

Terra Firma Resources Ltd

Section 32AA Evaluation Report

**Rezoning Proposal
Puketirini, Huntly**

Terra Firma Resources Ltd

Date: 17 February 2021

Terra Firma Resources Limited
PO Box 67, Ngaruawahia 3742
New Zealand
Tel. +64 274 336 585

PREPARED FOR: Craig Smith
Director
Terra Firma Resources Ltd

PROJECT: Section 32AA Evaluation Report
Residential Zoning at Puketirini, Huntly

DATE: 17 February 2021

LC Smith

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Lucy Smith

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Executive Summary

This s32AA report evaluates a rezoning proposal by Terra Firma Resources Ltd (TFR). The objective is to create a 19 hectare Residential Zone on land at Puketirini, allowing for approximately 200 houses, with intended lot sizes ranging between 450 and 1200m². A 1 hectare Business Zone is also proposed.

A Village Zone is proposed on a 2 hectare site at Weavers Crossing to allow development of lots ranging in size from 1500 to 2000m².

Environmental effects of the intensification are able to be avoided, remedied or mitigated and, importantly, will maintain the high water quality of Lake Puketirini.

The proposal is consistent with all relevant Proposed Waikato District Plan provisions with the exception of Policy 5.1.1 (a)(iii), however the directives of the recently gazetted National Policy Statement on Urban Design are considered to outweigh this policy and allow greater weight to be placed on consideration of the remaining, more enabling provisions.

The proposal is also consistent with the relevant higher level document apart from Waikato 2070, which has effectively been superseded by the NPS-UD. Accordingly, the absence of a Puketirini growth cell in Waikato 2070 is not considered reason to reject the rezoning.

As it is able to meet the first two 'lenses' of assessment set out in the s42A Framework Report, the proposal is then subject to further evaluation of its merits, including in relation to best practice. Potential options were considered, with three viable alternatives given a full evaluation with the proposed rezoning. These were rezoning Puketirini block to Future Urban Zone, seeking a Rural Zone subdivision consent for the Weavers Crossing site or rezoning it to Country Living Zone.

The evaluation assessment, covered aspects such as costs and benefits, appropriateness and the risk of acting or not acting, and as result, confirmed the proposed rezoning as the preferred option.

The proposed rezoning is considered the most appropriate way to promote the sustainable management of natural and physical resources, in accordance with s5 of the RMA.

1. Introduction

This report has been prepared to meet the provisions of Section 32AA of the Resource Management Act 1991 (RMA), in respect of a land rezoning proposal by Terra Firma Resources Ltd (TFR).

TFR owns approximately 29 hectares of land at Puketirini, near Huntly (refer **Figure 1** below).



Figure 1: Terra Firma Resources' land holdings (red outline)

The largest block (the "Puketirini block"), approximately 27 hectares immediately south of Lake Puketirini, is currently zoned Recreation in the Operative Waikato District Plan (ODP) and is proposed to be rezoned Rural in the Proposed Waikato District Plan (PDP). For the purposes of this report, it is referred to as the Puketirini block.

A smaller 2 hectare parcel on Weavers Crossing Road ("Weavers Crossing site") is zoned Rural under both the ODP and the PDP. PDP zonings are shown in **Figure 2**.



Figure 2: Proposed Waikato District Plan Zoning of TFR Land. Rural Zone shown as grey.

TFR lodged a submission to Stage 1 of the PDP, the main focus of which is to rezone land its land to Residential Zone, Village Zone, or a combination of the two. A small area is proposed as Business Zone to enable a neighbourhood hub to establish within the Puketirini block.

PDP Hearing 25, in relation to rezoning submissions, is scheduled for May 2021. TFR is required to submit a Section 32AA further evaluation report for the rezoning proposal to accompany its evidence for Hearing 25. This report generally follows the template set out in Appendix 10 of the Section 42A Framework Report on Hearing 25 Zone Extents prepared by Dr Mark Davey and dated 19 January 2021.

2. Section 32 of the Resource Management Act 1991

A Section 32 evaluation report provides a robust and transparent assessment of a proposal, and facilitates sound decision-making. Such a report must examine the extent to which the:

- (a) proposal objectives are the most appropriate way to achieve the purpose of the Act; and
- (b) proposal provisions are the most appropriate way to achieve the objectives.

Section 32 reports not only provide transparency to the decision-making process, they are intended to 'tell the story' of what is proposed and the reasoning behind it. This detail may not necessarily be included in the plan or other planning instrument, and so provides a record of the methods, technical studies and consultation that underpins the plan or plan change, including any assumptions or risks.

3. Section 32AA Report Scope and Format

Section 32AA of the RMA requires that a further evaluation be undertaken where changes are recommended to a proposed policy statement or plan since the Section 32 evaluation report was originally completed and notified. In this case, Waikato District Council prepared the Section 32 (Part 2) evaluation report for residential rezoning in July 2018.

TFR's proposal is an amending proposal under Section 32(3), as it seeks to amend the PDP. Accordingly, this report will examine the objective of the amending proposal within the context of relevant PDP objectives, should these remain if the proposal were to take effect.

4. Assessment of Environmental Effects

4.1 Social and economic

The proposed rezoning and subsequent development of both sites will open up the Puketirini area and contribute to meeting the strong demand for housing capacity and business land in Huntly with associated social and economic benefits.

Although infrastructure capacity has not been modelled at this stage, the proximity of the Puketirini block to existing water and wastewater networks is likely to enable the efficient use of this infrastructure. Watercare Services has advised they are not aware of any network constraints but modelling will reveal if this is the case.

Employment opportunities include development construction and at businesses located within the new Business Zone. Other opportunities will arise from the need to service the new community.

TFR is proposing to develop a range of housing typologies that will encourage a strong and varied community. The application of good urban design will help foster a sense of community and create a safe living environment. More broadly, TFR envisages a development that is compatible with the reserve and its users and contributes to raising the reserve's profile and patronage. It is anticipated that increased community stewardship of the area will help to discourage unsocial behaviour at the reserve.

Public access to the reserve will be enhanced through the development of multiple new walkway and cycleway connections.

4.2 Infrastructure Servicing and Three Waters

Both the Weavers Crossing site and the Puketirini block can be serviced for three waters in accordance with statutory requirements and design standards. Existing water and wastewater services are in proximity to the development, which provides opportunity for connection. Further investigation is required to confirm potential constraints, design requirements and appropriate connection points, and these are appropriate considerations for the structure plan process. On-site servicing is appropriate for the larger Weavers Crossing lots, with on-site water supply supplemented by trickle-feed town supply.

Of key importance is the management of stormwater runoff to maintain the high water quality of Lake Puketirini. The proposed constructed wetlands are an appropriate management method suited to the size of the Puketirini block and will provide a multitude of benefits in addition to stormwater treatment.

4.3 Traffic

The integrated traffic assessment prepared by CKL concludes that proposed development can be accommodated, with appropriate upgrades in the case of the Puketirini block, by the existing road network. The need for a second access to Rotowaro Road depending on development density has not been determined as this is an appropriate matter to address during the structure plan process.

4.4 Geotechnical considerations

The Weavers Crossing site comprises soils appropriate for residential development with minimal requirement for specific engineering design of foundations. Based on the geotechnical assessment, the Puketirini block comprises approximately 70% of what can be defined as “good ground” in the northeast suitable for residential development. TFR has sufficient confidence in the preliminary geotechnical findings to propose a Rural Zone-Residential Zone boundary.

Following rezoning, TFR will undertake detailed geotechnical investigations to confirm site characteristics and inform foundation engineering design. The surface monitoring programme has commenced and will investigate the full Puketirini block.

4.5 Visual and amenity

TFR has not commissioned a landscape and visual assessment to support the proposed rezoning however it is possible to make some general observations about visual effects and amenity.

Development of the Puketirini block will change the character within the site from rural to urbanised through the reduction in green space and the presence of buildings and roads in a conventional street form. This change may detract from the amenity values appreciated by neighbours and reserve users. However, the National Policy Statement on Urban Development 2020, (NPS-UD), Policy 6, directs decision makers to also have particular regard to the fact that change can improve the amenity values appreciated by other people and by future generations, and also that change is not in itself an adverse effect.

Retaining the balance of the Puketirini block as Rural Zone provides a buffer between the proposed residential activities and the nearest dwelling at Weavers Crossing which is approximately 350m distant to the west.

TFR envisages a development that maintains the reserve amenity and has an enduring and positive relationship with the reserve and lake. Following the rezoning, the company intends to commission a landscape and visual assessment to support a subdivision consent application. This will inform covenants and other measures to control the visual elements of the development including boundary plantings, house colour and fence design.

The proposed stormwater wetlands on the reserve boundary, in addition to new reserve areas, will increase open space and improve amenity values. Multiple new walkways and cycleways to connect the site with the reserve will also have a positive amenity effect.

4.6 Noise

The proposed rezoning will contribute to noise at the time of construction and when residential and commercial activities are established, however relevant noise standards for the zones will be able to be met.

4.7 Ecological Effects

Notwithstanding that TFR has not commissioned an ecological assessment, it is possible to make general observations about the proposed rezoning and the positive ecological effects that will result from the subsequent development.

The predominant feature of the Puketirini block is grazed pasture, reflecting decades of farming practices. There are no wetlands or permanent watercourses on the land although patches of reeds exist in the north.

