbourhoods and localities have social coherence and a sense of place.”</i></p> <p>Maintaining the staging rule will not achieve the above objective due to incompatible land uses.</p> <p>Objective 13.2.1: <i>“Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonable compromised.”</i></p> <p>Objective 13.2.6: <i>“Amenity values of localities are maintained and enhanced”.</i></p> <p>Retention of the staging rule will result in adverse amenity</p>	<p>Objective 1A.2.1: <i>“Towns, villages and other defined growth areas are the focus of future residential, industrial and commercial development.”</i></p> <p>The removal of the staging rule provides for the area to be developed to its full and zoned potential.</p> <p>Objective 11.2.1: <i>“Towns, villages, neighbourhoods and localities have social coherence and a sense of place.”</i></p> <p>The removal of the staging rule will enable more compatible land uses to establish and achieve the purpose of the objective.</p> <p>Objective 13.2.1: <i>“Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonable compromised.”</i></p> <p>Objective 13.2.6: <i>“Amenity values of localities are maintained and enhanced”.</i></p> <p>Removal of the staging rule will promote and enhance the</p>

	effects on the area.	amenity for that area.
Most appropriate for achieving objectives	Retention of the staging rule is not considered to be the most appropriate option for providing for the growth to achieve the objectives in Horotiu.	Removal of the staging rule is the efficient and effective long term approach and therefore the most appropriate to achieve the objectives listed above.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information.	It is considered that there is no uncertain or insufficient information.

Appendix I

Summary of Technical Reports

Ngaruawahia Structure Plan area Preliminary contaminated land assessment report - Tonkin & Taylor 2014

Tonkin & Taylor were commissioned to undertake a preliminary assessment to identify land areas that were considered contaminated by a HAIL activity. The reason for the study was an acknowledgement that the existence of contaminated land could pose a constraint for future urban development within the structure plan study area. The investigation involved analysis of historical aerial photographs, Council provided information, other readily available information, and broad scale site observations.

The assessment identified that the majority of the structure plan area is likely to be unaffected by HAIL activities with only occasional, individual sites identified throughout these areas. The majority of the existing urban area and rural areas were found to be unaffected with most HAIL sites associated with industrially zoned land uses

To meet the requirements the NES Soil regulations, and the WDC and WRC contaminated land rules, additional assessment and reporting on a site specific basis will be required for any HAIL sites identified in this assessment. All further assessment and remediation works should be carried out by a suitably qualified and experienced practitioner, and undertaken in accordance with the Ministry for the Environment Contaminated Land Management Guidelines.

Ngaruawahia Structure Plan – Geotechnical Suitability Assessment – Aecom 2014

Aecom undertook a desk assessment of potential geohazards within the Ngaruawahia Structure Plan study area. The study found that the study area comprised a mixture of 'Lowlands' and 'Hill Country'. The soils of the lowlands are predominantly a mixture of alluvial deposits whereas the hill country comprises a mixture of sandstone and siltstone collectively termed greywacke. This formation is closely fractured with numerous faults and folds.

The key geohazards identified within the Ngaruawahia Structure Plan study area are:

- Settlement of soft soils and shrinkage of peat has potential to damage structures and infrastructure within the lowlands.
- Slope instability has the potential to affect both the lowlands and the hill country. Within the hill country there is a significant risk of deep seated landslides and debris flows that can travel a significant distance from the source.
- Soil liquefaction is a geohazard applicable to the lowlands. Soil liquefaction can result in vertical settlement and horizontal displacement. This hazard has potential to do widespread damage to structures, roads and infrastructure.

AECOM assessed the land within the study areas against four development suitability categories. The suitability categories simply indicate the hazard level associated with that area and individual sites

within such areas would still need to be specifically assessed. The development suitability categories have been mapped for the structure plan study area and comprise the following four categories:

Category A – Low risk - No land mapped within the study area.

Category B – Some risk - Rolling hills within the lowlands.

Category C – Moderate risk - Alluvial soils of the lowlands, flanks of rolling hills.

Category D – High risk - Hill country, peat swamps, alluvial terraces within 200m of gullies and streams.

