

Waikato District Plan

Plan Change 17

Ngaruawahia and Surrounding Villages Stage One Proposed Rezoning

Plan Change document

Throughout this document text **OR** maps referred to in the text underlined in red can be submitted on. All other text provides context around the maps for this plan change and as such submissions will not be accepted on this explanatory text.



I. Plan Content

Note that the following text is not part of the plan change and is being provided as context for the maps which comprise this plan change. As such submissions will not be accepted on this explanatory text. Maps referred to in the text underlined in red maybe submitted on.

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 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

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

² Policy IA.2.4

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.

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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:

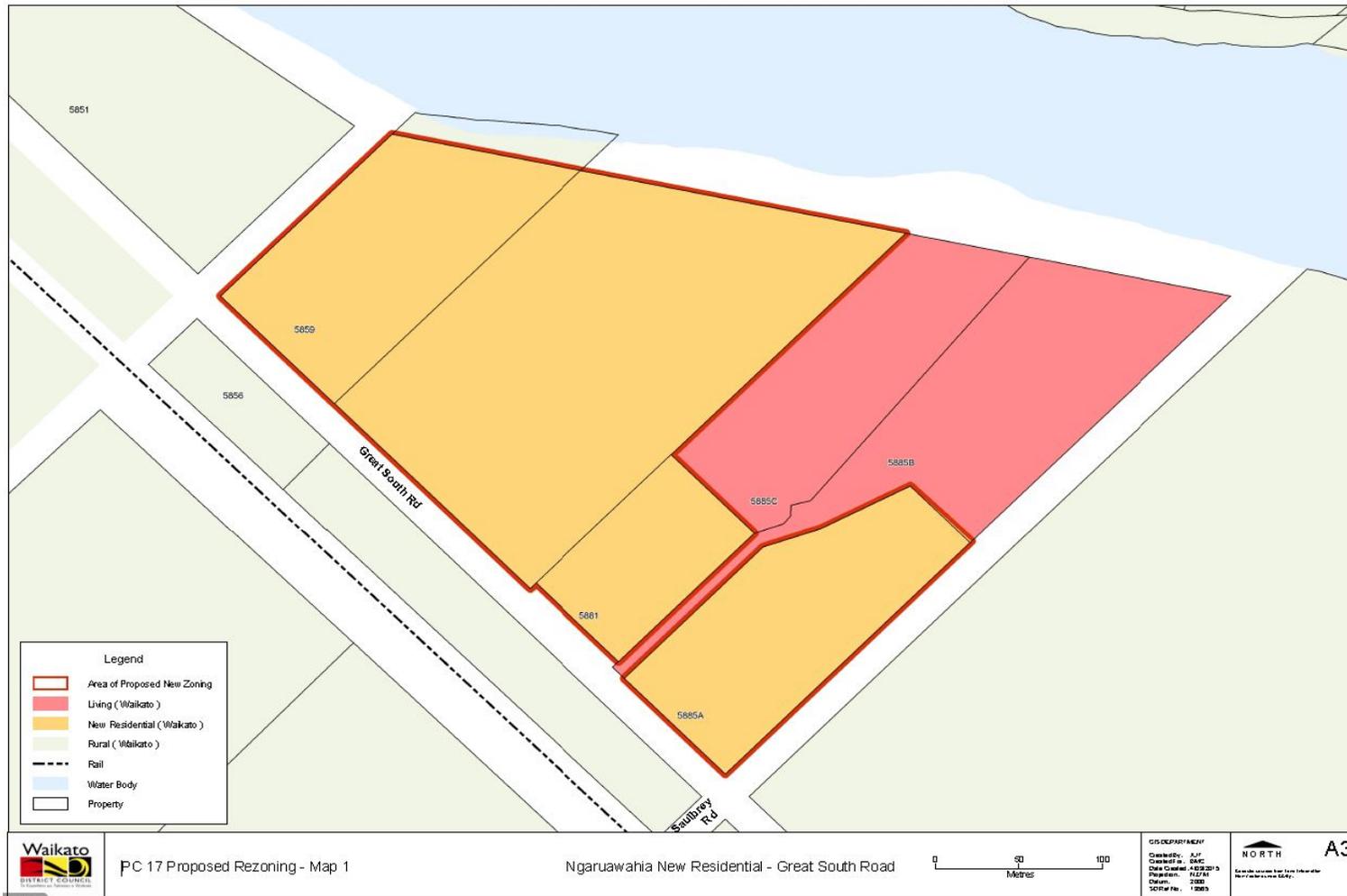
1. The lots are located on the southern side of Ngaruawahia and closer to Hamilton and Horotiu and the associated employment opportunities;
2. The lots are located in proximity of the Waikato River, the future Waikato River trails network and Ngaruawahia golf course which all provide an increased level 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.



