

Chapter 4: Urban Environment

Proposed Waikato District Plan

Stage 1

(Notified version)



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Chapter 4: Urban Environment

4.1 Strategic Direction

4.1.1 Objective – Strategic

- (a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.
- (b) National Policy Statement on Urban Development Capacity Minimum Targets

The minimum targets for sufficient, feasible development capacity for housing in the Waikato District area are met, in accordance with the requirements of the National Policy Statement on Urban Development Capacity 2016.

Area	Minimum Targets (number of dwellings)		
	Short to Medium	Long term	Total
	1-10 years (2017-2026)	11-30 years (2027-2046)	
Waikato District	7,100	12,300	19,400

4.1.2 Objective – Urban growth and development

- (a) Future settlement pattern is consolidated in and around existing towns and villages in the district.

4.1.3 Policy - Location of development

- (a) Subdivision and development of a residential, commercial and industrial nature is to occur within towns and villages where infrastructure and services can be efficiently and economically provided.
- (b) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017.

4.1.4 Policy – Staging of development

- (a) Ensure that subdivision, use and development in new urban areas is:
 - (i) located, designed and staged to adequately support existing or planned infrastructure, community facilities, open space networks and local services; and
 - (ii) efficiently and effectively integrated and staged to support infrastructure, stormwater management networks, parks, and open space networks.

4.1.5 Policy – Density

- (a) Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.
- (b) Achieve a minimum density of 12-15 households per hectare in the Residential Zone.
- (c) Achieve a minimum density of 8-10 households per hectare in the Village Zone where public reticulated services can be provided.

4.1.6 Policy – Commercial and industrial activities

- (a) Provide for commercial and industrial development in the following zones;

- (i) Business Town Centre;
 - (ii) Business;
 - (iii) Industrial; and
 - (iv) Heavy Industrial.
- (b) Industry is only to be located in identified Industrial Zones and the industrial strategic growth nodes of:
- (i) Tuakau;
 - (ii) Pokeno;
 - (iii) Huntly
 - (iv) [Ohinewai](#); and
 - (v) Horotiu.

4.1.7 Objective – Character of towns

- (a) Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns.

4.1.8 Policy – Integration and connectivity

- (a) Ensure effective integration within and between new developments and existing areas, including in relation to public open space networks and infrastructure by;
- (i) Providing good access to facilities and services by a range of transport modes through the provision of integrated networks of roads, public transport, cycle, and pedestrian routes;
 - (ii) Providing a range of supporting local community facilities and services for residents' daily needs;
 - (iii) Setting aside land for neighbourhood centres and parks identified in town specific Master Plans or Structure Plans, to enable their future development; and
 - (iv) Applying the following design guidelines and town centre character statements to influence the manner in which development occurs;
 - A. Residential Subdivision Guidelines (Appendix 3.1);
 - B. Multi Unit Development Guide (Appendix 3.4);
 - C. Town Centre Guidelines (Appendix 3.3).

4.1.9 Policy – Maintaining Landscape Characteristics

- (a) Ensure that the fundamental shape, contour and landscape characteristics are maintained during subdivision and development.

4.1.10 Policy – Tuakau

- (a) Tuakau is developed to ensure;
- (i) Subdivision, land use and development in Tuakau's new residential and business areas occurs in a manner that promotes the development of a variety of housing densities, diversity of building styles and a high quality living environment;
 - (ii) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development; and
 - (iii) Future neighbourhood centres, roads, parks, pedestrian, cycle and bridle networks are developed in accordance with the Tuakau Structure Plan.

4.1.11 Policy – Pokeno

- (a) Pokeno is developed to ensure;
- (i) Subdivision, land use and development of new growth areas does not compromise the potential further growth and development of the town;
 - (ii) Walking and cycling networks are integrated with the existing urban area; and
 - (iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised.

4.1.12 Policy - Te Kauwhata

- (a) Te Kauwhata is developed to ensure;

- (i) Development is avoided on areas with geotechnical and ecological constraints;
- (ii) Lakeside is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment; and
- (iii) A variety of housing densities is provided for.
- (b) Development of the Lakeside Precincts provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place.
 - (i) Provides for medium density and higher density housing and including housing for the elderly and a range of housing typology on small lots to assist housing affordability;
 - (ii) Manages the balance between creating areas for growth and open space, and retaining an appropriate size and capacity flood plain to assist flood management within the Waikato River system;
 - (iii) Implement a high standard of urban design including lot orientation, outlook to Lake Waikare, streetscape design, connection to the open space network, and access to the Lake Waikare forshore;
 - (iv) Creating an lwi reserve on the eastern most point of the Lakeside development and vesting this land in lwi;
 - (v) Integrates with the Te Kauwhata Town Centre through improved connections to Lakeside and Lake Waikare, particularly walking and cycling;
 - (vi) Mitigates the potential adverse effects on noise sensitive activities in the vicinity of the rail corridor arising from the operation of the North Island Main Trunk line (NIMT), including meeting minimum internal noise and vibration standards and improvements at the Te Kauwhata Road rail crossing.

4.1.13 Policy – Huntly

- (a) Huntly is developed to ensure;
 - (i) Infill and redevelopment of existing sites occurs;
 - (ii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;
 - (iii) Development is avoided on areas with hazard, geotechnical and ecological constraints.

4.1.14 Policy – Taupiri

- (a) Taupiri is developed to recognise;
 - (i) The changes that may result from the completion of the Waikato Expressway including the increased demand for housing;
 - (ii) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Taupiri section of the *Ngaaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*;
 - (iii) The future development area of Taupiri is to the south of the existing village;
 - (iv) Infill and redevelopment of existing sites occurs.