Ngaruawahia and Surrounds Structure Plan Study Area – Assessment of Landscape, Visual and Amenity Effects – Mansergh Graham Landscape Architects 2014

The overall purpose of the landscape assessment was to carry out an Outstanding Natural Features Landscapes assessment (ONFL) and identify landscape opportunities and constraints for the future growth of the Ngaruawahia and surrounds study area. The landscape assessment used industry standard methods for assessing the landscape values of the study area. The key findings of the report are as follows:

- That the Hakarimata Range is an Outstanding Natural Feature & Landscape (ONFL) for the purpose of s6(b) of the RMA as assessed using recognised industry criteria (RPS criteria). This area is already identified in the Operative District Plan as an ONFL via being mapped as a Landscape Policy Area.
- That the Waipa River, Waikato River, streams systems and associated gullies and peat lakes area identified as ‘Sensitive Landscapes’ to retain existing natural character and amenity values within the study area. It is notable the Waikato River is not considered an (ONFL).
- That development should be staged and avoid development around gullies, riverbanks and other sensitive areas.

Ngaruawahia Structure Plan Centre Assessment - Property Economics 2014

The purpose of the assessment was to provide information on a number of key economic aspects of structure plan study area. Property Economics used existing Statistics NZ information together with a retail audit of the Ngaruawahia town centre to inform their assessment. The key study findings are as follows:

- There is considerable retail leakage out of the study area – presumably to the Base in Hamilton due to its proximity and accessibility. Notwithstanding this leakage, there is opportunity for expansion of the existing supermarket that will grow along with the expected population growth within the catchment. The report advocates expansion of the existing supermarket rather than numerous smaller supermarkets.
- There is an oversupply of convenience retail present in the town centre. The report recommends improving the variety and quality and layout of retail in the town centre.
- Most of the employment in the study area is the wider catchment outside of Ngaruawahia town – eg in the Horotiu industrial area and in agricultural activities.
- Any future retail and commercial growth should be focused in the Ngaruawahia town centre rather than developing in an ad-hoc manner around the catchment.
- Using Statistics NZ population projection estimates, the report concluded that the study area was likely to have a lower rate of population growth than the wider Waikato district but still require provision for an additional approximate 760 households over the study area between 2014 and 2041.

Waikato District Council Parks Strategy Report 2014

The strategy report concluded that the provision of urban parks in Ngaruawahia was consistent with the needs of the current population using the Council's adopted level of service targets in the strategy. The report noted that the nature parks, or reserves owned by other such as Department of Conservation were not included. The strategy noted that a neighbourhood or alternative park should be available within a ten minute easy walk or 500m radius walking circle of each residential property.

The report adds that as population grows consideration would need to be given to the provision of additional neighbourhood parks so that there is approximately 1.5ha of park per 1000 new residents. Using current population projections, it was likely that both Horotiu and Te Kowhai would require additional park space.

Ngaruawahia Structure Plan: Water and Wastewater Technical Assessment – Beca 2014

This report provides an assessment of the water and wastewater infrastructure needs for Ngaruawahia. The findings of the report are summarised in the conclusions and recommendations section of the report. This section notes that the impact of population growth in and around Ngaruawahia on the existing water and wastewater networks is expected to be minimal. However, the proposed Horotiu industrial development is considered certain to have a significant impact on water demands from the Ngaruawahia supply, and consequently increased wastewater flows.

Some of the proposed works to meet this demand and achieve the stated levels of service have commenced, at least in the planning stage. The report regards the Ngaruawahia water hydraulic model as being a useful tool for assessing proposed upgrades to the water network. It notes however that the wastewater network analysis, such as determining timing for the diversion of the industrial wastewater flows directly to the WWTP currently can't be assessed with the same level of confidence as projecting water demand.

The report recommends that:

- The Waikato District Council works closely with the industrial developer at Horotiu to determine the timing of development and the corresponding quantification of future water demand and wastewater flows.
- Further analysis be undertaken to determine whether future water reservoir storage be provided by one or two additional reservoirs.
- A model of the wastewater system be developed that enables the same confidence with wastewater planning as is currently possible with the Ngaruawahia water hydraulic model.