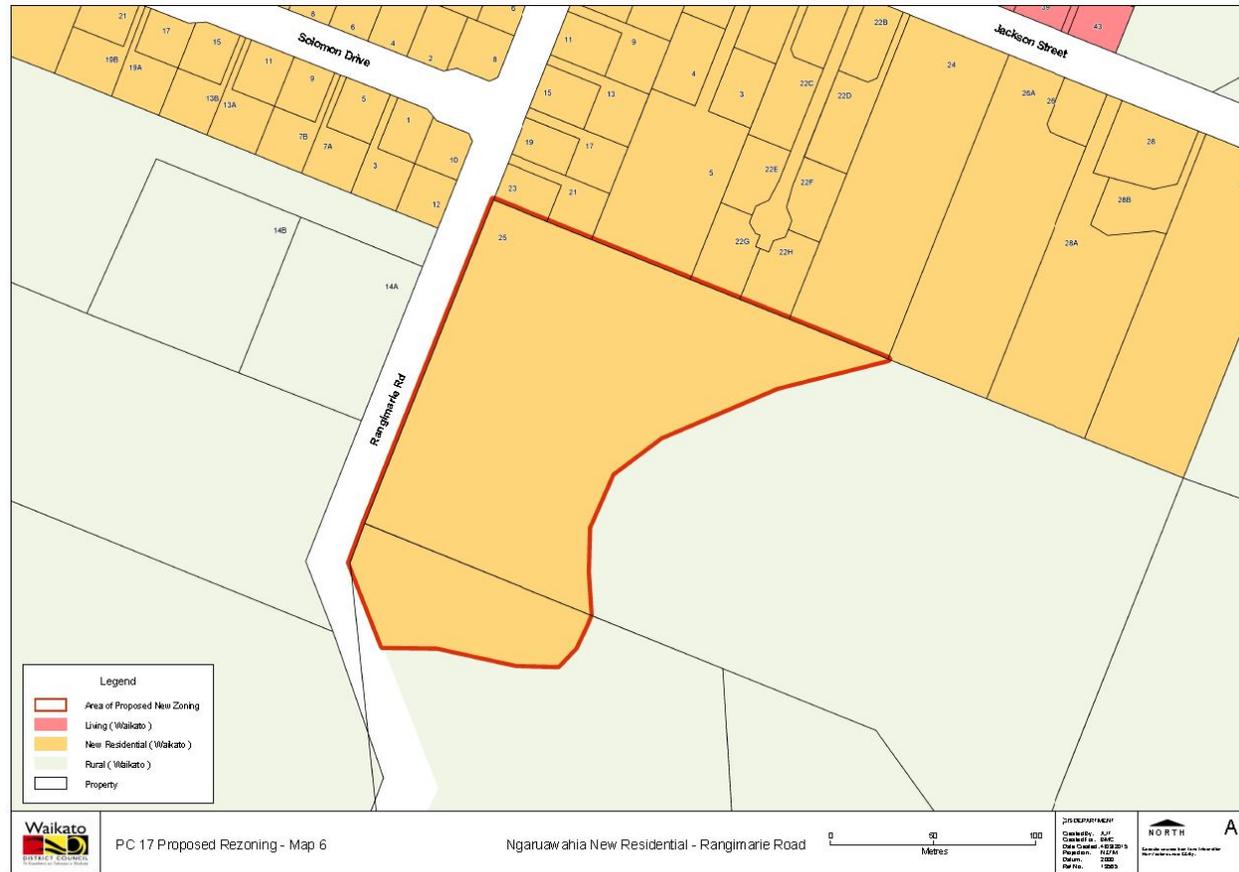
Map 2:**Rezoning from Rural Zone to New Residential Zone.:**

- **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)



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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.