4.1.15 Policy – Ngaruawahia

- (a) Ngaruawahia is developed to ensure:
 - (i) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity when locating new residential development;
 - (ii) That future residential development is not located within the intensive farming setbacks from the two operating poultry farms until such time that the two poultry farms within the residential growth areas of Ngaruawahia cease to exist;
 - (iii) Areas marked for future business expansion are managed so that the existing adjoining residential amenity is not compromised;
 - (iv) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in accordance with the Ngaruawahia section of the *Ngaaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*; and

- (v) Infill and redevelopment of existing sites occurs.

4.1.16 Policy – Horotiu

- (a) Horotiu is developed to ensure:
 - (i) Future residential areas are connected to the existing village;
 - (ii) Future residential development does not impact on the existing local road network;
 - (iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;
 - (iv) The strategic industrial node is protected by having an acoustic overlay on neighbouring sensitive land uses;
 - (v) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Horotiu section of the *Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*.

4.1.17 Policy - Te Kowhai

- (a) The scale and density of residential development in the Te Kowhai Village Zone achieves:
 - (i) lower density (3000m² sections) where the development can be serviced by on site non-reticulated wastewater, water and stormwater networks; or
 - (ii) higher density (1000m² sections) where the development can be serviced by public reticulated wastewater, water and stormwater networks;
- (b) Open space character, feeling of spaciousness and connections to the rural landscape and walkways that are maintained and extended to new areas.
- (c) Placement of dwellings to protect the future ability to increase density should public reticulated wastewater and water networks become available.
- (d) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Te Kowhai section of the *Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan*.

4.1.18 Policy – Raglan

- (a) Raglan is developed to ensure:
 - (i) Infill and redevelopment of existing sites occurs;
 - (ii) A variety of housing densities is provided for;
 - (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment; and
 - (iv) There are connections between the town centre, the Papahua Reserve and Raglan Wharf.

4.1.19 Objective – Ohinewai

- (a) Development at Ohinewai is concentrated in Ohinewai East, providing a strategically significant area for industrial growth with supporting commercial and residential components.

4.1.20 Policy – Ohinewai

- (a) Ohinewai is developed to ensure:
 - (i) Development in Ohinewai East enables restoration of the whenua and a form of urban development that aligns with and upholds cultural values in accordance with Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River).
 - (ii) It is in general accordance with the Ohinewai Structure Plan.
 - (iii) The rural residential character of Ohinewai West is maintained.
 - (iv) It is well-connected to Huntly by road, walking and cycling networks.

- (v) Large scale industrial and limited commercial development is located to the east of State Highway 1 in Ohinewai East.
- (vi) Commercial development in Ohinewai East provides for limited factory outlet retail and small scale local convenience retail and community activities.
- (vii) Residential development provides for growth, achieves a compact urban form, supplies a proportion of financially achievable homes for employees and the market, and creates a high quality urban environment by:
 - a. Providing a range of housing typologies, including a majority as medium and higher density residential development, and incorporating papakainga.
 - b. Implementing a high standard of urban design through lot orientation, high quality streetscapes, a high level of connectivity and a well-connected green network, through rules, and application of the urban design guidelines (Appendices 3.1, 3.3 and 3.4).
- (viii) Flood hazards and stormwater are managed to ensure that effects on sensitive land uses are mitigated, stormwater is treated to a high standard through LID methods, and flood risk is not increased, including on land beyond the structure plan boundary.
- (ix) Development is staged to match the staged availability and upgrading of water supply, wastewater and transport infrastructure.
- (x) All development is connected to a reticulated public water supply and wastewater system, except for initial interim self-contained on-site water supply and wastewater disposal for industrial development.

4.2 Residential Zone

4.2.1 Objective – Residential Character

- (a) Residential character of the Residential Zone is maintained.

4.2.2 Policy – Character

- (a) Ensure residential development in the Residential Zone:
 - (i) Provides road patterns that follow the natural contour of the landform;
 - (ii) Promotes views and vistas from public spaces of the hinterland beyond; and
 - (iii) Is an appropriate scale and intensity, and setback from the road frontages to provide sufficient open space for the planting of trees and private gardens.

4.2.3 Objective – Residential built form and amenity

- (a) Maintain neighbourhood residential amenity values and facilitate safety in the Residential Zone.

4.2.4 Policy – Front setback

- (a) Ensure buildings are designed and set back from roads by:
 - (i) Maintaining the existing street character including the predominant building setback from the street;
 - (ii) Allowing sufficient space for the establishment of gardens and trees on the site; and
 - (iii) Providing for passive surveillance to roads and avoiding windowless walls to the street.

4.2.5 Policy – Setback: Side boundaries

- (a) Require development to have sufficient side boundary setbacks to provide for:
 - (i) Planting;
 - (ii) Privacy; and
 - (iii) Sunlight and daylight.
- (b) Reduced side boundary setbacks occur only where it:
 - (i) Enables effective development of sites where on-site topographic constraints occur; or
 - (ii) Retains trees on the site.

4.2.6 Policy – Height

- (a) Ensure building height is complementary to the low rise character of the Residential Zone.

4.2.7 Policy – Site Coverage and Permeable Surfaces

- (a) Ensure all sites have sufficient open space to provide for landscaping, on-site stormwater disposal, parking, and vehicles manoeuvring by maintaining maximum site coverage requirements for buildings in the Residential Zone.
- (b) Ensure a proportion of each site is maintained in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable disposal of stormwater.

4.2.8 Policy – Excessive building scale

- (a) Facilitate quality development by ensuring buildings are a complementary height, bulk and form for the site, and are in keeping with the amenity values of the street.

4.2.9 Objective – On-site residential amenity

- (a) Maintain amenity values within and around dwellings and sites in the Residential Zone.