The proposed stormwater wetlands will have a positive effect on the terrestrial and aquatic ecological values of the site and provide connectivity to the existing wetland located in the reserve, north of the boundary. The main function of the wetlands is to treat the stormwater runoff to maintain the high water quality of Lake Puketirini, and by doing so, will protect the lake ecology and avoid the eutrophication issues that plague shallower Waikato lakes.

Proposed exotic and native plantings throughout the development will further improve the ecological values of the site by providing habitat for birds and invertebrates, and this will improve on the pastoral monoculture that dominates at present.

4.8 Cultural Effects

Consultation has commenced with Waikato-Tainui via the Waahi Whaanui Trust, and the parties have discussed matters including the potential environmental and cultural uplift, ecological enhancement and benefits to the community. The Kaitiakinga Environmental Impact Assessment considers that TFR has the potential to improve the local landscape and ecological value and respond to cultural values in the location and concludes that Waahi Whaanui does not oppose the proposed development. TFR is committed to continuing to work with Waahi Waanui as the project progresses.

4.9 Reverse Sensitivity

The rezoning and creation of a rural residential subdivision at Weavers Crossing will bring more residents into a rural area, increasing the potential for complaints about legitimate rural activities.

There is potential for reverse sensitivity effects when residential activities establish at the Puketirini block in relation to farming activities on the western part of the block, industrial activity to the south and lake and reserve users. However, farming activities are likely to be reduced post-development, and limited to cutting and haylage. The industrial zone on Rotowaro Road is considered sufficiently distant and topographically separated from the residential area for a low likelihood of reverse sensitivity issues to arise. In my opinion the residential area currently under development off Waugh Ave is more to result in these issues.

The use of motor boats on Lake Puketirini is an established activity and subject to the rules of the Puketirini Reserve Management Plan. This activity may be a source of complaints from new residents and so there will need to be careful management of residents' expectations.

Regardless of future scenarios, there is currently conflict between reserve users and farming activities on the Puketirini block. Incidents include off-lead dogs mauling cattle, damaged fences and stolen farming equipment. While this is more anti-social behaviour than reverse sensitivity, these events highlight the issues of farming close to the urban centre.

4.10 Flood risk

None of TFR's land is in an area identified as being at significant risk from natural hazards including a High Risk Flood Area. TFR has submitted on Stage 2 of the PDP to oppose a defended area notation on the northeast corner of the Puketirini block. Regardless of the notation, this land could be built up through during construction to ensure it was above the defended area level. Flood risk is considered to be low.

4.11 Precedent Effects

Rezoning the Weavers Crossing block to Village Zone has potential to create a precedent for future rezoning changes in this area. I consider this to be unlikely, given that each application must be assessed on its own merits, and Council holding discretion on accepting a proposed rezoning.

4.12 Recreational Effects

The proposed development will have positive effects on recreation values. In addition to residents having ready access to the reserve, the development will help draw attention to Puketirini as a desirable destination for passive and active recreation. This is likely to increase reserve patronage and provide more opportunities for sporting and social events.

5. Outline of Rezoning Proposal

This section summarises the main elements of TFR's rezoning proposal.

5.1 Objective and Overview

The objective of TFR's rezoning proposal is to enable the residential development of its land to meet the current housing market demand.

TFR's proposal comprises the following:

- a) Changes to the planning maps;
- b) New subdivision rules to apply to the Puketirini block and Weavers Crossing site; and
- c) Amendments to PDP rules and definitions.

To be clear, TFR does not propose to amend existing PDP objectives or policies, or to add a new policy framework to specifically address the rezoning.

The various amendments are outlined below. Full wording of these amendments is provided in **Appendix A** (planning maps), **Appendix B** (new subdivision rules) and **Appendix C** (other amendments).

5.2 Puketirini Block Rezoning Proposal

5.2.1 Zoning

Within the Puketirini block, TFR proposes to:

- a) Rezone approximately 19 hectares of land currently proposed to be zoned Rural, to Residential Zone;
- b) Rezone approximately 1 hectare of land currently proposed to be zoned Rural, to Business Zone; and
- c) Retain the currently proposed zoning of Rural Zone on approximately 7 hectares (the balance land).

TFR's rezoning proposal is shown in **Figure 3**.

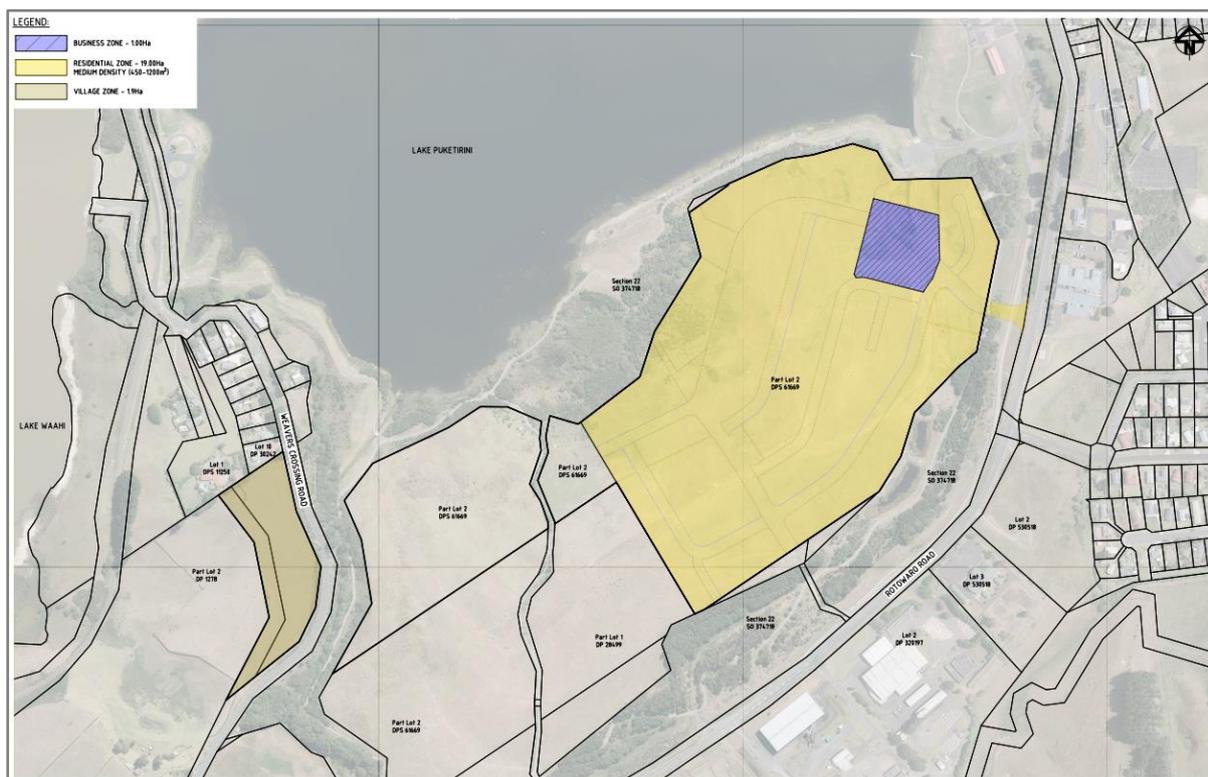


Figure 3: TFR Rezoning Proposal (Residential Zone – yellow, Business Zone – purple, Village Zone – brown)

The majority of the Puketirini block, on the Huntly township (eastern) side, is proposed to be rezoned to Residential Zone. Future uses within the Residential Zone include greenspace and stormwater/drainage areas and these will be treated accordingly e.g. vested in Council, at the time of development.

The Business Zone is proposed to be located in the northeast area of the Puketirini block for the purposes of a neighbourhood centre, which could include a café and offices and residential apartments above ground level.

The western area of the Puketirini block is proposed to be retained as Rural Zone, instead of becoming Residential Zone as per TFR's original submission. Geotechnical assessment indicates softer soils and the possibility of settlement continuing in this area, and so it is not considered appropriate for residential activity at this time. TFR anticipates that the land will eventually be sufficiently consolidated to allow development on the area.

The interface between the proposed Rural and Residential Zones within the Puketirini block is the shortest line that connects the Puketirini Reserve and the northernmost point of the property to the south. Refer the zoning map provided in **Appendix A**.

5.2.2 Development Framework

A successful rezoning will require a series of documents, plans and consent applications to implement residential development, some of which will require consequential changes or variations to the Proposed or Operative District Plan, depending on the status of that document. An indicative post-zoning process is as follows:

1. Prepare structure plan for Council approval

2. Prepare comprehensive subdivision development plan
3. Apply for subdivision consent
4. Initiate consequential amendments to District Plan
5. Apply for development resource consents from Waikato Regional Council.

5.2.3 New Subdivision Rule

TFR considers that the PDP Residential Zone rules in Sections 16.1 to 16.4 (as notified) are generally appropriate for activities within the proposed Puketirini Residential Zone with the exception of several points which are discussed in Section 4.2.4 below. As noted above, other rule amendments may be necessary following the structure plan and subdivision consent process.

Under the PDP, subdivision activities would be subject to Rule 16.4.1 Subdivision – General, as a restricted discretionary activity. This rule prescribes a minimum net site area of 450m² unless an access or utility allotment or reserve to vest.

