

## Notes from meetings with WDC in preparation of Hopuhopu zone

**30 June 2020 – Attendees Betty Conolly, Susan Henderson**

Discussed first draft of zone provisions for Hopuhopu.

Commissioners will be interested in expectations around infrastructure.

Zone is based on existing zoning i.e. permitted baseline.

Opportunity to discuss walkway along the river. This is usually a matter for consideration at subdivision stage but in this case it is unlikely there will be subdivision occurring. This could be a matter for discussion between Tainui and Council outside of this process.

Noted that Stage 2 Hazards is due to be notified in July.

GIS boundaries on map – the map will need to be checked with actual GIS locations. Use defensible boundaries if needed rather than strictly following the existing District Plan zone boundaries if this will assist in easier operation of the Zone.

Business area: Commissioners will want to understand how much is going to go in there. Noted that Waikato 2070 is out now. Compare new Business activity list to old list. Also looking at options around concept plans so as to give further certainty as to what might occur on the site – not to restrict it future but to help enable a better outcome. Noted that the existing business zone is already in place so there is a permitted baseline. Consider other examples of zones in single ownership and compare Business Zone permitted activities with proposed activities list.

Residential – it would be good to calculate a yield for the residential to satisfy Commissioners as to scale of development. Also, given limitations of the site in relation to any river setbacks required, there may be an opportunity to consider further residential extension.

Subdivision – consider non-complying. Look at Operative Pa Zone example. If 'D' may need to be more defined about where activities occur. If N/C can be more flexible about where activities occur.

Marae complex – rather than using this definition, split it into its component parts.

Betty will talk to Carolyn about whether this will go as its own hearing or alongside Tangata Whenua chapter. May be going in February, or potentially earlier.

Objectives and Policies – these will be needed.

Other chapters – e.g. Chapter 14 – need to ensure these will pick up the Hopuhopu Zone. Look in particular at restrictions on numbers down accessways in the residential area. Hazardous substances also.

Include more explanation as to how the chapter works (upfront in the first page).

Temporary events – looks ok - were there any submissions to this rule?

Offices – consider whether to limit the size of offices and/or ancillary offices.

Ancillary retail – is this needed in the Hopuhopu Education and Conference Area or the Open Space Area – if it is for a café then we should specify this.

Consider whether place of assembly is needed as an activity or whether it is already included in conference centre definition.

Public transport facility – no particular issues raised.

Traveller's accommodation – do we need to make provision for this in the Education and Conference Area or just the Business Area.

Open Space Area – check future plans. Is spectator facility and/or clubrooms the same thing?

Conference centre – is this needed in the Business Area?

Homestay – consider this further – is it needed?

Industrial activity – through whole area or in a confined area within the Business Area? Would prefer to see it more defined.

Rest homes – ok anywhere. Check CLZ and Rural Zone for any activity-specific rules to bring across.

Discretionary activities – check multi-unit residential – may not be needed.

Transport depot, Intensive farming, rural industry – consider if required.

Correctional facility – check definition.

Can delete references throughout to Maaori Freehold Land or Maaori Customary Land as this does not apply in this case.

**16 September 2020 – Attendees Betty Conolly, Susan Henderson, Chris Dawson, Kim Wölper**

Discussed general proposal and drafting of SPZ.

- There are 55 houses in the AREA2 – Residential Area, all of which are to be replaced
- Ammunition bunkers are to stay (for now)
- Geotech, ecological (bats), and archaeological assessments have been done
- Alligator weed investigation
- Question: How will the Zone and Areas be shown on planning maps?
- It was noted there is a gully from the lake to the Waikato River
- There are to be walking tracks leading to the River
- Business: be specific so as not to allow for general business to locate in the SPZ-H
  - The rezoning means there will be a reduction in potential possible GFA based on what is envisaged in the master plan to date.
- Definitions: Betty noted that decisions on definitions in the Definitions s42A supersede the Business s42A
  - We generally tried to use the s42A definitions which are quite broad, hence some might need to be restricted further through rules
- Water systems: in good condition but capacity is unclear
- Wastewater: pipes are run-down
- Vesting or not vesting of infrastructure
  - Some roads will be closed off on weekends hence they will need to remain private
- Zoning of roads: do they adopt the zone of the site?
- Concept plans or Hopuhopu Urban Design Guide
  - To ensure various stages of residential area are integrated (e.g. to avoid cul-de-sacs)
  - How to include this in permitted activities
  - Potential to reference it outside of the Plan.
- Add a 'whole of site' section to the activities by Area table

- Consider whether there is the ability to be more specific about the types of Business activities being sought (as the definitions are quite broad) e.g. by limiting the scale, or by specifying activities that are to be excluded
- Check the definitions against the hearing reports
  - In particular, check 'commercial activities', 'commercial services', and 'retail' definitions
- Check Hearing 4 and 6 with regard to papakaainga
- Check the PDP zone for Rangitahi with regard to residential activity, and rules that enable a mix of housing types
- Confirm whether 'homestay' and 'home occupations' need to be provided for.
- Find a solution to avoid the word 'site'
- Noise: either protect Areas, particularly the Residential Area and kaumaatua housing, from noise originating within the SPZ-H, or justify why this will not be necessary
  - Check noise rules across various PDP zones (e.g. university, Wintec, Hampton Downs motorpark)
- Conference centres – confirm approach
- Replace 'industrial activity' with a new definition for 'light industry' (applicable in the SPZ-H only)
- Add "(Hopuhopu)" to 'recreation activities' so that they only apply in the SPZ-H
- Include 'ancillary offices' in the definition for 'plant nursery'.
- Limit the type of 'correctional facility' if possible.
- Check whether urupa is required in residential area
- Check whether koohanga reo and kura Kaupapa need to be defined separately for the Education and Conference Area (noting that educational facilities are provided for)
- Check whether health facility is required as an activity in the Education and Conference Area
- Check whether basketball courts/stadium needs to be provided for in Business Area or if the Area boundary could be moved so that they would be in the Open Space Area
- Delete multi-unit residential development as a 'D' activity as the other residential provisions (residential activities, kaumatua and papakaainga) cover the range of residential activities sought.
- Consider narrowing definition of 'correctional facility' to cover 'borstals' only.
- Delete 'community facility' from Open Space area – recreational and other uses are already covered in other definitions.
- Follow up with Betty re: how to incorporate an urban design guide into the Plan (by reference, or inserted into the Plan) and timing as to when this would be needed.
- GMD to provide Betty with an updated version of the Zone chapter by Monday for her meeting with Carolyn and Will on Tuesday.
- GMD to provide timeline for when things are needed prior to 6 November deadline for evidence

**Meeting 2 February 2021. Attendees Betty Conolly and Susan Henderson**

Discussed draft zone provisions.

Check Urupa requirements.

Check whether real estate signs are required.

Earthworks – make it clear these are cumulative – total for whole area.

Archaeological sites – seeking a consistent approach with rest of plan

Business – no building coverage rule in existing business zone rule and no impervious surface rule in Chapter 14 for business zone. Total business/mixed-use area is slightly less than existing business zone and retail has been limited to 400m<sup>2</sup> in the mixed-use area.

Technical reports can't be attached for confidentiality reasons but we can arrange to have engineers on hand for the hearing.

Stage 2 hazards have been taken into account and development will be outside of those areas.

GIS map will be required.

Subdivision policy – ensure it is strongly worded.