4.2.10 Policy – Daylight and outlook

- (a) Maintain adequate daylight, and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings.
- (b) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- (c) Maintain and enhance attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and street planting.

4.2.11 Policy – Outdoor living court - Dwelling

- (a) Require outdoor living courts to be accessible and usable.

4.2.12 Policy – Outdoor living court – Multi- unit development

- (a) Enable multi-unit development to provide usable and accessible outdoor living courts in alternative ways that reflects the outcomes of section 7 (private residential amenity) of Waikato District Council’s Multi-unit Development Urban Design Guidelines (Appendix 3.4), in particular by:
 - (i) Maximising light access, views and privacy; and
 - (ii) Maximising the use and amenity opportunities of the site through well designed internal layout.

4.2.13 Policy – Outdoor living court – Retirement villages

- (a) Require outdoor living courts or communal outdoor living courts to be usable and accessible.

4.2.14 Objective – Earthworks

- (a) Earthworks facilitate subdivision, use and development.

4.2.15 Policy – Earthworks

- (a) Manage the effects of earthworks to ensure that:
 - (i) Erosion and sediment loss is avoided or mitigated;
 - (ii) Changes to natural water flows and established drainage paths are mitigated;
 - (iii) Adjoining properties and public services are protected; and
 - (iv) The importation of cleanfill is avoided in the Residential Zone.
- (b) Earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.
- (c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, dust, lighting and traffic effects.
- (d) Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics.
- (e) Manage the geotechnical risks to ensure the ground remains sound, safe and stable for the intended land use.

4.2.16 Objective – Housing options

- (a) A wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau.
- (b) Residential zoned land near the Business Town Centre Zone and close to transport networks is used for higher density residential living with access to public transport and alternative modes of transport.

4.2.17 Policy – Housing types

- (a) Enable a variety of housing types in the Residential Zone where it is connected to public reticulation, including:
 - (i) Integrated residential development such as low-rise apartments and multi-unit development; and
 - (ii) Retirement villages.

4.2.18 Policy – Multi-unit development

- (a) Ensure multi-unit residential subdivision and development is designed in a way that:
 - (i) provides a range of housing types;
 - (ii) Addresses and integrates with adjacent residential development, town centres and public open space;
 - (iii) Addresses and responds to the constraints of the site, including typography, natural features and heritage values;
 - (iv) Supports an integrated transport network, including walking and cycling connections to public open space network; and
 - (v) Maintains the amenity values of neighbouring sites.
- (b) Encourage developments that promote the outcomes of the Waikato District Council's Multi-unit Development Urban Design Guidelines (Appendix 3.4), in particular section 3 (site and context analysis), section 4 (movement, access and parking), section 5 (neighbourhood character), section 6 (street and public realm interface), and section 8 (communal open spaces and landscape treatment), in particular by:
 - (i) Responding to the immediate urban and built form;
 - (ii) Designing and locating development to support connection to the surrounding context and local amenities;
 - (iii) Promoting the safe movement of pedestrians and vehicles on site;
 - (iv) Ensuring design is contextually appropriate and promotes local characteristics to contribute to community identity;
 - (v) Designs that respond to and promote the public interface by the provision of:
 - A. Streets and public places;
 - B. Pedestrian safety and amenity.
 - C. Side setbacks; and
 - D. Variation in roof form.
 - (vi) Ensuring a communal outdoor living court is provided where private individual outdoor living courts are limited.

4.2.19 Policy – Retirement villages

- (a) Provide for the establishment of new retirement villages and care facilities that:
 - (i) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;
 - (ii) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
 - (iii) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;
 - (iv) Housing and care facilities for older people can require higher densities;
 - (v) Provide high quality on-site amenity;
 - (vi) Integrate with local services and facilities, including public transport; and

- (vii) Connect to alternative transport modes to Village, Residential or Business Zones.
- (b) Enable alterations and additions to existing retirement villages that:
 - (i) Promote visual integration with the street scene, neighbourhoods and adjoining sites;
 - (ii) Recognise that housing and care facilities for older people can require higher densities;
 - (iii) Provide high quality on-site amenity; and
 - (iv) Integrate with local services and facilities, including public transport and alternative transport modes.

4.2.20 Objective – Maintain residential purpose

- (a) Residential activities remain the dominant activity in the Residential Zone.

4.2.21 Policy – Maintain residential purpose

- (a) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.

4.2.22 Policy – Bankart Street and Wainui

- (a) Provide for the ongoing change in the mixture of residential and commercial activities bordering identified commercial areas at Raglan.

4.2.23 Policy – Non-residential activities

- (a) Maintain the Residential Zone for residential activities by:
 - (i) Ensuring the number of non-residential activities are not dominant within a residential block;
 - (ii) Ensuring non-residential activities are in keeping with the scale and intensity of development anticipated by the Residential Zone and contribute to the amenity of the neighbourhood;
 - (iii) Enabling activities that provide for the health and well-being of the community and that service or support an identified local need;
 - (iv) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs, or that have access to strategic roads; and
 - (v) Ensuring that the design and scope of non-residential activities and associated buildings:
 - A. Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
 - B. Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on residential character and amenity and the surrounding transport network.
- (b) Enabling existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of the Residential Zone.

4.2.24 Policy – Home occupations

- (a) Provide for home occupations to allow flexibility for people to work from their homes.
- (b) Manage the adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the level of amenity anticipated in the residential environment.

4.2.25 Policy - Temporary events

- (a) Enable temporary events and associated temporary structures, provided any adverse effects on the residential environment are managed by:
 - (i) Limits on the timing, number and duration of events; and
 - (ii) Meeting the permitted noise limits for the zone.

4.2.26 Policy – Neighbourhood centres in structure plan areas

- (a) Provide for new neighbourhood centres within structure plan areas or master plan areas, that:
 - (i) Are for the daily retail and service needs of the community; and

- (ii) Are located within a walkable catchment.