TFR's intends to undertake medium density development within the Puketirini Residential Zone, with lot sizes between 450 and 1200m² and a lot yield of approximately 200 lots.

Accordingly, TFR proposes a new restricted discretionary subdivision rule for the Puketirini Residential Area to provide more certainty as to the intended nature of development. This rule will require that proposed lots within the Puketirini Residential Zone comply with the following conditions:

- Minimum net site area of 450m²;
- Able to be connected to reticulated water supply and wastewater;
- Roads to be vested in Council must follow a grid layout;
- Where more than 5 proposed lots are created, rear lots must not exceed 15% of the total number of titles.

Council's discretion for the proposed rule is restricted to the same matters as Rule 16.4.1, including consistency with the Puketirini Residential Area structure plan.

Subdivision that does not comply with the proposed new rule is a discretionary activity.

The proposed rule is provided in **Appendix B**.

No changes are proposed to the Business Zone rules that would apply to the new zone at Puketirini.

5.2.4 Amendments to PDP Rules and Definitions

TFR's submission points seek amendments to the PDP in relation to community activities. TFR proposes that Rule 16.1.2 P7 Community Activity is amended to permit this activity at Puketirini¹, and also proposes that the broader definition of community activity that currently applies to the Te Kauwhata Lakeside Precinct to also apply to the Puketirini Residential Area².

These amendments will allow for flexibility in the future activities that may occur in the Puketirini Residential Zone and are aligned with TFR's vision to enable development of a strong and diverse community. Possible community activities that could occur following these amendments are the use of land and buildings that provide for individual or community health, welfare, care, safety,

¹ TFR Submission point 732.4

² TFR Submission point 732.8

recreation, cultural, ceremonial, spiritual, and art and craft purposes, which may include any preschool or education facility, place of worship, community hall or centre or recreation facility.

TFR also proposes to broaden the application of Rule 16.1.2, P10 Agricultural, Horticultural and Viticultural Activities to apply to the Puketirini Residential Area as well as Residential West Te Kauwhata³. The rationale for this is to enable current farming activities at Puketirini to continue until residential development commences.

The full wording of amendments is provided in **Appendix C**.

5.3 Weavers Crossing Site Rezoning Proposal

5.3.1 Zoning

Within the Weavers Crossing site, TFR proposes to rezone approximately 2 hectares of land currently zoned (and proposed to be retained as) Rural Zone, to Village Zone.

TFR intends lot sizes between 1,500m² and 2,000m² within the Weavers Crossing site. Although this is larger than the existing residential properties which are generally 1,000m², the proposed density is in keeping with the rural-residential nature of Weavers Crossing.

Village Zone is considered the most appropriate zoning for the intended, largely unserved development at the Weavers Crossing site. Although it is not a village as such, the existing enclave of semi-served, residential-sized properties is an anomaly in the Rural Zone, and an adjoining Village Zone to create six to ten new lots, is considered more reasonable and likely to succeed than seeking the equivalent subdivision on Rural Zone land⁴.

Refer the zoning plan in **Appendix A**.

5.3.2 New Rule

Village Zone subdivision to 3,000m² is a restricted discretionary activity under the PDP. TFR proposes a new rule for this status to also apply to subdivision to create minimum lot sizes of 1,500m². Otherwise, it falls to being a discretionary activity. Refer rule wording in **Appendix B**.

6. Relevant PDP Objectives and Policies

This section comprises an assessment of the rezoning proposal against relevant PDP objectives and policies listed in Appendix 2 of the Framework Report. It forms 'Lens 1' of the rezoning assessment framework shown in Figure 1 of the Framework Report. Relevant provisions include overarching directions and strategic directions (Sections 1.5 and 1.12 of the PDP, respectively), although these are technically not objectives within the PDP hierarchy of provisions.

Growth occurs in defined growth areas

1.5.2 Planning for urban growth and development

³ TFR Submission point 732.5

⁴⁴ Alternative options are considered in Section XX of this document, and CLZ is evaluated in greater detail in Section XX.

(a) Defined growth areas have been zoned and their development will be guided through the application of objectives and policies and through processes such as the development of master plans, comprehensive structure plans, the district plan and any future changes to the district plan. The agreed Future Proof settlement pattern for urban growth and development is to avoid unplanned encroachment into rural land and is to be contained within defined urban areas to avoid rural residential fragmentation.

Provision 1.5.2 (a) is one of the considerations for the Waikato district strategic directions and objectives but is not in itself an objective or policy. It is considered here for completeness.

The proposed rezoning lies within the urban settlement area defined by Future Proof 2017 with the Puketirini block close to the existing Residential Zone in Huntly West. As it is not yet an urban environment zone, the proposed rezoning is not located within the defined growth area for Huntly, however it is consistent with the intended settlement pattern.

Consistent

Overarching Directions

1.12.8 Strategic objectives

(a) The matters set out in paragraphs 4.1.1 – 4.1.7 provide the overarching directions for the development of the objectives, policies and other provisions within the district plan.

(b) In summary, the overarching directions include the following:

(i) Urban development takes place within areas identified for the purpose in a manner which utilises land and infrastructure most efficiently.

(ii) Promote safe, compact sustainable, good quality urban environments that respond positively to their local context.

(iii) Focus urban growth in existing urban communities that have capacity for expansion.

...

(vi) Protect and enhance green open space, outstanding landscapes and areas of cultural, ecological, historic, and environmental significance.

The relevant overarching directions of 1.12.8 are noted above. With respect to 1.12.8 (i), the proposed rezoning locations are able to be developed to make the most efficient use of existing land and infrastructure. As greenfield development, the proposed rezoning will be consistent with Direction 1.12.8 (ii) as it will promote a safe, good quality environment that is compatible with the local area and in keeping within its location within the Puketirini Reserve. The Weavers Crossing site development will be compatible with the existing residential properties, although at a lower density.

Huntly is an urban community with capacity for expansion that is somewhat constrained by the Waikato River, railway line, State Highway 1 and local topography. Development as a result of the proposed rezoning will help address these limitations and is consistent with 1.12.8 (iii).

The Puketirini block is currently green open space (albeit farmed at present) surrounded by the Puketirini Reserve. While the proposed rezoning will necessarily change this land use to residential, the development design will maintain the amenity of this open space.

Overall, the proposed rezoning is considered to be consistent with the relevant overarching directions of 1.12.8.

Consistent

Future Settlement Pattern

1.5.1 Compact urban development

...

(b) Urban forms of residential, industrial, and commercial growth in the district will be focused primarily into towns and villages, with rural-residential development occurring in Country Living Zones. Focusing urban forms of growth primarily into towns and villages, and encouraging a compact form of urban development, provides opportunity for residents to “live, work and play” in their local area, minimises the necessity to travel, and supports public transport opportunities, public facilities and services.

Provision 1.5.1 (b) is another consideration for Waikato district strategic directions and objectives although is not an objective.

As an extension of the Huntly residential area, the proposed rezoning will provide residents opportunity to “live, work and play” in their local area and make use of the town’s facilities and services. Huntly West is on a bus route, which could be extended to serve new development.

The proposed rezoning is therefore assessed as consistent with 1.5.1 (b).

Consistent

1.12.3 Built environment

(a) 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.

...

(c) A district that has compact urban environment that is focused in defined growth areas, and offers ease of movement, community wellbeing and economic growth.

Strategic direction 1.12.3 subclauses (a) and (c) also concern future settlement patterns. The proposed rezoning contributes to meeting the intended directions the development of Huntly although the Puketirini area is not yet specifically identified as a growth area. TFR intends to provide a range of lot sizes within the Puketirini block that will allow for a variety of housing forms including those that are appropriate for older people. Overall, the proposal is assessed as consistent with this direction.

Consistent

4.1.2 Objective – Urban growth and development

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

The proposed rezoning lies within the Huntly urban settlement area and is close to the town. It is consistent with Objective 4.1.2.

Consistent

Consistency with Future Proof Strategy

4.1.3 Policy - Location of development

...

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

The proposed rezoning lies within the Huntly urban settlement area defined by Future Proof 2017 and is close to the town. Accordingly, it is consistent with Policy 4.1.3.

Consistent

Infrastructure

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.

Due to its location next to residential Huntly, the proposed rezoning can be efficiently and economically serviced by extension of existing infrastructure and services. Specifically, the extension of the existing water and wastewater reticulation and roading network can service development of the Puketirini block. The Weavers Crossing site is proposed to have on-site services, with trickle feed water supply from the existing reticulation to supplement onsite rainwater tank supply as necessary.

The proposed rezoning is consistent with Policy 4.1.3.

Consistent

Rural Subdivision

5.1.1 Objective – The rural environment

(a) Subdivision, use and development within the rural environment where:

(i) high class soils are protected for productive rural activities;

(ii) productive rural activities are supported, while maintaining or enhancing the rural environment;

(iii) urban subdivision, use and development in the rural environment is avoided.

Only subclause 5.1.1 (a) (iii) is relevant as high class soils and productive rural activities are not present on the site. The absolute wording of 5.1.1 (a) (iii) makes clear that urban subdivision, use and development in the rural environment is to be avoided, and as such, the proposed rezoning is contrary to the provision. As has been discussed in the Framework Report, Objective 5.1.1 (a) (iii) is in tension with more enabling PDP provisions such as Objective 4.1.1 (b), which implements minimum targets for the National Policy Statement on Urban Development Capacity (2016), and Objective 4.1.2 (a), discussed above.