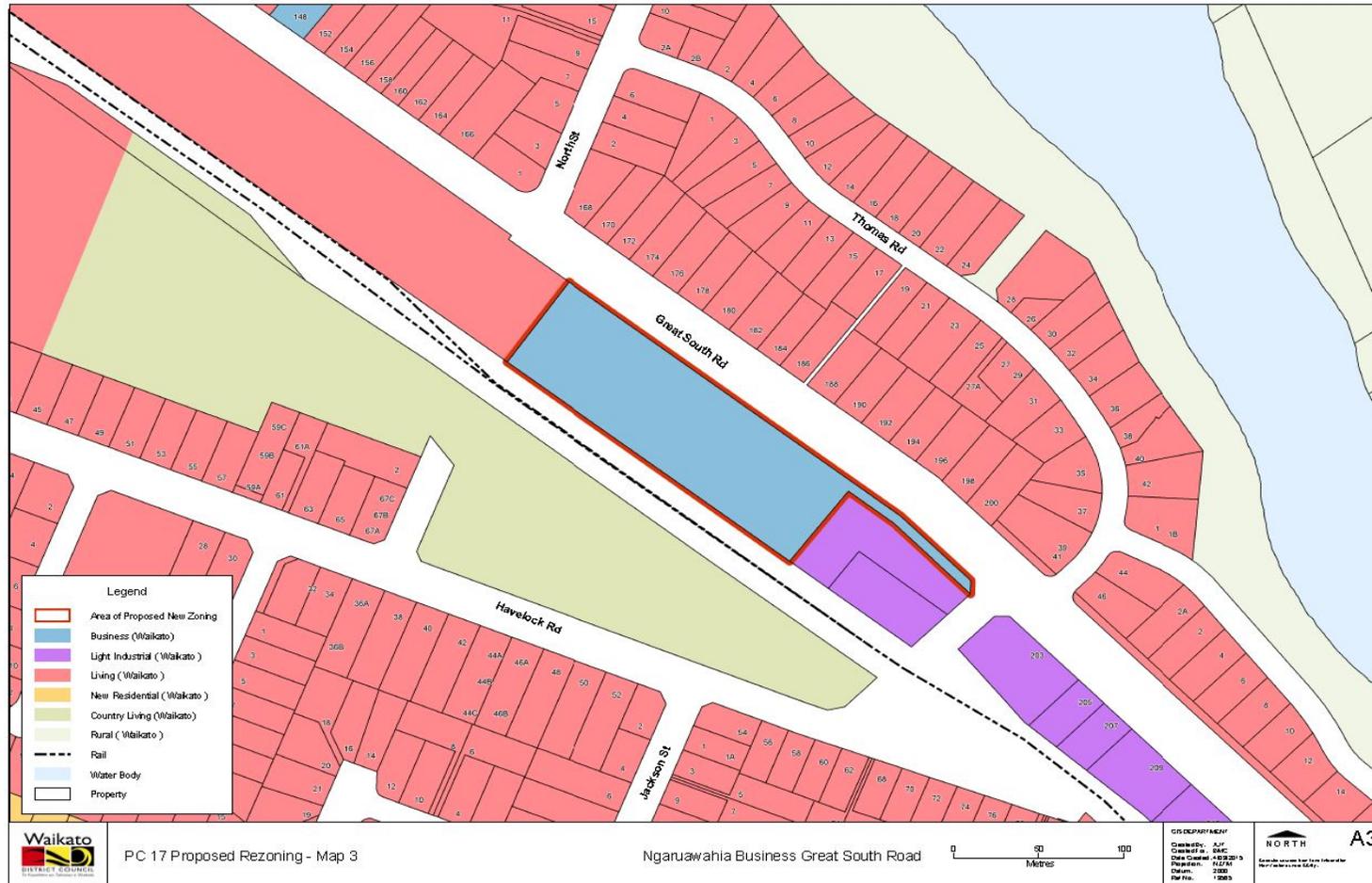
With the proposed extension of residential development towards Hamilton the rezoning of this property will be an opportunity for business to develop and provide services for the southern quadrant of the town's residents. It is anticipated that this area in the future will compliment those services already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



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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



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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



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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.