4.3 Village Zone

4.3.1 Objective – Village Zone character

- (a) The character of the Village Zone is maintained.

4.3.2 Policy – Character

- (a) Buildings and activities within the Village Zone are designed, located, scaled and serviced in a manner that:
 - (i) Is low density;
 - (ii) Maintains the semi-rural character;
 - (iii) Recognises lower levels of infrastructure and the absence of Council wastewater services.
- (b) Require activities within the Village Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available.

4.3.3 Policy – Future development – Tuakau and Te Kowhai

- (a) Buildings and access are located in a position to enable future subdivision and development in Tuakau and Te Kowhai when infrastructure and services become available.
- (b) Ensure buildings are positioned in a manner that provides for transition from large lots to smaller lots in Tuakau and Te Kowhai.

4.3.4 Objective – Village built form and amenity

- (a) Neighbourhood residential amenity values in the Village Zone are maintained.

4.3.5 Policy – Building Setbacks

- (a) Maintain existing and promote new vistas and views between buildings in the Village Zone when viewed from a road.

4.3.6 Policy – Front setback character

- (a) Maintain the existing character of streets.

4.3.7 Policy – Excessive building scale

- (a) Enable development to exceed height, bulk and form only where it is in keeping with the amenity values of the street.

4.3.8 Policy – Residential amenity and function

- (a) Limit the establishment of non-residential activities in the Village Zone except where:
 - (i) They have a functional need to locate within the Village Zone; or
 - (ii) Provide for the health and well-being of the community.

4.3.9 Policy – Height of buildings

- (a) Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from amenity of the area.

4.3.10 Policy – Daylight and outlook

- (a) Maintain adequate daylight and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings the closer they are located to a boundary, except a road boundary.
- (b) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.

4.3.11 Policy – Maintain residential function

- (a) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within the Village Zone, and the effects of such activities on the character and amenity are insignificant.

4.3.12 Policy – Non-residential activities

- (a) Ensure that the design and scope of non-residential activities and associated buildings:

- (i) Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and
- (ii) Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on Village Zone character and amenity, and the surrounding transport network.

4.3.13 Policy – Existing non-residential activities

- (a) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse effect on the character and amenity of Village Zone.

4.3.14 Objective – Earthworks

- (a) Earthworks facilitate subdivision, use and development.

4.3.15 Policy - Earthworks

- (a) Manage the effects of earthworks to ensure that:
 - (i) Erosion and sediment loss is avoided or mitigated;
 - (ii) Changes to natural water flows and established drainage paths are avoided or mitigated; and
 - (iii) Adjoining properties and public services are protected.
- (b) Ensure any fill material brought to site is suitable for its purpose.
- (c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects.
- (d) Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics.
- (e) The ground is geo-technically sound and remains safe and stable for the duration of the intended land use.

4.4 Residential and Village Zones - Noise, lighting, outdoor storage, signs and odour

4.4.1 Objective – Adverse effects of land use and development

- (a) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.

4.4.2 Policy – Noise

- (a) The adverse effects of noise on residential amenity are minimised by:
 - (i) Ensuring that the maximum sound levels are compatible with the surrounding residential environment;
 - (ii) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;
 - (iii) Maintaining appropriate setback distances between high noise environments and sensitive land uses;
 - (iv) Managing the location of sensitive land uses, particularly in relation to lawfully-established high noise generating activities; and
 - (v) Requiring acoustic insulation where sensitive activities are located within high noise environments.

4.4.3 Policy – Artificial outdoor lighting

- (a) Provide for artificial outdoor lighting to enable night time work, farming activities, recreation activities, outdoor living, transport and security.
- (b) Manage the adverse effects of glare and lighting to adjacent sites.
- (c) Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.

4.4.4 Policy – Outdoor storage

- (a) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.

4.4.5 Policy – Objectionable odour

- (a) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.
- (b) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.

4.4.6 Policy – Signage

- (a) Provide for the establishment of signs where they are directly associated with the activity carried out on the site on which they are located; and
- (b) Recognise that public information signs provide a benefit to community well-being and support infrastructure and commercial and community activities.
- (c) Provide for signage that is compatible with the character and sensitivity of the residential environment.

4.4.7 Policy – Managing the adverse effects of signs

- (a) The location, colour, content, and appearance of signs directed at traffic is controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users;
- (b) Discourage signs that generate adverse effects from illumination, light spill, flashing or reflection.

4.5 Business and Business Town Centre Zones

4.5.1 Objective – Commercial function and purpose

- (a) Commercial activity is focussed within a differentiation of commercial zones and development (comprising the Business Town Centre Zone, the Business Zone, the Business Zone Tamahere and neighbourhood centres).

4.5.2 Policy – Commercial function and purpose

- (a) Commercial activity develops in a way that:
 - (i) Ensures the business town centre within each town is maintained as the primary focal point for retail, administration, commercial services and civic functions;
 - (ii) Provides for larger scale commercial activities within the Business Zone;
 - (iii) Provides for small scale convenience retail and community activities within the Business Zone Tamahere and neighbourhood centres.

4.5.3 Policy – Commercial purpose: Business Town Centre Zone

- (a) The role of the business town centres in Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau is strengthened by ensuring that:
 - (i) They are recognised and maintained as the primary retail, administration, commercial service and civic centre for each town; and
 - (ii) The scale of commercial activities supports their continued viability as the primary retail, administration and commercial service centre for each town; and
 - (iii) Enhances their vitality and amenity while providing for a range of commercial and community activities and facilities.