Inconsistent with Objective 5.1.1 (a) (iii)

Rural Character and Amenity

5.3.1 Objective - Rural character and amenity

(a) Rural character and amenity are maintained.

5.3.4 Policy - Density of dwellings and buildings within the rural environment

(a) Retain open spaces to ensure rural character is maintained.

...

Residential development of the proposed rezoning areas will result in residential character and amenity within these areas. However, boundary treatments within the Puketirini block will maintain its rural character and amenity. Retaining the western Puketirini block as Rural Zone will provide a buffer between the reserve and the development, which will also help to maintain rural character and amenity including that of the Weavers Crossing residents.

The Weavers Crossing site rezoning will allow limited residential development of properties larger than those that exist to the north and are of a size that will maintain rural character and amenity in this general location.

The proposed rezoning is considered to be consistent with Objective 5.3.1 and Policy 5.3.4.

Consistent

5.3.8 Policy - Effects on rural character and amenity from rural subdivision

(a) Protect productive rural areas by directing urban forms of subdivision, use, and development to within the boundaries of towns and villages.

(b) Ensure development does not compromise the predominant open space, character and amenity of rural areas.

(c) Ensure subdivision, use and development minimise the effects of ribbon development.

(d) Rural hamlet subdivision and boundary relocations ensure the following:

(i) Protection of rural land for productive purposes;

(ii) Maintenance of the rural character and amenity of the surrounding rural environment;

(iii) Minimisation of cumulative effects.

(e) Subdivision, use and development opportunities ensure that rural character and amenity values are maintained.

(f) Subdivision, use and development ensures the effects on public infrastructure are minimised.

The proposed rezoning is within the boundaries of the Huntly future settlement pattern as prescribed by Future Proof 2017. While the subsequent residential development will change the amenity within the rezoned areas, for reasons outlined for Policy 5.3.4, this will not compromise the open space, character and amenity of the remaining rural zones. Although development of the Weavers Crossing site will be alongside the road, this does not constitute what is known as ribbon development which is typically alongside a main route into or out of a town.

Subclause 5.3.4 (d) references rural hamlet subdivision, a term that is not defined in the PDP and doesn't appear to be mentioned in other PDP provisions. Nor is this term in common usage in New Zealand. The definition of hamlet⁵ is "a small settlement, generally one smaller than a village, and strictly (in Britain) one without a church."

The cluster of properties at Weavers Crossing could be considered a hamlet, being smaller than a village (such as Horotiu and Te Kowhai). As such, rezoning and subsequent development of the Weavers Crossing site would be assessed as consistent with 5.3.4 (d) (i), (ii), and (iii). Firstly, other than removal of this site from low productivity farming, it will not adversely impact on the use of rural land for productive purposes. Secondly, it will maintain rural character and amenity of the surrounding environment. Thirdly, there are not considered to be any cumulative effects associated with the effects of rezoning and development as the proposed intensification will have less than minor adverse effects.

Rural character and amenity values will be maintained as per 5.3.4 (e), and there are not anticipated to be adverse effects on public infrastructure 5.3.4 (f)).

In conclusion, the proposed rezoning is considered consistent with Policy 5.3.4.

Consistent

Huntly Development

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.

Subclause 4.1.13 (i) is not relevant to the rezoning proposal and there will be no reverse sensitivity effects from strategic transport infrastructure networks as per 4.1.13 (ii).

The absolute wording of Subclause 4.1.13 (iii) means that TFR's proposed rezoning (and most proposed developments within Huntly) is contrary with this provision.

TFR opposes Subclause 4.1.13 (iii)⁶, because it confuses the presence of a hazard or a constraint with risk and does not align with standard risk management concepts and terminology. As set out in evidence for Hearing 3, TFR has proposed to reword this subclause so that it is consistent with established terminology:

(iii) Development is avoided on areas where the geotechnical risk, ecological risk and the risk from any other hazards cannot be appropriately managed or mitigated.

Although the proposed rezoning is consistent with this rewording, it is inconsistent with Subclause 4.1.13 (i) as notified.

⁵ <https://www.lexico.com/definition/hamlet>

⁶ TFR Submission point 732.9

Inconsistent

District Wide Rules and Overlays

TFR's rezoning proposal can comply with relevant district wide rules including in relation to Chapter 14 - Infrastructure and Energy.

The proposed rezoning is within the Waikato River catchment, but this does not confer any particular restrictions on the activity. The only overlay that applies to the TFR's land is a defended area overlay in the northeastern part of the site (**Figure 4**). TFR has opposed this overlay in the PDP Stage 2 process as it is not an area protected from flooding by a flood protection scheme.

Summary

In summary, the rezoning proposal is consistent with the relevant PDP objectives and policies, with the exception of Objective 5.1.1 (a) (iii) (discussed further in Section XX of this report) and Policy 4.1.13 (a) (iii) (on which TFR has a submission).



Figure 4: Defended Area Overlay shown on TFR land (dotted)

7. Alignment with Higher Order Documents

7.1 Waikato RPS

The Waikato Regional Policy Statement (RPS) became operative in 2016 and was updated in December 2018 in accordance with the National Policy Statement on Urban Development 2016. The RPS includes a number of objectives and policies relevant to the proposed rezoning, including urban land use, residential growth and natural hazards. In most cases the PDP seeks the same outcomes as the RPS on these matters. This section focuses on RPS provisions that provide additional policy guidance for the proposed rezoning.

Policy 6.1 Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

- a) has regard to the principles in section 6A;*
- b) recognises and addresses potential cumulative effects of subdivision, use and development;*
- c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
- d) has regard to the existing built environment.*

The proposed rezoning is one of a number of development options under consideration through the hearings process, and Council is approaching the suite of options in a methodical and consistent way.

The principles of Section 6A as they relate to this proposal are discussed later in this Section.

There is potential for the proposed rezoning to give rise to cumulative effects on the water quality of Lake Puketirini from intensified land use. However, with respect to the Puketirini block, stormwater systems will be designed to maintain the high water quality and wastewater will be reticulated off site for treatment and disposal. Onsite wastewater treatment and effluent disposal systems and stormwater management at the Weavers Crossing site will protect lake water quality.

Accordingly, cumulative effects are not anticipated from the proposed rezoning.

A number of technical reports support TFR's proposed rezoning. These collectively provide sufficient information to allow assessment of the long-term effects of rezoning and subsequent development. A summary of the environmental effects is provided in Section 4 of this report.

The Puketirini block is close to the existing built environment of Huntly West and development will have regard to this environment. However, the block is sufficiently isolated to enable a bespoke urban design that will be distinctive without glaringly at odds with existing housing.

Overall, the proposed rezoning is considered consistent with Policy 6.1.

Consistent

Implementation Method 6.1.1 Regional plans, district plans and development planning mechanisms

Local authorities shall have regard to the principles in section 6A when preparing, reviewing or changing regional plans, district plans and development planning mechanisms such as structure plans, town plans and growth strategies.

TFR addresses the principles of Section 6A in relation to the proposed rezoning later in this section.

Implementation method 6.1.8

District plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be supported by information which identifies, as appropriate to the scale and potential effects of development, the following:

- a) the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;*
- b) the location, type, scale, funding and staging of infrastructure required to service the area;*
- c) multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;*
- d) how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils and significant view catchments) will be managed;*
- e) potential natural hazards and how the related risks will be managed;*
- f) potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed;*
- g) how stormwater will be managed having regard to a total catchment management approach and low impact design methods;*
- h) any significant mineral resources (as identified through Method 6.8.1) in the area and any provisions (such as development staging) to allow their extraction where appropriate;*
- i) how the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;*
- j) anticipated water requirements necessary to support development and ensure the availability of volumes required, which may include identifying the available sources of water for water supply;*
- k) how the design will achieve the efficient use of water;*
- l) how any locations identified as likely renewable energy generation sites will be managed;*
- m) the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another; and*
- n) the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the national grid corridor.*

TFR has provided information on the development including a variety of technical reports, at a level that is appropriate to the scale and potential effects. Refer to the AEE summary in Section 4.

The type and location of land uses is described in Section 4 of this document. Subdivision design of Puketirini, including boundary treatments and walkways, will help to maintain the rural character and amenity of the reserve and improve its public accessibility. Retaining the western Puketirini block as Rural Zone will also help maintain rural character.

The Three Waters report by Wainui Environmental Ltd assesses the location, type, scale and staging of water, wastewater and stormwater infrastructure required for the development. The report has taken a total catchment management approach and considered low impact design methods. Lake Puketirini's high water quality will be maintained through careful stormwater treatment and disposal.

The integrated traffic assessment prepared by CKL Ltd considers internal and external transport links and connectivity and the safe and efficient function of the road network.

The geotechnical assessment for the Puketirini block by Raglan Geotech found that the area proposed for rezoning had good bearing capacity and justified further investigation of the scope required for a full subdivision consent application. The Weavers Crossing site geotechnical assessment found there were no compelling geotechnical constraints for the proposed development.

The sites have been assessed by Contaminated Site Investigation as highly unlikely to present a risk to human health or the environment as a result of residential development.

