

SD – Strategic direction

(I) Strategic directions and objectives for the district

(a) Strategic direction

- (i) Waikato District Council as a Future Proof Partner has made a commitment to the Future Proof Strategy which will manage growth for the next 30 years. Settlement patterns are a key tool used within the Future Proof Strategy. They provide the blueprint for growth and development and aim to achieve a more compact and concentrated urban form over time.
- (ii) Master plans are an important method for establishing settlement patterns of land use and the transport and services network within a defined area. They can provide a detailed examination of the opportunities and constraints relating to the land including its suitability for various activities, infrastructure provision, geotechnical issues and natural hazards. They should identify, investigate and address the potential effects of urbanisation and development on natural and physical resources.
- (iii) Master plans should explain how future development will give effect to the regional policy statement and how any adverse effects of land use and development are to be avoided, remedied or mitigated by proposed plan provisions. This will ensure that all the effects of development are addressed in advance of development occurring. A master planning is an appropriate foundation for the plan change process required to rezone land.
- (iv) The National Policy Statement for Urban Development Capacity 2016 sets monitoring and information requirements for Council to ensure responsiveness and the ability to deliver an adequate supply of development ready land in the right location and at the right time. The intention is to ensure that planning decisions in urban environments are well-informed, timely and responsive to changing population growth demands, market conditions and infrastructure delivery.
- (v) It is expected that a comprehensive set of key indicators on growth drivers, growth management, and the spatial distribution of growth will include:
 1. Patterns and composition of population change and growth;
 2. Balance of growth inside and outside the existing urban area;
 3. Shifts in housing preferences, including location and typology;
 4. Key bulk infrastructure delivery and funding availability;
 5. Changes in strategic direction and/or priorities.
- (vi) Progress will be measured against the anticipated growth settlement patterns and targets identified in the Future Proof Strategy as well as the indicative timeframes for master plans and infrastructure provisions, changes in the growth patterns reported in the Future Proof Monitoring Report, National Policy Statement on Urban Development Capacity assessments and monitoring requirements.

(b) Natural environment

- (i) A district that protects its natural habitat and ecological values and retains its significant landscape features.

Part 2: District-wide Matters / Strategic Direction / Strategic Direction

- (ii) A district that retains the natural character of its rural areas and has public open space available and well used by the community.
- (c) Built environment
 - (i) A district which provides a wide variety of housing forms which reflect the demands of its ageing population and increases the accessibility to employment and community facilities, while offering a range of affordable options.
 - (ii) A district that encourages and celebrates quality design that enhances and reflects local character and the cultural and social needs of the community.
 - (iii) A district that has compact urban environment that is focused in defined growth areas, and offers ease of movement, community well-being and economic growth.
- (d) Ease of movement
 - (i) A district which effectively integrates its land use pattern with transport, and encourages the development of an urban form which is less reliant on the private motor vehicle, while reducing the overall effects of transport on the environment.
- (e) Community well-being
 - (i) A district that provides a wide range of easily accessible facilities and activities to serve the community which satisfies the diverse social, cultural and economic needs of the community. A high level of pedestrian amenity, personal safety and the potential for crime is recognised in the design of these public places.
- (f) Employment and economic growth
 - (i) A district that is recognised as an ideal business location with access to a well-educated and highly skilled workforce and supported by an infrastructure which allows employment and economic growth to be maximised.
- (g) Managing change
 - (i) A district that effectively consults with and includes its community in decision making while co-operating with other authorities on regionally strategic policy, A district that manages development with master plans that matches the community, the capacity of the environment and infrastructure and avoids the adverse effects of that infrastructure on communities.
- (h) Strategic objectives
 - (i) The matters set out in **UFD-O1- UFD-03 and UFD-PI-UFD-P4** provide the overarching directions for the development of the objectives, policies and other provisions within the district plan.
 - (ii) In summary, the overarching directions include the following:
 1. Urban development takes place within areas identified for the purpose in a manner which utilises land and infrastructure most efficiently.
 2. Promote safe, compact sustainable, good quality urban environments that respond positively to their local context.
 3. Focus urban growth in existing urban communities that have capacity for expansion.
 4. Plan for mixed-use development in suitable locations.
 5. Encourage community collaboration in urban growth decisions

Part 2: District-wide Matters / Strategic Direction / Strategic Direction

6. Protect and enhance green open space, outstanding landscapes and areas of cultural, ecological, historic, and environmental significance.
- (iii) The objectives and policies that implement the strategic directions are included within ~~Part 8 of the district plan Part 2 – District-wide matters and Part 3 – Area-specific matters~~ (where they are relevant) at the beginning of each section. They also assist in providing an objective that encompasses more than one zone ~~(such as Chapter 4 Urban Environment) or a range of matters (such as Chapter 6 Infrastructure)~~.

UFD – Urban form and development

Objectives

UFD-O1 Strategic

- (1) Liveable, thriving and connected communities that are sustainable, efficient and coordinated.
- (2) 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.