4.5.4 Policy – Commercial purpose: Business Zone

- (a) The role of the Business Zone is to support the local economy and the needs of businesses by:
 - (i) Providing for a wide range of commercial activities; and
 - (ii) Providing for commercial activities at a scale that supports the commercial viability of towns and villages; and
 - (iii) Ensuring that commercial activities complement and support the role of business town centres.

4.5.5 Policy – Commercial purpose: Business Zone Tamahere

- (a) Ensure that within the Business Zone Tamahere commercial development is carried out in a way and at a scale that meets the needs of the community and the catchment it serves.

4.5.6 Policy – Commercial purpose: Neighbourhood Centres

- (a) Ensure that within neighbourhood centres convenience retail and commercial activities are carried out in a way that meets the needs of the local communities they are intended to serve.

4.5.7 Policy – Commercial purpose: Neighbourhood Centres in Structure Plans

- (a) Neighbourhood centres within new residential areas that are identified through structure plans or master plans are to provide for local scale commercial activities that serve the local communities.

4.5.8 Policy – Role and function of the Business Zone

- (a) Ensure the role of the Business zone is complementary to the Business Town Centre Zone by:
 - (i) Enabling a wide range of commercial activities including large format retail activities within the Business Zone; and
 - (ii) Discouraging small scale retail activities, administration and commercial services within the Business Zone.

4.5.9 Policy – Employment opportunities: Business Town Centre Zone and Business Zone

- (a) Commercial development within the Business Town Centre Zone and Business Zone increases employment opportunities within the district.

4.5.10 Policy – Retail: Business Town Centre Zone and Business Zone

- (a) Locate small scale retail activities within the Business Town Centre Zone and discourage large scale activities from establishing within the Business Town Centre Zone.
- (b) Locate large scale retail and commercial activities to within the Business Zone.

4.5.11 Policy - Residential upper floors: Business Town Centre Zone and Business Zone

- (a) Maintain the commercial viability of the Business Town Centre Zone and Business Zone while:
 - (i) Providing for mixed use developments, ensuring residential activities are located above ground floor; and
 - (ii) Avoiding residential activity located at ground level.

4.5.12 Objective – Business Town Centre - Character

- (a) The commercial and mixed use character of Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau town centres is maintained and enhanced.
- (b) The Business Town Centre Zone is promoted as a community focal point.
- (c) Development of town centres is designed in a functional and attractive manner serving the needs of the community.

4.5.13 Policy – Town centre built form

- (a) The scale and form of new development in the Business Town Centre Zone is to:
 - (i) provide for a safe, accessible, compact and attractive town centre environment;
 - (ii) facilitate the integration of retail shopping, administration and commercial services, residential, civic and community activities;
 - (iii) reflect the role and character of the business town centre;
 - (iv) increase the prominence of buildings on street corners;
 - (v) maintain a low rise built form and small scale, pedestrian focussed retail activities; and
 - (vi) manage adverse effects on the surrounding environment, particularly at the interface with residential areas.

4.5.14 Policy – Raglan Town Centre

- (a) Development maintains and enhances the role of the Raglan Town Centre by:
 - (i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;
 - (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (iii) Maintaining built form framing views towards Raglan Harbour;
 - (iv) Providing for a building scale appropriate to the town centre; and
 - (v) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Raglan Town Centre (Appendix 10.1), in particular by:
 - A. Promoting traditional roof forms (hipped or gable ends) and symmetry through window design and placement;
 - B. Providing continuous post supported verandahs sheltering footpaths;
 - C. Promoting recessed shop fronts;
 - D. Providing parking, loading and storage where rear access to buildings exists;
 - E. Promoting active street frontages by developing up- to-the-street boundaries;
 - F. Reinforcing the street corners by ensuring the design is two storey and is transparent on both sides of the street corner; and
 - G. Encouraging the preservation and promotion of cultural features.

4.5.15 Policy – Huntly Town Centre

- (a) Development maintains and enhances the role of the Huntly Town Centre by:
 - (i) Maintaining wide footpaths and high quality public space, prioritising and providing for pedestrian movement and safety;
 - (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (iii) Providing for a building scale appropriate to the town centre; and
 - (iv) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Huntly Town Centre (Appendix 10.3), in particular by:
 - A. Providing transparent façades and window displays at ground level;
 - B. Providing continuous suspended verandahs sheltering footpaths;
 - C. Symmetrical window detailing; and
 - D. Promoting active street frontages by developing up to the street boundary.

4.5.16 Policy – Ngaruawaahia Town Centre

- (a) Development maintains and enhances the role of the Ngaruawaahia Town Centre by:
 - (i) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
 - (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (iii) Promoting improved pedestrian and cycle linkages with Te Awa River ride, Ngaruawaahia swimming pool and the town centre; and
 - (iv) Providing for an appropriate building scale with narrow frontages; and
 - (v) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Ngaruawahia Town Centre (Appendix 10.2), in particular by:
 - A. Recognising and promoting Ngaruawaahia's cultural and heritage value set within the setting of the Waikato River and Hakarimata Range;
 - B. Encouraging the preservation and promotion of Maaori heritage;
 - C. Providing transparent façades and window displays at ground level;
 - D. Providing continuous suspended verandahs sheltering footpaths;
 - E. Providing parking, loading and storage where rear access to buildings exists; and
 - F. Promoting active street frontages by developing up to the street boundary.

4.5.17 Policy – Te Kauwhata Town Centre

- (a) Development maintains and enhances the role of the Te Kauwhata Town Centre by:

- (i) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
- (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (iii) Providing for an appropriate building scale with narrow frontages; and
- (iv) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Te Kauwhata Town Centre (Appendix 10.5), in particular by:
 - A. Providing transparent façades and window displays at ground level;
 - B. Providing continuous suspended verandahs sheltering footpaths;
 - C. Symmetrical window detailing;
 - D. Promoting flat or low pitched roofs;
 - E. Providing parking, loading and storage where rear access to buildings exists;
 - F. Promoting mixed use and residential activities on upper floors;
 - G. Recognising the connections between the town centre and the Whangamarino Wetland;
 - H. Encouraging the preservation and promotion of cultural features; and
 - I. Promoting active street frontages by developing up to the street boundary.