TFR has commenced consultation with the Waahi Whaanui Trust, which advises in its Kaitiaki Environmental Impact Assessment that it does not oppose the proposal.

Discussions with Watercare Services Ltd (Watercare) indicate that the proposed development can be serviced in principle through extension of the existing network. Subdivision and building design will incorporate water conservation features.

Subclauses h), l), m) and n) do not apply to the proposal.

Overall, the proposal is considered consistent with this implementation method of Policy 6.1.

Consistent

Policy 6.14 Adopting Future Proof land use pattern

Within the Future Proof area:

a) new urban development within Hamilton City, Cambridge, Te Awamutu/Kihikihi, Pirongia, Huntly, Ngaruawahia, Raglan, Te Kauwhata, Meremere, Taupiri, Horotiu, Matangi, Gordonton, Rukuhia, Te Kowhai and Whatawhata shall occur within the Urban Limits indicated on Map 6.2 (section 6C);

b) new residential (including rural-residential) development shall be managed in accordance with the timing and population for growth areas in Table 6-1 (section 6D);

...

g) where alternative industrial and residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern; and

...

Policy 6.14 gives effect to the Future Proof 2009 document, which has in the process of being updated. The proposed rezoning area is identified in Future Proof 2009 as being within the Huntly urban limit (shown on Map 6.2 of the RPS). The projected growth for Huntly is set out in Table 6-1 of the RPS, and indicates a residential population increase of 8,940 in 2021 to 12,275 in 2061.

Regardless of the status of Future Proof, it is clear that the rezoning proposal can contribute to the required growth.

The proposed rezoning is consistent with Policy 6.14.

Consistent

Implementation Method 6.14.2 Land release

Hamilton City Council, Waipa District Council and Waikato District Council shall ensure land is zoned and appropriately serviced in accordance with Policy 6.14, Tables 6-1, 6-2 and 6-3 in section 6D.

In relation to Table 6-1, where it is impractical to develop a particular greenfield area or part of a greenfield area, the equivalent population allocation in Table 6-1 may be transferred to another greenfield area within urban limits, where it is demonstrated that the criteria in Method 6.14.3 can be met.

Implementation Method 6.14.3 Criteria for alternative land release

District plans and structure plans can only consider an alternative residential or industrial land release, or an alternative timing of that land release, than that indicated in Tables 6-1 and 6-2 in section 6D provided that:

a) to do so will maintain or enhance the safe and efficient function of existing or planned infrastructure when compared to the release provided for within Tables 6-1 and 6-2;

...

c) sufficient zoned land within the greenfield area or industrial node is available or could be made available in a timely and affordable manner; and making the land available will maintain the benefits of regionally significant committed infrastructure investments made to support other greenfield areas or industrial nodes; and

d) the effects of the change are consistent with the development principles set out in Section 6A.

Implementation methods 6.14.2 and 6.14.3 provide flexibility in deviating from the timing of land release set out in Table 6-1, however they are not considered relevant to the proposed rezoning as it will occur within the general growth area of Huntly.

Consistent

Policy 6.16 Commercial development in the Future Proof area

Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 6-4 (section 6D). Commercial development is to be managed to:

a) support and sustain the vitality and viability of existing commercial centres identified in Table 6-4 (section 6D);

b) support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities;

c) recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:

i) encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;

ii) managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and

iii) encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.

d) recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;

e) recognise, maintain and enhance the function of sub-regional commercial centres by:

i) maintaining and enhancing their role as centres primarily for retail activity; and

ii) recognising that the sub-regional centres have limited non-retail economic and social activities;

f) maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and

g) ensure new commercial centres are only developed where they are consistent with a) to f) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:

i) the distribution, function and infrastructure associated with those centres identified in Table 6-4 (section 6D);

ii) people and communities who rely on those centres identified in Table 6-4 (section 6D) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes;

iii) the efficiency, safety and function of the transportation network; and

iv) the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.

Policy 6.16 is considered relevant to the proposed rezoning of approximately 1 hectare to create a new Business Zone. The new zone is intended as a neighbourhood hub to complement the Puketirini development and is not of a scale considered likely to detract from the vitality and viability of the existing Huntly town centre, or to have adverse impacts on the Hamilton Centre Business District or

sub-regional commercial centres. It will support existing physical resources and will make efficient use of existing and future infrastructure resources.

While not large this neighbourhood hub could fall under the definition of a new commercial centre and so subclause g) is relevant. Under this subclause, the centre is able to establish as it is consistent with Policy 6.16 a) to f) and will avoid the adverse effects stated in g) i) to iv).

The proposed rezoning is consistent with Policy 6.16.

Consistent

Policy 6.17 Rural-residential development in Future Proof area

Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and:

- a) the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;*
- b) the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities;*
- c) the additional demand for servicing and infrastructure created by rural-residential development;*
- d) the potential for cross-territorial boundary effects with respect to rural-residential development; and*
- e) has regard to the principles in section 6A.*

Policy 6.17 is relevant to the proposed rezoning of the Weavers Crossing site as this development is intended to be Village Zone. The site adjoins what an existing rural-residential enclave i.e. residential sized lots with a combination of reticulated and onsite servicing, in an otherwise rural environment. The proposed subdivision of TFR's site will result in lots that comfortably accommodate the package treatment plants and on-site disposal that will avoid adverse effects on Lake Puketirini water quality. On this basis, the proposal is not considered to have cumulative effects.

A potential source of conflict between the Weavers Crossing development and existing or planned land use or infrastructure is reverse sensitivity effects on existing farming activities from residents' expectations of a bucolic countryside. This is considered a low potential given the rural residential character of the surrounding area.

The small development will have on-site services, with trickle-fed water supply as needed to supplement rainwater tanks. Town water supply is reticulated through TFR's land and so no additional pipework is needed.

Cross-boundary effects are not relevant in this case.

The proposed rezoning is considered consistent with Policy 6.17.

Consistent

Section 6A Development principles

General development principles

New development should:

- a) support existing urban areas in preference to creating new ones;*
- b) occur in a manner that provides clear delineation between urban areas and rural areas;*
- c) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;*
- d) not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;*
- e) connect well with existing and planned development and infrastructure;*
- f) identify water requirements necessary to support development and ensure the availability of the volumes required;*
- g) be planned and designed to achieve the efficient use of water;*
- h) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;*
- i) promote compact urban form, design and location to:*
 - i) minimise energy and carbon use;*
 - ii) minimise the need for private motor vehicle use;*
 - iii) maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;*
 - iv) encourage walking, cycling and multi-modal transport connections; and*
 - v) maximise opportunities for people to live, work and play within their local area;*
- j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;*
- k) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;*
- l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;*
- m) avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);*

- n) adopt sustainable design technologies, such as the incorporation of energy efficient (including passive solar) design, low energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;*
- o) not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;*
- p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;*
- q) consider effects on the unique tāngata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tāngata whenua connections within an area should be considered;*
- r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;*
- s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and*
- t) recognise and maintain or enhance ecosystem services.*

The proposed rezoning will support the Huntly urban area and contribute to the revitalisation of Huntly West. The eastern side of the Puketirini block is close to the existing residential area and is a logical extension on that basis. Existing Weavers Crossing Road properties constitute a small rural residential area, and the development of TFR's site is also a natural extension to these land use activities (if not the underlying zone).

Existing infrastructure is in close proximity and future connection is theoretically possible and likely to allow continued safe, efficient and effective operation way.

Discussions with Watercare Services indicate that the proposed development can be serviced in principle through extension of the existing network. Subdivision and building design will incorporate water conservation features.

With regard to subclause h), the preliminary geotechnical assessment for the Puketirini block identifies that land on the eastern side (and is proposed to be rezoned) is suitable for residential development with further investigation justified to support a subsequent subdivision consent application.

Housing form, design and location will follow established urban design guidelines, including those of the Residential Subdivision Guidelines in Appendix 3.1 of the PDP. These measures will help to minimise energy use and the need for private vehicle use, maximise opportunities to support public transport, encourage walking and cycling and increase opportunities for people to live, work and play in their local area.

Features such as boundary planting, setbacks, and colour schemes will to maintain the landscape values of the reserve and surrounding rural area.

Additional planting and the creation of wetlands will help promote positive indigenous biodiversity outcomes and enhance ecological integrity and ecosystem services.

Public access to Lake Puketirini will be maintained and enhanced through new walkways and cycleways to the reserve.

The proposed development will follow principles of Low Impact Urban Design and Development.

Sustainable design technologies will be adopted (and are in any case becoming mainstream), including energy efficient design, low energy street lighting and water harvesting. Waste minimisation and efficient resource use will also form part of design considerations.

The rezoning proposal will not result in incompatible adjacent land uses, including on future or planned infrastructure. While there is potential for reverse sensitivity effects on farming activities from new residents on Weavers Crossing Road, this is considered a low likelihood given the predominantly rural residential character of the area.

Proposed development is appropriate with respect to the projected effects of climate change, being above the flood level.

Consultation continues with the Waahi Whaanui Trust, enabling consideration of effects on tāngata whenua relationships, values, aspirations, roles and responsibilities. The Trust has advised that it does not oppose the proposed rezoning.

The proposed rezoning supports the Vision and Strategy for the Waikato River.

Evaluating all the above points in the round, it is concluded that the proposed rezoning is consistent with the general development principles of Section 6A.