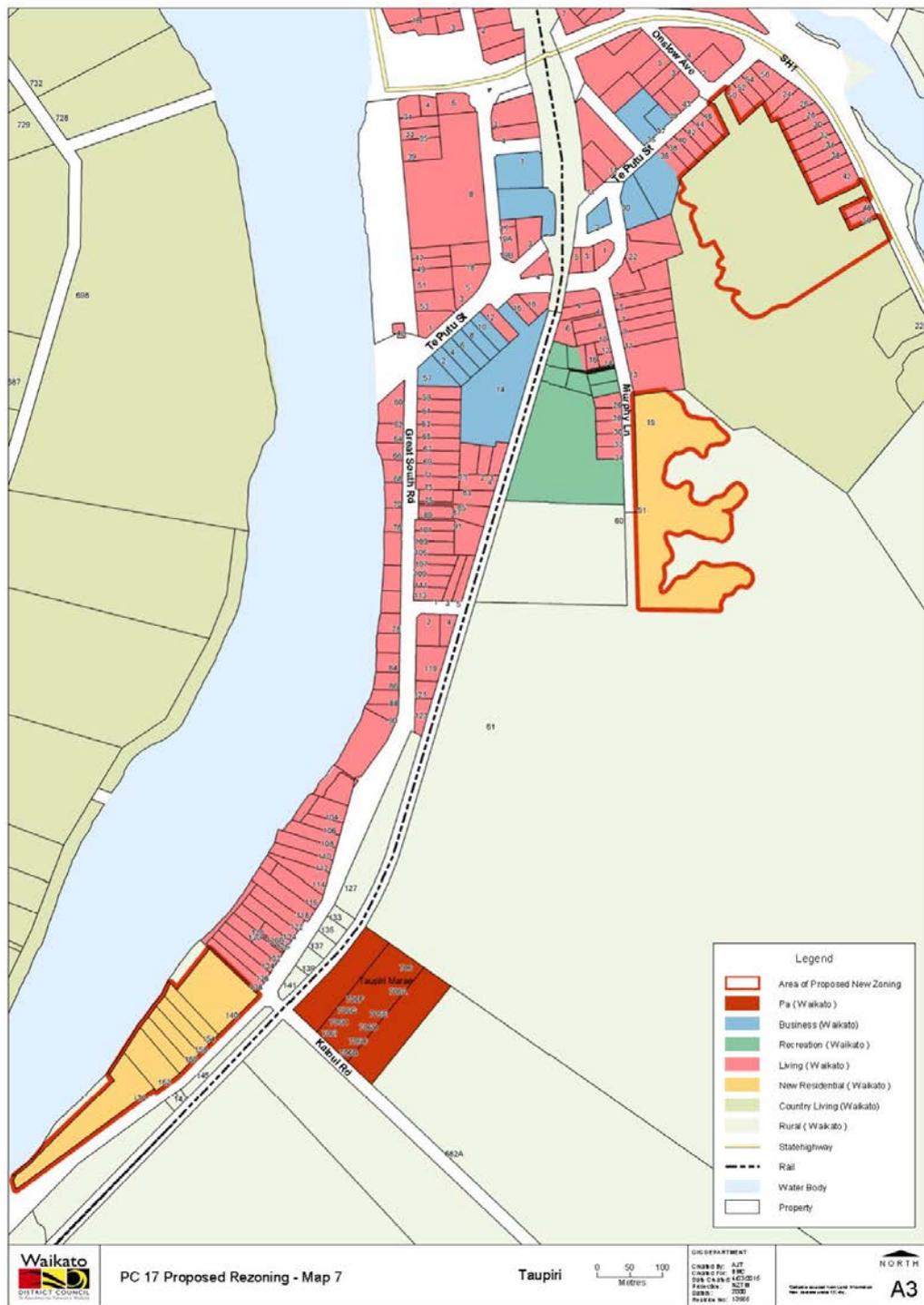
The approximate area proposed to be rezoned is 5.4 ha for Country Living and 3.3 ha New Residential as shown on map 7 below.