4.5.18 Policy – Pokeno Town Centre

- (a) Development maintains and enhances the role of the Pokeno Town Centre by:
 - (i) Maintaining wide footpaths, prioritising and providing for pedestrian movement and safety;
 - (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (iii) Providing for an appropriate building scale with narrow frontages; and
 - (iv) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Pokeno Town Centre (Appendix 10.4), in particular by:
 - A. Providing transparent façades and window displays at ground level;
 - B. Providing continuous suspended verandahs sheltering footpaths;
 - C. Providing parking, loading and storage where rear access to buildings exists;
 - D. Encouraging the preservation and promotion of cultural features.
 - E. Promoting active street frontages by developing up to the street boundary; and
 - F. Ensuring built form is consistent with Waikato District Council Pokeno Town Centre Architectural Form, Materials and Signage Design Guide, and in particular section 6 (Architectural Style, Materials and Appearance).

4.5.19 Policy – Tuakau Town Centre

- (a) Development maintains and enhances the role of the Tuakau Town Centre by:
 - (i) Maintaining wide open streets, with wide pedestrian footpaths;
 - (ii) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
 - (iii) Providing for an appropriate building scale with narrow frontages; and
 - (iv) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Tuakau Town Centre (Appendix 10.6), in particular by:
 - A. Providing parking, loading and storage where rear access to buildings exists;
 - B. Promoting mixed-use and residential activities on upper floors;
 - C. Providing transparent façades and window displays at ground level;
 - D. Providing continuous suspended verandahs sheltering footpaths;
 - E. Encouraging the preservation and promotion of cultural features; and
 - F. Promoting active street frontages by developing up to the street boundary.

4.5.20 Policy – Pedestrian frontages: active street frontages – Business Town Centre Zone

- (a) Provide for active street frontages in the design or redesign of buildings, and avoid car parking and accessways on sites within the pedestrian frontage area of the Business Town Centre zones to enable the maintenance of:
 - (i) Passive surveillance;
 - (ii) Continuous verandahs;
 - (iii) Display windows and building façades;
 - (iv) Pedestrian safety; and
 - (v) Buildings located up to the street boundary.

4.5.21 Policy - Corner buildings – Business Town Centre Zone

- (a) Ensure buildings within Business Town Centre Zones positively reinforce corner locations through:
 - (i) Building design;
 - (ii) The position of the building on the site;
 - (iii) Architectural details; and
 - (iv) Having prominent building entrances.

4.5.22 Policy – Landscaping - Business Town Centre Zone

- (a) Within the Business Town Centre Zone and outside of the pedestrian frontage areas, ensure that landscaping contributes to the adjacent streetscape.

4.5.23 Policy – Height: Business Town Centre Zone

- (a) Ensure the height of new buildings is complementary to, and promotes, the existing character of the business town centre within each town.

4.5.24 Policy – New buildings: Business Town Centre Zone

- (a) New buildings within the Business Town Centre Zone are consistent with the Waikato District Council Urban Design Guidelines Town Centres (Appendix 3.3), and in particular:
 - (i) Responds to the specific site characteristics and wider street and town context;
 - (ii) Promotes architectural form, building features and placement;
 - (iii) The design of buildings contributes to vibrancy, character and commercial viability of the town centre;
 - (iv) Provides landscape and open space design that responds to the characteristics and qualities of the area;
 - (v) Minimises visual and amenity impacts of accessways and parking facilities; and
 - (vi) Maximises pedestrian access and safety.

4.5.25 Objective – Business Zone - Character

- (a) The commercial scale, form of buildings and character of the Business Zone is maintained.

4.5.26 Policy – Landscaping of onsite parking areas – Business Zone

- (a) Provide a degree of amenity for onsite parking areas within the Business Zone by ensuring a planting strip is established and maintained.

4.5.27 Policy – Front setback – Business Zone

- (a) Ensure buildings within the Business Zone are designed and setback from roads by:
 - (i) Retaining the predominant building setback within the street; and
 - (ii) Allowing sufficient space for the establishment of landscaping on the site.

4.5.28 Policy – Height: Business Zone

- (a) Ensure the height of new buildings is complementary to, and promotes, the existing character of the Business Zone and adjoining residential and village zones.

4.5.29 Policy – New buildings: Business Zone

- (a) New buildings within the Business Zone are consistent with the Waikato District Council Urban Design Guidelines Town Centres (Appendix 3.3), and in particular:
 - (i) Responds to the specific site characteristics and wider street;
 - (ii) Promotes architectural form, building features and placement;
 - (iii) Provides landscape and open space design that responds to the characteristics and qualities of the area;
 - (iv) Minimises visual and amenity impacts of accessways and parking facilities; and
 - (v) Accommodates pedestrian access and safety.

4.5.30 Objective – Business Zone and Business Town Centre Zones – Amenity

- (a) The amenity values of residential activities within, and activities in, adjoining zones are protected from the adverse effects of developments and activities in the Business and Business Town Centre Zones.

4.5.31 Policy - Reverse sensitivity

- (a) Reverse sensitivity within Business and Business Town Centre Zones is managed by ensuring residential activities and development are acoustically insulated to mitigate the adverse effects of noise.