The Weavers Crossing rezoning proposal to create a Village Zone is subject to additional principles in Section 6A, which are specific to rural residential development. These are discussed below.

Principles specific to rural-residential development

As well as being subject to the general development principles, new rural-residential development should:

- a) be more strongly controlled where demand is high;*
- b) not conflict with foreseeable long-term needs for expansion of existing urban centres;*
- c) avoid open landscapes largely free of urban and rural-residential development;*
- d) avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes;*
- e) recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes;*
- f) minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping;*
- g) be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and*
- h) be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity.*

Rural residential development is not in high demand in this location, although this reflects the planning limitations on rural subdivision. A lower level of control is considered necessary in this area than at other hotspots in the district. Whilst this site is within the Huntly future urban settlement pattern, its development is not anticipated to conflict with future growth.

The site is not considered an open landscape, being on the side of a ridge, and is adjacent to existing rural residential development. Although not currently serviced by a bus route, the development of Puketirini nearby could result in a bus route near or on Weavers Crossing Road. Ribbon development is not proposed.

Although the site has ready access to town water supply, it is proposed that this is only used to supplement onsite rainwater tank supply, via trickle feed. Wastewater treatment and disposal will be on site. There are no sensitive areas known to be located nearby.

The proposed rezoning at the Weavers Crossing site is considered to be consistent with the principles of Section 6A.

Consistent

7.2 Waikato-Tainui Environmental Plan

The proposed rezoning area is located within the Waikato River catchment and within the ambit of the Waikato-Tainui Environmental Plan. This plan seeks a variety of outcomes, including:

- Management of activities that contribute to accelerated soil erosion, nutrient loss and poor water quality;
- Integrated catchment management and promotion of catchment management plans;
- To manage land sustainably and effectively in growth cells to enhance the environment; and
- Well-planned development that has positive environmental, cultural, spiritual and social outcomes.

Of most relevance to the rezoning proposal are the objectives and policies in Chapter 25 Land Use Planning, which are discussed below.

Objective – approach to land use and development

25.3.1 Development principles are applied to land use and development (urban and rural) and, in particular, development in new growth cells, that enhance the environment.

Policy – approach to land use and development

25.3.1.1 To encourage development principles to be applied to land use and developments (urban and rural) and, in particular, development in new growth cells, that enhance the environment.

Method

(a) Proposed developments shall demonstrate how they have considered and applied development principles that enhance the environment including, but not limited to how the development:

- Restores the capacity of ecosystems;*
- Creates or maintains ecosystems that function without human intervention;*
- Understands and acknowledges the diversity and uniqueness of the development location (socially, culturally, spiritually, economically, and environmentally);*

- iv. Considers how the development design incorporates the diversity and uniqueness of the development location (such as culturally appropriate design, interpretive panels, commemorative pou [poles], etc);*
- v. Minimises pollution and waste;*
- vi. Promotes efficient and effective energy conservation and use;*
- vii. Preserves and preferably enhances the natural hydrologic functions of the site;*
- viii. Identifies and preserves sensitive areas that affect the hydrology, including streams and their buffers, floodplains, wetlands, steep slopes, high-permeability soils and areas of indigenous vegetation;*
- ix. Effectively manages natural hazards;*
- x. Considers beneficial re-use on-site of stormwater and wastewater;*
- xi. Considers water conservation; and*
- xii. Provides for visual amenity consistent with the surrounding environment.*

TFR's rezoning proposal considers the development principles set out in the Method above. The creation of new stormwater treatment wetlands to service the Puketirini block will increase the current (man-made) ecosystem capacity around Lake Puketirini and will largely function without human intervention, although ongoing maintenance will be required to ensure optimal treatment.

TFR regards the site as a special place due its association with a diversity of activities and values over the years. The proposed development will reflect the unique nature of the land and TFR will work with iwi to look at options for incorporating cultural values in the development design.

In addition to the proposed servicing that will minimise contaminants, development design will aim to minimise resource waste and water use, and incorporate energy efficiency and conservation features.

The topography of the Puketirini block will enable development to generally follow existing contours, which will minimise the extent of earthworks. There are no sensitive areas including wetlands or streams that affect hydrology on either site.

Geotechnical risks will be assessed in more detail in future investigation to determine constraints and the nature of any engineering methods that may be required to manage the risks, as is required for any land development.

The stormwater wetlands proposed on the Puketirini block will have multiple positive effects in addition to their function, including increasing area of wetland ecosystem and providing open space that will contribute to the amenity of the development.

Accordingly, the rezoning proposal is **consistent** with Objective 25.3.1 and Policy 25.3.1.1.

Objective – urban and rural development

25.3.2 Urban and rural development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.

Policy – urban development

25.3.2.1 To ensure that urban development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.

Method

- (a) Where possible and practicable, avoid development or subdivision of land where there are high quality and versatile soils.*
- (b) If development or subdivision occurs on high quality or versatile soils, demonstrate how the development or subdivision provides a greater environmental, cultural, spiritual, or social outcome than the current land use provides.*
- (c) Encourage the development and use of structure plans or similar tools for significant land use or development initiatives.*
- (d) Ensure that appropriate consideration is given to papakaainga development in rural and urban areas (see Chapter 13, 'Ngaā Papakaainga me Ngaā Marae – Waikato-Tainui communities').*
- (e) Land development, subdivision design, or applications shall consider cumulative effects and demonstrate in a clear fashion the real impacts of the development.*
- (f) Land development or subdivisions are not supported where the effects or the cumulative effects of the proposed development or subdivision decreases existing environmental, cultural, spiritual, or social outcomes.*
- (g) Land use and development of Waikato-Tainui owned land, regardless of the nature of the ownership is supported, providing such use and development is consistent with this Plan and/or the position and perspectives of those holding mana whakahaere in the area of this land use and development activity.*
- (h) Manage the adverse effects of urban and rural residential subdivision and development through the use of Low Impact Development ('LID') principles in all new subdivisions and developments including, but not limited to:
 - i. Minimising stormwater impacts to the greatest extent practicable by reducing imperviousness, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimising clearing and grading;*
 - ii. Providing runoff storage measures dispersed through the site's landscape with a variety of detention, retention, and runoff practices;*
 - iii. Where they will be of benefit, encouraging the use of mechanisms such as rainwater harvesting, rain gardens, roof gardens, and onsite storage and retention;*
 - iv. Where they will be of benefit, encouraging the use of stormwater treatment devices including on-site treatment systems, allowing for emergency storage and retention structures; and*
 - v. Such areas that have unavoidable impervious areas, attempt to break up these impervious areas by installing infiltration devices, drainage swales, and providing retention areas.**
- (i) For construction sites:*

- i. Reduce paving and compaction of soils;*
- ii. Manage the effects of soil disturbance;*
- iii. Site building and infrastructure to manage the effects on existing vegetation, particularly where that vegetation contributes to the overall amenity of the site;*
- iv. Minimise imperviousness by reducing the total area of paved surfaces; and*
- v. Maintain existing topography and pre-development hydrological processes.*

The development does not occur on high quality or versatile soils. TFR proposes that an approved structure plan is required to support subdivision consent, to ensure that appropriate planning and design is undertaken. Effects of the proposed development have been assessed as part of this rezoning process and shown to improve environmental, cultural and social outcomes. Effects will be addressed in more detail at the time of subdivision consent.

Development design will incorporate Low Impact Development principles, as appropriate, in addition to the significant feature of the stormwater treatment wetlands and will include consideration of measures to minimise impervious surfaces and compaction.

Site construction will be managed to avoid adverse effects from erosion and sediment run off.

The proposal is consistent with Objective 25.3.2, Policy 25.3.2.1 and supporting methods.

Objective – positive environmental and cultural effects

25.3.3 Land use and development has positive environmental and cultural effects.

Policy – positive environmental and cultural effects

25.3.3.1 To ensure that land use and development, particularly new land use and development, has positive environmental and cultural effects.

Method

(a) Through the use of LID (Low Impact Design) principles in all new subdivisions and developments;

- i. Protect surface and ground water quality;*
- ii. Maintain the integrity of aquatic and terrestrial ecosystems;*
- iii. Preserve the physical integrity of receiving streams;*
- iv. Protect soils by providing appropriate sediment and erosion control; and*
- v. Make maximum use of natural ground levels.*

(b) Require reserves next to oceans, lakes and rivers to be set-aside during the subdivision and land development process to protect the water body, allow access, increase biodiversity, and enhance ecosystems.

(c) Decisions on use of reserves or similar provision in subdivision applications shall give priority to protecting the water body health regardless of the water body or subdivision size.

(d) Subdivisions should not impede access to and along waterways.

(e) Require resource consent conditions to be imposed that allow Waikato-Tainui access to culturally and/or spiritually significant sites and sites of customary activities through the imposition of caveats on titles or providing for the registration of right-of-way servitudes.

(f) Ensure in all development proposals that access is retained and improved to water bodies and cultural and/ or spiritual sites.

(g) Structure or management plans will be required as conditions of resource consent to ensure that critical environmental and cultural considerations are taken into account and that on-going monitoring and review occurs. Taupiri Roundabout, Waikato Expressway

(h) Land use and development design features reflect Waikato-Tainui cultural values and perspectives.