Table 1 Minimum targets

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

UFD-O2 Urban growth and development

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

UFD-O3 Character of towns

- (1) Development in the **GRZ – General residential zone**, **LLRZ – Large lot residential zone Village**, industrial and business zones is attractive, connected and reflects the existing character of towns.

Policies

UFD-P1 Location of development

- (1) 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.
- (2) Locate urban growth areas only where they are consistent with the Future Proof Strategy Planning for Growth 2017.

UFD-P2 Staging of development

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

UFD-P3 Density

- (1) Encourage higher density housing and retirement villages to be located near to and support commercial centres, community facilities, public transport and open space.
- (2) Achieve a minimum density of 12-15 households per hectare in the **GRZ – General residential zone**.
- (3) Achieve a minimum density of 8-10 households per hectare in the **LRZ – Large lot residential Village** zone where public reticulated services can be provided.

UFD-P4 Commercial and industrial activities

- (1) Provide for commercial and industrial development in the following zones:
 - (a) **Business-TCZ – Town centre zone**;
 - (b) **Business-COMZ – Commercial zone**;
 - (c) **GIZ – General industrial zone**; and
 - (d) **HIZ – Heavy industrial zone**.
- (2) Industry is only to be located in identified industrial zones and the industrial strategic growth nodes of:
 - (a) Tuakau;
 - (b) Pokeno;
 - (c) Huntly; and
 - (d) Horotiu.

UFD-P5 Integration and connectivity

- (1) Ensure effective integration within and between new developments and existing areas, including in relation to public open space networks and infrastructure by:
 - (a) 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;
 - (b) Providing a range of supporting local community facilities and services for residents' daily needs;
 - (c) Setting aside land for neighbourhood centres and parks identified in town-specific Master Plans or Structure Plans, to enable their future development;
 - (d) Applying the following design guidelines and town centre character statements to influence the manner in which development occurs:
 - (i) Residential Subdivision Guidelines (**APP8**);
 - (ii) Multi Unit Development Guide (**APP11**);
 - (iii) Town Centre Guidelines (**APP13**).

UFD-P6 Maintaining Landscape Characteristics

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

UFD-P7 Tuakau

(1) Tuakau is developed to ensure:

- (a) 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;
- (b) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development; and
- (c) Future neighbourhood centres, roads, parks, pedestrian, cycle and bridle networks are developed in accordance with the Tuakau Structure Plan.

UFD-P8 Pokeno

(1) Pokeno is developed to ensure:

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

UFD-P9 Te Kauwhata

(1) Te Kauwhata is developed to ensure:

- (a) Development is avoided on areas with geotechnical and ecological constraints;
- (b) 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
- (c) A variety of housing densities is provided for.

(2) Development of the Lakeside Precincts provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place.

- (a) 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;
- (b) 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;
- (c) 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;
- (d) Creating an lwi reserve on the eastern most point of the Lakeside development and vesting this land in lwi;
- (e) Integrates with the Te Kauwhata Town Centre through improved connections to Lakeside and Lake Waikare, particularly walking and cycling; and
- (f) 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.

UFD-PI0 Huntly

(I) Huntly is developed to ensure:

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

UFD-PI1 Taupiri

(I) Taupiri is developed to recognise:

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

UFD-PI2 Ngaruawahia

(I) Ngaruawahia is developed to ensure:

- (a) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity when locating new residential development;
- (b) 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;
- (c) Areas marked for future business expansion are managed so that the existing adjoining residential amenity is not compromised;
- (d) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in accordance with the Ngaruawahia section of the Ngaruawahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan; and
- (e) Infill and redevelopment of existing sites occurs.

UFD-PI3 Horotiu

(I) Horotiu is developed to ensure:

- (a) Future residential areas are connected to the existing village;
- (b) Future residential development does not impact on the existing local road network;
- (c) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;
- (d) The strategic industrial node is protected by having an acoustic overlay on neighbouring sensitive land uses;

- (e) 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.

UFD-PI4 Te Kowhai

- (1) The scale and density of residential development in the Te Kowhai **LLRZ – Large lot residential Village** zone achieves:
 - (a) lower density (3,000m² sections) where the development can be serviced by on-site non-reticulated wastewater, water and stormwater networks; or
 - (b) higher density (1,000m² sections) where the development can be serviced by public reticulated wastewater, water and stormwater networks;
 - (c) Open space character, feeling of spaciousness and connections to the rural landscape and walkways that are maintained and extended to new areas.
 - (d) Placement of dwellings to protect the future ability to increase density should public reticulated wastewater and water networks become available.
 - (e) 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.

UFD-PI5 Raglan

- (1) Raglan is developed to ensure:
 - (a) Infill and redevelopment of existing sites occurs;
 - (b) A variety of housing densities is provided for;
 - (c) 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
 - (d) There are connections between the town centre, the Papahua Reserve and Raglan Wharf.