4.5.32 Policy – Adjoining site amenity

- (a) Maintain amenity of adjoining Residential or Reserve-zoned properties by:
 - (i) Requiring buildings within the Business and Business Town Centre Zones to be setback from boundaries adjoining Residential and Reserve-zoned land; and
 - (ii) The progressive reduction in the height of buildings in Business and Business Town Centre Zone the closer they are located to boundaries adjoining Residential or Reserve Zoned land.

4.5.33 Policy - Reverse sensitivity

- (a) Reverse sensitivity is managed by ensuring residential activities and development within the Business Town Centre Zone and Business Zone are acoustically insulated to mitigate the adverse effects of noise.

4.5.34 Policy - Temporary events

- (a) Enable temporary events and associated temporary structures within the Business Town Centre Zone and Business Zone, provided any adverse effects on amenity are managed through:
 - (i) Limits on the timing, number and duration of events; and
 - (ii) Meeting the permitted noise limits for the zone.

4.5.35 Policy – Noise

- (a) Adverse effects of noise generated within the Business Town Centre and Business Zone on sensitive land uses are minimised by:
 - (i) Ensuring that the maximum sound levels are compatible with the amenity values of adjacent Residential Zone or Village Zone;
 - (ii) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;
 - (iii) Maintaining appropriate setback distances between high noise environments and sensitive land uses; and
 - (iv) Limiting the timing and duration of servicing and operation of commercial activities;
 - (v) Requiring acoustic insulation for dwellings within the Business Zone and Business Town Centre Zone.

4.5.36 Policy – Signage

- (a) In the Business Town Centre and Business Zone provide for:
 - (i) The establishment of signs where they are associated with the activity carried out on the site on which they are located;

- (ii) Public information signs that are of benefit to community well-being; and
- (iii) Establishment of signage to support the commercial function and vibrancy of the zones with controls on the size, location, appearance and number of signs to ensure they do not detract from the visual amenity of the surrounding environment.

4.5.37 Policy – Managing the adverse effects of signs

- (a) In the Business Town Centre and Business Zone ensure that:
 - (i) The location, colour, content, and appearance of signs directed at traffic are controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users;
 - (ii) Signs that generate adverse effects from illumination, light spill, flashing or reflection are avoided; and
 - (iii) the placement of signs do not obstruct the free movement of:
 - A. Pedestrians along the footpath;
 - B. Vehicle use of the road carriageway.

4.5.38 Policy – Artificial outdoor lighting

- (a) In the Business Town Centre and Business Zone ensure that:
 - (i) Artificial outdoor lighting enables night time work, recreation activities, outdoor living, transport and security.
 - (ii) The intensity and direction of artificial lighting avoids significant glare and light spill to adjacent sites; and
 - (iii) Artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.

4.5.39 Policy – Outdoor storage

- (a) The adverse visual effects of outdoor storage in the Business Town Centre and Business Zone are mitigated through appropriate location, screening or landscaping.

4.5.40 Policy – Objectionable odour

- (a) Within the Business Town Centre Zone and Business Zone ensure that the adverse effects of objectionable odour from activities do not detract from the amenity of other sites.

4.5.41 Policy - Earthworks

- (a) Ensure that the adverse effects of earthworks in the Business Town Centre Zone and Business Zone on adjoining properties and water bodies, are managed to minimise the adverse effects and sediment of dust and stormwater runoff.

4.5.42 Policy – Adjoining site amenity

- (a) Maintain amenity of adjoining properties by:
 - (i) In the Business Zone:
 - A. Requiring buildings to be setback from boundaries adjoining all zones except Industrial and Heavy Industrial Zoned land; and
 - (ii) In the Business Town Centre Zones:
 - A. Requiring the progressive reduction in the height of buildings the closer they are located to boundaries adjoining all zones except Industrial and Heavy Industrial zoned land.

4.6 Industrial and Heavy Industrial Zones

4.6.1 Objective – Economic growth of industry

- (a) The economic growth of the district's industry is supported and strengthened in industrial zones.

4.6.2 Policy – Provide Industrial Zones with different functions

- (a) Recognise and provide for a variety of industrial activities within two industrial zones that have different functions depending on their purpose and effects as follows:
 - (i) Industrial Zone
 - A. Recognise and provide for a range of industrial and other compatible activities that can operate in close proximity to more sensitive zones due to the nature and relatively limited effects of these activities, including visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and traffic, subject to appropriate separation distances.
 - (ii) Heavy Industrial Zone
 - A. Recognise and provide for a range of industrial and other compatible activities that generate potentially significant effects on more sensitive zones, including relatively high levels of visual impact from buildings and associated parking and loading spaces, outdoor storage, lighting, noise, odour and heavy traffic, subject to appropriate separation distances.

4.6.3 Policy – Maintain a sufficient supply of industrial land

- (a) Maintain a sufficient supply of industrial land within strategic industrial nodes to meet foreseeable future demands, having regard to the requirements of different industries to avoid the need for industrial activities to locate in non-industrial zones.

4.6.4 Policy – Maintain industrial land for industrial purposes

- (a) Maintain industrial zones for industrial activities unless a development is ancillary to an on-site industrial activity and does not undermine the integrity of those zones.

4.6.5 Policy – Recognition of industrial activities outside of urban areas

- (a) Manage activities within specific sites containing lawfully established industrial activities that are not immediately adjacent to towns or villages.

4.6.6 Objective – Manage adverse effects

- (a) The amenity values of sensitive activities and ecosystem values outside of industrial zones are protected from the significant adverse effects of industrial activities.

4.6.7 Policy – Management of adverse effects within industrial zones

- (a) Manage adverse effects including visual impact from buildings, parking, loading spaces and outdoor storage, lighting, noise, odour and traffic by managing the location of industrial uses, bulk and form of buildings, landscaping and screening at the interface with roads and environmentally sensitive areas.