(i) Protection of significant cultural and/or spiritual sites may have precedence over subdivision in some areas and the objectives contained in Chapters 15, 'Ngaa taonga Maaori tuku iho me te aarai taiao – natural heritage and biosecurity' and Chapter 16, 'Ngaa taonga tikanga tuku iho – cultural heritage' may apply.

(j) Local authorities revise their statutory instruments to reflect the principles contained in the Plan, including in so far as the Plan affects subdivision, use and development.

The proposed rezoning is consistent with Objective 25.3.2, Policy 25.3.2.1 and supporting methods.

7.3 Future Proof

The Future Proof Growth Strategy (Future Proof) is an initiative specific to the Hamilton, Waipa and Waikato sub-region and has been developed jointly by local government including Waikato District Council. The strategy was first adopted in 2009, and indicated Huntly as a township for growth with a greenfields development density of 12 to 15 lots per hectare. The proposed rezoning is consistent with Future Proof 2009, being located within the area identified as Huntly's urban zone.

The growth management strategy set out in Future Proof 2009 is given effect to in the WRPS policy framework (addressed in Section 6.1 above). Future Proof 2009 sets out guiding principles for growth and development, and these are referenced in Policy 6.14 g) of the WRPS i.e. new urban development outside the timeframe in Table 6-1 must justify consistency with the principles.

For completeness, this s32AA evaluation provides an assessment of the proposed rezoning against these principles (**Appendix C**), demonstrating that it is indeed consistent.

Future Proof has been undergoing a review since 2015. The first phase of review was completed in November 2017 and work continues to further update the strategy. Huntly remains an identified growth area in Future Proof 2017 with a greenfields development density of 12 to 15 lots per hectare.

Future Proof 2017 has been prepared under the Local Government Act and the panel must have regard to it in their decision. Whilst not mentioned in the WRPS, it is referenced in Policy 4.1.3 of the PDP. The proposed rezoning complies with Policy 4.1.3 (refer Section 5 of this document) as it is located within an urban growth area identified in Future Proof 2017.

Section 6.1 of Future Proof 2017 identifies Huntly as a key growth area with the following features:

- Opportunities for redevelopment and growth.
- Recognising its potential due to affordable housing and accessibility to Auckland and Hamilton.
- Economic development interventions aimed at stimulating positive economic and social outcomes.
- Placemaking interventions.
- Better public transport and improved opportunities for walking and cycling.
- Industrial and residential aspirations could provide an employment alternative to coal mining.
- Potential to provide services and employment opportunities for surrounding areas including Te Kauwhata.

The proposed rezoning will contribute to the growth of Huntly and some of the specific outcomes listed above.

7.4 Waikato 2070

Waikato 2070 is a high-level, strategic document that addresses the growth and economic development in the district. It was prepared under the Local Government Act 2002 and adopted by Council in May 2020. Although Waikato 2070 is not a statutory document, the hearings panel must have regard to it during the hearings process.

Focus areas in Chapter 3 include community and business growth. Relevant directions and implementation methods are noted and discussed below.

3.1 Grow our Communities

Direction - Deliver well-planned and people-friendly communities

Implementation

- 1. Develop a quality urban form with high amenity villages and urban environments while being aware of historic heritage, landscapes and the natural environment.*
- 2. Support regeneration of our town centres and encourage quality in-fill developments around our future mass transit stations.*
- 3. Support rural communities by maintaining services and enabling innovative initiatives.*
- 4. Invest in place-making activities across communities including historic heritage sites, greenways, blue/green networks, walkways, cycleways, bridle trails, and open spaces and streetscape/public space improvements that promote connectedness.*
- 5. Enable that higher density development (up to four storeys) in town centres.*
- 6. Ensure our towns offer employment and housing choice.*
- 7. Avoid development that leads to social isolation.*
- 8. Ensure that our communities have easy access to infrastructure and services.*
- 9. Well-situated and appropriately designed passive and active recreation areas.*

10. Strengthen collaboration with communities to develop areas in line with their aspirations identified in the Waikato District Council Blueprints.

The proposed rezoning is considered to be consistent with the implementation methods above. In particular, in relation to method 1, TFR's intention is for quality residential development, in sympathy with the lakeside landscape created at Puketirini. Additional walking and cycling networks and open spaces in the development and good urban design will increase connections with the surrounding reserve, as per method 4.

A variety of lot sizes are anticipated, to enable a range of housing typologies, rather than a monoculture, consistent with method 6, and the proposed Business Zone will also provide employment opportunities. It is expected that this will contribute to a varied community and help reduce social isolation as per method 7. The proximity to services in Huntly will also contribute to achieving this outcome (method 8). Puketirini Reserve allows a range of passive and active recreation, and the proposed development will integrate with these modes of use e.g. by requiring screening of existing reserve walkways and linking walk and cycleways (method 9).

Direction - Promote sustainable and cost-effective land-use patterns

Implementation

- 1. Take leadership and build our district to respond to climate change and help mitigate its effects.*
- 2. Stage development and be adaptable to future growth scenarios.*
- 3. Integrate land-use and transport to make better use of infrastructure and our transport connections, while interacting and protecting the environment.*
- 4. Leverage existing transport networks, including walking and cycling infrastructure, and identify and protect sites and areas from future development.*
- 5. Protect strategic sites, corridors and areas for future development.*
- 6. Locate future development to capitalise on existing serviced network infrastructure and facilities of towns.*
- 7. Ensure connectivity and integration of greenfield development to existing built-form (street-block design).*
- 8. Encourage rural areas and villages to explore ways to remain sustainable.*

The proposed rezoning is also consistent with the Waikato 2070 direction to promote sustainable and cost-effective land-use patterns, including the leverage of existing transport networks (method 4), and serviced network infrastructure (method 6). Method 2, directing Council to stage development and be adaptable to future growth options is noted as a relevant approach for this and future proposals.

3.2 Build our Businesses

Direction - Support existing businesses to grow and attract new businesses to the district

Implementation

- 1. Build on existing industrial clusters and promote the clustering of complementary businesses.*

- 2. Identify and develop new strategically-located industrial clusters for secondary industries.*
- 3. Create ease of access pathways and incentives for investors to locate in the district.*
- 4. Strengthen collaboration and engagement with businesses.*
- 5. Identify new areas for service industries to locate and expand while taking into account the local environment.*
- 6. Support primary industries which underpin the Waikato economy.*
- 7. Recognise and promote the role that agriculture, horticulture and primary industries have within the district.*
- 8. Encourage rural industrials to support sustainable rural communities and areas.*
- 9. Ensure that businesses have access to social and physical infrastructure and services.*
- 10. Create regional and local skills development training for our people (build people capital).*
- 11. Develop business and economic relationships to support the community aspirations as identified in the Waikato District Council Blueprints.*

The proposed new business zone is in line with the direction and underpinning methods for Council to support business growth and attract new business activity. In particular, method 9 will be achieved in that the new Business Zone will be located within the Residential Zone and close to the services provided by Huntly township.

3.3 Embrace our Identity

Direction - Celebrate our history

Implementation

- 1. Protect our natural, cultural and built historic heritage.*
- 2. Ensure that new developments and re-development retain and reflect the history of the area and sites.*
- 3. Support tourism development and work with tourism agencies and the community to promote the district's history.*

Of the methods above, method 2 is most relevant. TFR would like to acknowledge the coal-mining history of the Puketirini block in the development, and recognise the cycle of land use from farming to coal-mining to rehabilitated site to residential.

Direction - Protect our environment

Implementation

- 1. Encourage iwi and hapuu to identify with their culture and the environment.*
- 2. Encourage communities to be stewards of their environment.*
- 3. Encourage sustainable and resilient land use patterns that focus development in our key towns which are well connected and serviced by amenities.*
- 4. Promote ecological and environmental protection and restoration.*

5. *Restrict residential development in areas at risk from natural hazards.*
6. *Encourage and assist communities to adapt to climate change and to manage and adapt to its effects on the environment.*
7. *Encourage land uses that utilise our highly productive land by promoting agriculture production and restrict those uses that reduce them and diminish their quality or the landscape.*
8. *Restrict multi-lot residential subdivision in rural areas outside of identified growth areas.*
9. *Cluster industrial activities in industrial zones and restrict them in rural areas.*

The methods of most relevance to growth are 3, 4, 5 and 8. The proposed development is consistent with method 3, being located on the outskirts of Huntly yet close to the existing town and infrastructure. Method 5 rightly seeks to restrict development on areas at risk from natural hazards. The proposal is consistent with this method as TFR will undertake further geotechnical investigations to determine the engineering solutions or constraints that will enable development. While Puketirini is not yet identified as a growth area in Waikato 2070, but TFR makes the case that rezoning should occur to enable the proposed development at Puketirini and Weavers Crossing.

Future Growth Cells

Plans 4.7 (Huntly and Ohinewai Development Plan) and 4.8 (Huntly Town Centre Plan) identify a number of growth cells in Huntly. A cluster of cells within the Town Centre is noted as a priority growth and investment zone, and includes a Huntly West growth cell. Medium density infill housing is flagged in this cell over the next three to ten years. Appendix 9 of the Framework Report⁷ indicates 474 new households are anticipated in this cell.

Other residential growth cells in the priority cluster are indicated at the Brickworks, Rayner Road, Kimihia, Huntly Lakeside, Kimihia, Town Centre and Lake Hakanoa⁸. Commercial and industrial growth cells are also flagged.