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,



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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.

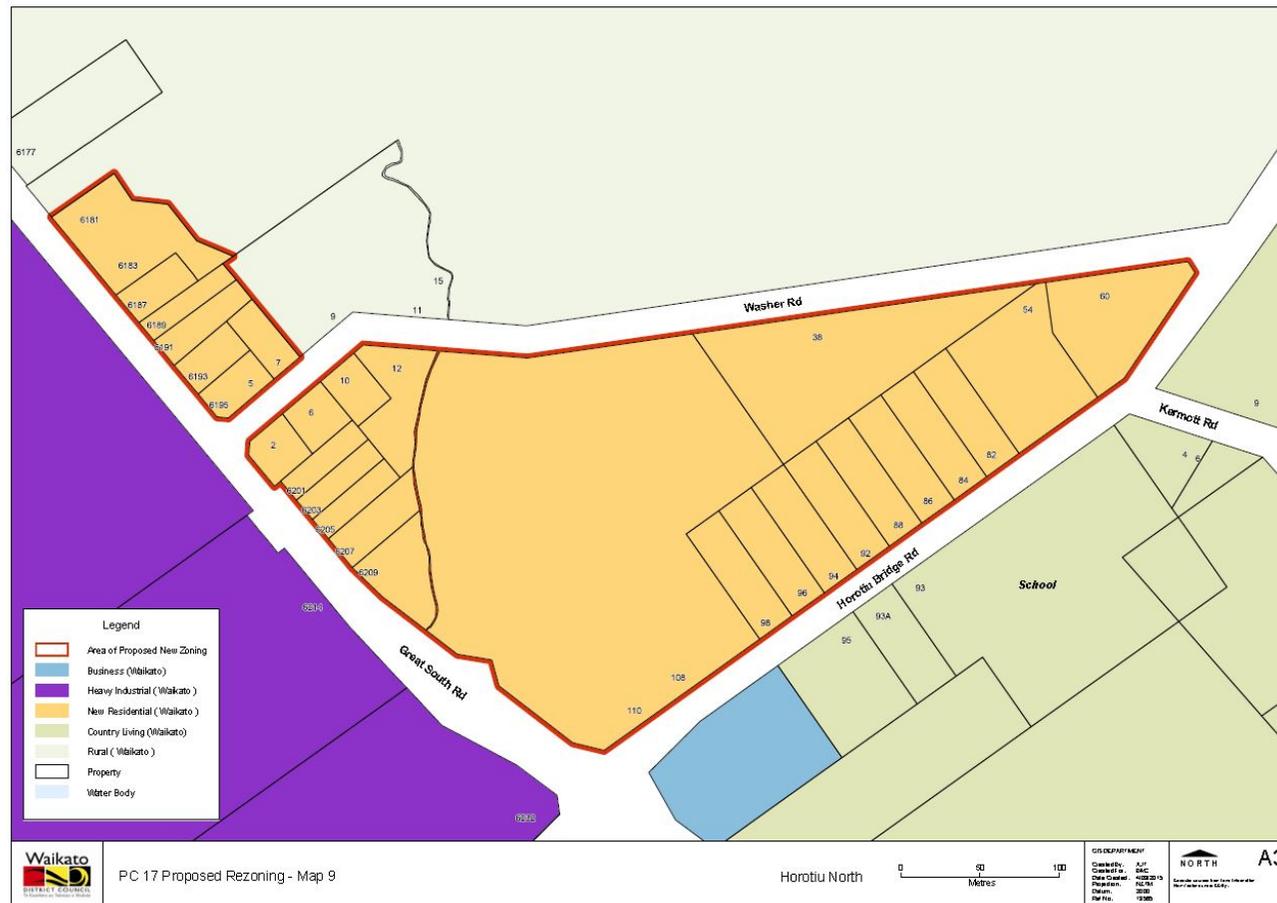
Rezone Rural to New Residential Zone

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.



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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.



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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).