4.6.8 Policy – Specific activities within Nau Mai Business Park

- (a) Nau Mai Business Park is developed with specific types activities given its location outside of the district's strategic industrial nodes.

4.6.9 Policy - Management of adverse effects within Nau Mai Business Park

- (a) Activities within Nau Mai Business Park are to be established and operated so that adverse effects generated by them are managed within Park and not on neighbouring zones.

4.7 Urban Subdivision and development

4.7.1 Objective – Subdivision and Land Use Integration

- (a) Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.

Layout and Design

4.7.2 Policy – Subdivision location and design

- (a) Ensure subdivision, is located and designed to:
 - (i) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;
 - (ii) Establish boundaries that avoid buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;
 - (iii) Arrange allotments to allow for view sharing, where possible;
 - (iv) Retain existing access to public space;
 - (v) Promote safe communities through quality urban design;
 - (vi) Accommodate building platforms and vehicle accesses that are safe and stable; and
 - (vii) Promote consistent grid layout.

4.7.3 Policy – Residential subdivision

- (a) Development responds to the outcomes of Waikato District Council's Urban Design Guidelines Residential Subdivision (Appendix 3.1), section 4 (Connectivity and Movement Networks), section 5 (Neighbourhood Character), section 6 (Residential Block and Street Layout), section 7 (Open Space and Landscape Treatment), and section 8 (Low Impact Urban Design), in particular by:
 - (i) Designs that promote walkability and pedestrian safety;
 - (ii) Promoting accessibility and connectivity of public spaces, employment areas, services, facilities, and amenities, both within the subdivision and wider context;
 - (iii) Integrating staging to ensure multi-modal connectivity;
 - (iv) Limiting the number and length of cul-de-sacs;
 - (v) Ensuring connection to existing and future public transport nodes;
 - (vi) Promoting connectivity and permeability by ensuring new connections to existing and future development, including green linkages.
 - (vii) Promoting the street layout to reflect the underlying topography;
 - (viii) Ensuring pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED);
 - (ix) Discouraging the creation of rear lots;
 - (x) Promoting adequate lighting levels in publicly accessible spaces;
 - (xi) Ensuring design promotes local characteristics;
 - (xii) Ensuring lots are orientated in a way that:
 - A. Maximizes solar access; and
 - B. Addresses the street frontage and public places.
 - (xiii) Creating lots that can accommodate a variety of density with a mix of usable lot types;
 - (xiv) Efficient design which enables the future connection to services and facilities;
 - (xv) Ensuring public open space is distributed, located and sized to reflect its context and provides for a range of different activities and users; and
 - (xvi) Ensuring infrastructure is designed to manage stormwater in a sustainable manner by:
 - A. Minimising environmental impacts and maintenance costs, and reducing stormwater discharging to existing reticulated networks; and
 - B. Promoting and maintaining riparian margins.

Urban Outcomes

4.7.4 Policy – Lot sizes

- (a) Minimum lot size and dimension of lots enables the achievement of the character and density outcomes of each zone; and
- (b) Avoid undersized lots in the Village Zone.

4.7.5 Policy – Servicing requirements

- (a) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone, including through the provision of:
 - (i) Reserves for community, active and passive recreation;
 - (ii) Pedestrian and cycle connections;
 - (iii) Roads;
 - (iv) Public transport infrastructure, e.g. bus stops;
 - (v) Telecommunications;
 - (vi) Electricity;
 - (vii) Stormwater collection, treatment and disposal;
 - (viii) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; and
 - (ix) Connections to identified adjacent future growth areas.

4.7.6 Policy – Co-ordination between servicing and development and subdivision

- (a) Ensure development and subdivision:
 - (i) Is located in areas where infrastructural capacity has been planned and funded;
 - (ii) Is located in areas subject to an approved structure plan and provide sufficient infrastructure capacity to meet the demand identified in the structure plan;
 - (iii) Achieves the lot yield anticipated in an approved structure plan; and
 - (iv) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.

4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services

- (a) In areas where there is no structure plan, ensure that the maximum potential yield for the zone is achieved to support infrastructure provision.
- (b) Recognise that the minimum potential yield may not be achieved where there are proven geotechnical constraints.

4.7.8 Policy – Staging of subdivision

- (a) Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.

4.7.9 Policy – Connected neighbourhoods

- (a) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:
 - (i) A road network that achieves all of the following:
 - A. Easy and safe to use for pedestrians and cyclists;
 - B. Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; and
 - C. Connected to public transport, shops, schools, employment, open spaces and other amenities; and
 - (ii) Vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.

4.7.10 Policy – Recreation and access

- (a) Subdivision provides for the recreation and amenity needs of residents by:
 - (i) Encouraging open spaces which are prominent and accessible by pedestrians;
 - (ii) Requiring the number and size of open spaces in proportion to the future density of the neighbourhood; and
 - (iii) Enabling for pedestrian and/or cycle linkages.

4.7.11 Policy – Reverse sensitivity

- (a) Development and subdivision design minimises reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment; and
- (b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity.

4.7.12 Policy – Boundary adjustments and relocations

- (a) Boundary adjustments and boundary relocations are designed to provide for more efficient use of land.

4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas

- (a) Subdivision is designed and located in Te Kauwhata Ecological Residential Area to:
 - (i) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare;
 - (ii) Achieve the minimum lot size; and
 - (iii) Recognise the ecological values of the wetland environments of Whangamarino Wetland and Lake Waikare.
- (b) Subdivision is designed and located in the Te Kauwhata West Residential Area to achieve the minimum lot size and recognise the views of natural features and landscapes.

Structure and master plans

4.7.14 Policy – Structure and master planning

- (a) Ensure that development and subdivision within approved structure or master plan areas is integrated with the development pattern and infrastructure requirements specified in an approved structure or master plan.

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