Ngaruawahia and Surrounds Structure Plan – Integrated Transportation Assessment – Aecom 2014

The report findings are contained in an executive summary. This report summary concludes that development growth projections for Ngaruawahia and its environs are modest, apart from proposals for industrial development at Horotiu for which the road infrastructure has already been put in place. With the advent of the Te Rapa Bypass and Ngaruawahia Bypass much of the former state highway traffic from the historical routes of SH1 and SH39 through Ngaruawahia and parts of Taupiri and Te Kowhai has been removed.

These macro road changes together with the modest land use development forecasts mean there is little in the way of structure planning required from a road infrastructure perspective. Opportunities exist for some traffic management measures to improve circulation and complement potential layout and design upgrading of Great South Road through the commercial part of Ngaruawahia.

Anticipated residential subdivision in Ngaruawahia, Taupiri and Horotiu is of a scale that it can be largely managed in road terms through the normal subdivision and technical specification compliance procedures in the District Plan. The only exception that requires some protection through a Structure Plan is a proposal to construct a future upgraded intersection where Great South Road meets Saalbrey Road, and ensuring connectivity between Saalbrey Road and the existing urban development to the north. The Great South Road/Saalbrey Road intersection could be in the form of a signalised crossroads or a roundabout and would cater safely for increasing traffic from subdivision off Saalbrey Road, provide access to development between Great South Road and the Waikato River, and could provide a safer access to the Ngaruawahia Golf Club. It would provide a threshold to the lower speed environment in Ngaruawahia.

Catchment Management Plan – Ngaruawahia & Surrounds Structure Plan Area – Tonkin & Taylor 2015

This summary is based on the executive summary in the Catchment Management Plan report. In compiling the report, broad consideration was given to background issues and potential constraints with regard to freshwater ecology and flood hazard to urban growth within the Ngaruawahia and Surrounds Structure Plan Area.

The report finds that flood hazard associated with the Waikato River affects the towns of:

- Taupiri
- Horotiu
- Ngaruawahia

And flood hazard associated with the Waipa River affects the towns of:

- Ngaruawahia
- Te Kowhai

The streams and tributaries within all towns are potentially subject to flood ponding which extends well beyond the nominal stream channels and impacts the broader floodplains of many of these streams. Potential flood hazards associated with ponding areas and overland flow paths exist in urbanised parts of all of the towns within the Structure Plan Area. The streams and tributaries within the Te Kowhai Structure Plan Area are potentially subject to significant flood hazard (deep and or fast flowing flood waters) and this hazard extends well beyond the nominal stream channels and impacts the broader floodplains on many streams.

Ponding as a result of culvert capacity issues with Glen Massey results in adverse flood effects on some properties but no detailed topographic information was available to fully assess the extent of the issues.

The proposed growth area land uses within the Structure Plan Area include residential development around stream corridors and overland flow paths and this includes areas where flood hazard has been estimated to occur.

Overall, outside of flood and ponding hazard areas, it is considered that there is generally a low constraint to growth within the Structure Plan Area assuming that good practice stormwater management measures are employed. Some specific mitigation measures (over and above good practice) are recommended for some areas or land parcels. The identification and use of open spaces areas can be used as a tool to help manage the flooding hazard maps and ecological issues presented in this report.

Waikato District Council holds a Comprehensive Stormwater Discharge Consent for urban areas within the Structure Plan Area and this resource consent in effect sets the standard for good practice planning and design.

Ngaruawahia Structure Plan – Built Heritage Assessment – Heritage Consultancy Services 2014

This report identifies built heritage resources within the Ngaruawahia Structure Plan area that embody the district's history and development and may be considered for protection and promotion by Waikato District Council.