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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;**

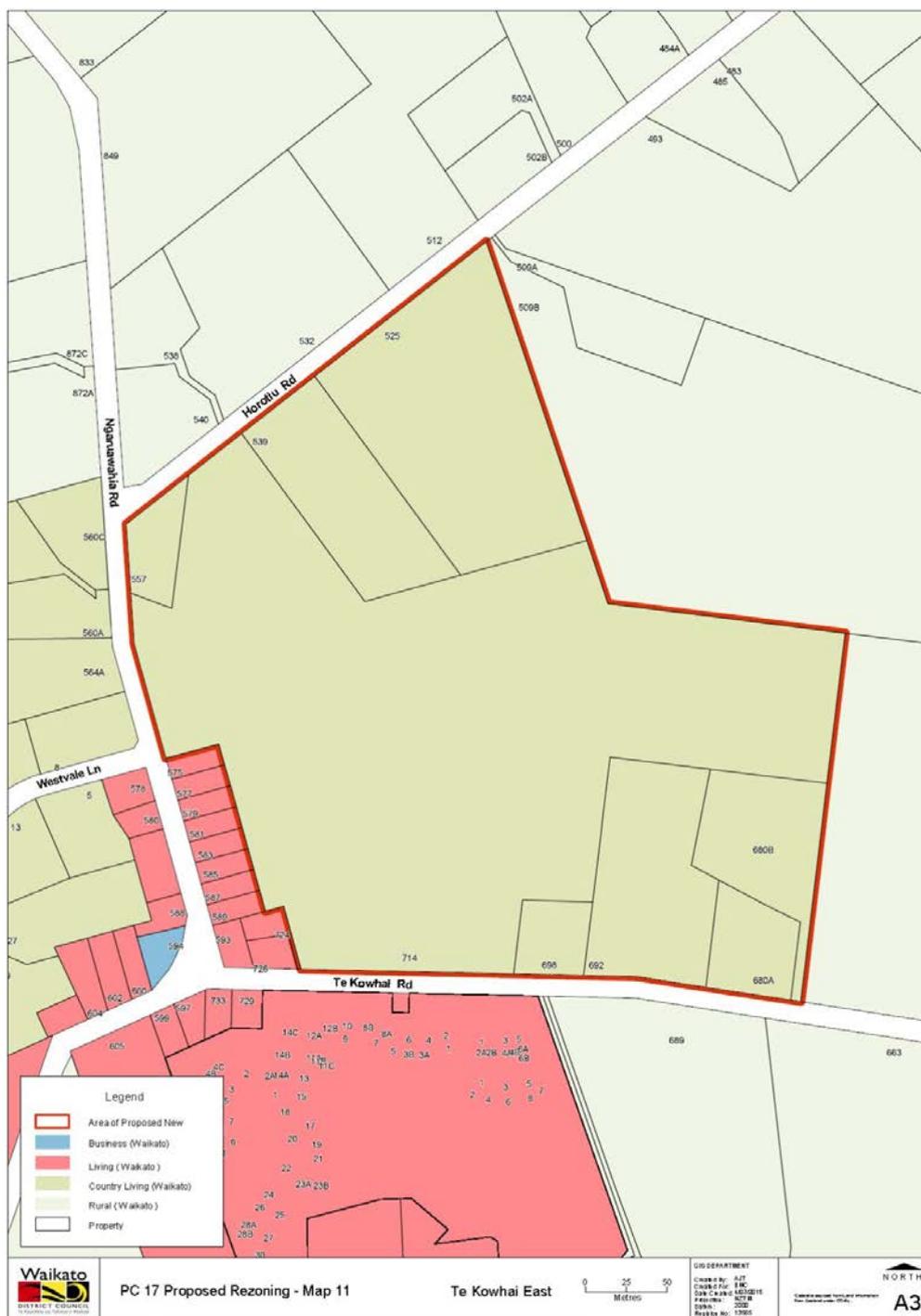
- **872A (part), 872B, 872C, 828 (part) and the property between 872C and 828 Ngaruawahia Road, Te Kowhai**



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.



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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:

Rezoning from Country Living Zone to Rural Zone:

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