As the basis for this assessment a concise history of the six settlements within the Structure Plan area has been prepared. This historical narrative establishes the backdrop against which the future development envisaged in the Structure Plan will take place. Each local history also underpins the recommendations made in this report regarding identification, protection and promotion of built heritage resources within the Ngaruawahia Structure Plan area. In addition to a prioritised list of built heritage items, including those previously and newly identified, a selected bibliography and the Waikato District Plan Historic Heritage Listing Criteria have been appended to this report. The principal recommendations of this report are as follows:

- Consideration should be given to scheduling additional significant built heritage resources on the Waikato District Plan, as this is the best tool available to the council for the sustainable management of historic heritage resources.
- Implementation of a future Structure Plan for each locality should be monitored to ensure that it maintains and enhances the heritage values of the district, especially in regards to pre-World War II built heritage items and having regard to those resources on rural properties that might yet be identified through a closer engagement with property owners.
- Further engagement, with property owners, local residents, community group and other key stakeholders, may identify additional built heritage resources that merit recognition and protection by way of scheduling on the District Plan. Equally some of the buildings listed in this report may be found, upon further investigation, to lack sufficient heritage significance to merit scheduling.

Ngaruawahia and Environs Structure Plan – Preliminary Urban Design Assessment – Beca 2014

The report was prepared to assist Waikato District Council in the preparation of a structure plan for Ngaruawahia and environs, including Taupiri, Hopuhopu, Horotiu, Te Kowhai and Glen Massey. In the main, the report provides urban design direction on growth areas, town centre concept plans and residential development guidelines. It also acknowledges that further input was required from a range of disciplines to further refine the direction given.

Growth areas: Direction in relation to key growth areas for further investigation, along with strategic direction in relation to connectivity and movement, town gateways and key areas for community amenities and commercial development.

Town centre concept plans: High level town centre concept plans are provided, outlining key moves to be responded to as growth occurs. The town centre concept plans are high level and are intended to assist in engaging with the community and key stakeholders to gain buy-in (or otherwise), before moving to more detailed concept design and project identification.

Residential guidelines: Responding to key issues identified in relation to residential growth in Ngaruawahia, the guidelines are intended to provide principles for residential development that can be applied at multiple scales, i.e. structure planning, subdivision and individual lot development. In this manner, the guidelines can be applied (used as a check list) at the time of non-statutory structure planning for neighbourhoods and/or through the development of subdivision and land use provisions within the District Plan.

The report should be seen as a layer in the structure plan preparation process. Growth areas and town centre concept plans will need to be tested and refined with input from transport and infrastructure experts, as well as the community and key landowners. The residential guidelines can be used to inform and review Council's statutory and non-statutory policy framework for future residential development.

Ngaruawahia & Enviros Archaeological Heritage – Taupiri, Ngaruawahia, Glen Massey & Te Kowhai – Simmons & Associates Ltd – Alexy Simmons & Malcolm Hutchinson 2014

The purpose of the archaeological assessment was to identify archaeological sites in the part of Waikato District affected by the Ngaruawahia and Enviros Structure Plan. Based on the scale of the research the focus was on producing an overview report that could be used as a basis for archaeological management.

The primary method used to identify archaeological sites was a table top study that included: historical research; compilation of recorded archaeological site data; and geo-referencing of historic aerial photographs and plans. This information was used to build a predictive model or perspective on where pre-1900 sites should be and types of sites. The predicted site information was reviewed through the analysis of recent aerial photographs, Lidar data, and brief drive through visits in the study area. (Private property was not accessed.)

The comparative assessment of the structure plan growth areas indicates that both recorded and unrecorded archaeological sites are located in the proposed development areas. A substantial number of the potential pre-1900 archaeological sites are garden sites identified by geo-referencing. Historical research also indicated that two of the Church Missionary Society Mission Station sites were not recorded, nor the flour mill sites at Taupiri and Hopuhopu.

A number of specific heritage issues are presented in the final report chapter along with management options. Among the recommended options is the preparation of archaeological site records for a number of unrecorded sites:

- Maori garden sites;
- Kaitotehe Mission Station, Hopuhopu Mission Station;
- Taupiri and Hopuhopu flour mills; and
- Catholic Church site and graveyard at Taupiri;

The report recommends that it be used as the starting point for understanding, discussing and managing Ngaruawahia and Enviros's archaeological heritage for present and future generations.