The Framework report notes⁹ that the growth cells in Waikato 2070 show Council's indicative plans for service provision (although timing of services is not fixed), and that growth outside these areas is not contemplated for zoning or servicing.

Section 5 of Waikato 2070 addresses implementation of the document and sets out its relationship with town centre plans, structure plans, the long term plan, the district plan, asset and activity management plans and key stakeholders. Section 5.2 provides more background on structure plans:

⁷ Page 91

⁸ The proposed rezoning area is not indicated as a growth cell in Waikato 2070. However the draft Waikato 2070 document showed this area as Lake Puketirini, with development of 450m² lots over a three to ten year timeframe. TFR submitted in support of the growth cell, however two submitters, including the Huntly Community Board opposed, with concerns including geotechnical instability of the former mine site. Following a hearing and panel deliberations, the growth cell was removed from the draft document. The Council response to TFR's submission noted that the proposed land use is subject to upcoming hearings on the Proposed District Plan.

⁹ Paragraph 134, page 31

Structure plans for growth cells identified within Waikato 2070 will be developed... The development of a structure plan is required prior to the re-zoning of a site in a District Plan. This is to ensure that there is a clear direction and plan for the development of the growth cell.

The absence of Puketirini as an identified growth cell in Waikato 2070 is not surprising. At the time of its preparation, there was insufficient information available to determine development feasibility (including in relation to geotechnical issues) and the nature and magnitude of effects and how they might be avoided, remedied or mitigated.

More information is now available, and the PDP hearing process is the appropriate mechanism to consider rezoning this land, enabling as it does a more robust approach to considering potential growth cells. Waikato 2070 was adopted approximately 12 months ago, prior to gazetting of the NPS-UD. Much has changed in the directives and urgency for urban development, and it is reasonable to speculate that this will lead to some changes to the size and location of growth cells when Waikato 2070 is reviewed in approximately 2023.

As noted in Dr David Hill's peer review of the Framework Report, it may be necessary for Council to identify and rezone much more land over a longer period than specified to allow for market vagaries. The guideline level of NPS-UD +20% is unlikely to be sufficient.

In conclusion, the proposal is not consistent with Waikato2070, as it is not located within a specific growth cell and a structure plan has not been prepared to support the rezoning.

7.5 National Policy Statement on Urban Development 2020

The National Policy Statement on Urban Development 2020 (NPS-UD) was gazetted on 20 August 2020 and replaces the NPS on Urban Development Capacity 2016 (NPS-UDC). The NPS-UD puts greater onus on local authorities to improve their responsiveness and competitiveness with respect to urban development, and to open up more housing and business capacity. By comparison, its predecessor focused more on monitoring supply and demand and establishing growth targets within district plans.

The PDP predates the NPS-UD, and therefore does not give effect to this document. However, the hearings panel must give effect to the NPS-UD in its decisions, where scope is available from submissions.

As one of the fastest growing local authorities in NZ, WDC is identified as 'Tier 1' under the NPS-UD. Huntly is considered a 'Tier 3' urban environment, being a small town and located some distance from the development hotspots of Hamilton and Auckland, however there is some argument for growth in Huntly to be considered under the provisions of Tier 1 and 2 urban environments, to better reflect WDC's Tier 1 status and Huntly's easy community distance to Hamilton and Auckland.

Relevant NPS-UD provisions are addressed below:

Objective 3: Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:

- (a) the area is in or near a centre zone or other area with many employment opportunities*
- (b) the area is well-serviced by existing or planned public transport*
- (c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.*

The proposed rezoning is consistent with Objective 3 with Huntly being located near the large employment centres of Hamilton and Auckland, close to public transport routes and subject to high housing demand.

Objective 6: Local authority decisions on urban development that affect urban environments are:

- (a) integrated with infrastructure planning and funding decisions; and*
- (b) strategic over the medium term and long term; and*
- (c) responsive, particularly in relation to proposals that would supply significant development capacity.*

Infrastructure planning and funding decisions have not yet been undertaken in relation to the proposed rezoning area and this would need to occur to support the proposed rezoning. Accepting the rezoning is a responsive decision, as the proposal enables significant development. It is also strategic as it is in keeping with the direction of growth in Future Proof 2017 and the possibility of additional development in the mid to long term on the western side of the Puketirini block.

The proposal is consistent with Objective 6 of the NPS-UD.

Policy 1: Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:

- (a) have or enable a variety of homes that:
 - (i) meet the needs, in terms of type, price, and location, of different households; and*
 - (ii) enable Māori to express their cultural traditions and norms; and**
- (b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*
- (c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*
- (d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*
- (e) support reductions in greenhouse gas emissions; and*
- (f) are resilient to the likely current and future effects of climate change.*

The decision to accept the proposed rezoning will contribute to varied housing and business typologies in Huntly. The location allows good accessibility to employment options and community services in Huntly and beyond through various transport modes, and its close proximity to Lake Puketirini gives easy access to open spaces. These factors will help support reductions in greenhouse gas emissions, and the site elevation will ensure the development is resilient to climate change effects.

Granting the rezoning will help encourage a competitive land and development market in Huntly.

Overall, the proposal is considered consistent with Policy 1.

Policy 2: Tier 1, 2, and 3 local authorities, at all times, provide at least sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term.

Policy 2 directs WDC to provide for sufficient capacity beyond the short and medium terms. Accepting the proposed rezoning will give effect to this policy.

Policy 5: Regional policy statements and district plans applying to tier 2 and 3 urban environments enable heights and density of urban form commensurate with the greater of:

- (a) the level of accessibility by existing or planned active or public transport to a range of commercial activities and community services; or*
- (b) relative demand for housing and business use in that location.*

Policy 5 requires the Waikato District Plan to enable building heights and density in Huntly to be appropriate to the demand for housing and business use, or the accessibility of commercial and community activities by public transport. In the case of Puketirini, a medium density allowing one to two storey dwellings is considered appropriate to meet the demand.

Policy 6: When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters:

- (a) the planned urban built form anticipated by those RMA planning documents that have given effect to this National Policy Statement*
- (b) that the planned urban built form in those RMA planning documents may involve significant changes to an area, and those changes:
 - (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and*
 - (ii) are not, of themselves, an adverse effect**
- (c) the benefits of urban development that are consistent with well-functioning urban environments (as described in Policy 1)*
- (d) any relevant contribution that will be made to meeting the requirements of this National Policy Statement to provide or realise development capacity*
- (e) the likely current and future effects of climate change.*

As the PDP predates the NPS-UD, its envisaged urban form does not give effect to the NPS. However, subclauses (a) and (b) are also relevant to decisions on submissions seeking to change the PDP urban form. The proposed rezoning will involve significant changes to the Puketirini area, through the change of land use from rural to residential.

Such changes may detract from the amenity values appreciated by some residents, but will contribute to the appreciation of others, including future generations, who may be grateful for the available housing options, and the benefits of the site's proximity to Huntly and Lake Puketirini. Subclause (b)(ii) makes clear that changes in an area are not themselves adverse effects. This is a strong directive to consider that change that frees up land for development should not be stymied by arguments of amenity effects. The alternative is that resistance to change (which is an understandable reaction) may prevail and hinder what needs to be an urgent response to the housing shortage.

The proposal is consistent with Policy 6.

Policy 8: Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:

- (a) unanticipated by RMA planning documents; or*
- (b) out-of-sequence with planned land release.*

The hearing panel has the opportunity to give effect to Policy 8 by accepting the proposed rezoning, regardless of it not being foreshadowed in the PDP and not intended to be part of short term growth shown in Waikato 2070. The proposal will add significantly to housing capacity in Huntly and result in a new residential area that will enable people and communities to provide for their present and future social, economic and cultural wellbeing, and their health and safety.

In conclusion, considering the matters above, the proposed rezoning is considered consistent with the NPS-UD and accepting it will allow Council to give effect to the document.

7.6 Vision and Strategy for the Waikato River

The Vision and Strategy for the Waikato River (Te Ture Waimana o Te Awa Waikato) sets a number of objectives and strategies for improving the health and well-being of the Waikato River. It is incorporated into the WRPS and has been given effect to in the PWDP. The most relevant objectives in 1.7.2.5 are considered below:

(vi) The adoption of a precautionary approach towards decisions that may result in significant adverse effects on the Waikato River and, in particular, those effects that threaten serious or irreversible damage to the Waikato River;

(vii) The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within the catchment on the health and wellbeing of the Waikato River;

(viii) The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities;

Although the proposed development is not adjacent to the Waikato River, the receiving environment (Lake Puketirini) discharges into Lake Waahi which in turn discharges to the river. However, the development will not result in significant adverse effects, including cumulative effects, on the Waikato River. For the most part wastewater will be reticulated off site, for treatment in Council's system. Package treatment plants and effluent fields at the Weavers Crossing site will result in a high quality discharge (which is likely to be better than from the septic tanks on existing properties). Stormwater from the Puketirini block will be treated using on-site wetlands prior to discharge to the reserve. Various options exist for stormwater generated at the Weavers Crossing site in keeping with the larger lot sizes and smaller catchment.

8. Scale and Significance

The scale and significance of effects anticipated from implementing TFR's rezoning proposal are assessed against various criteria in Table 1 below, using a ranking scale of low, medium, high or not applicable.

Table 1: Scale and Significance of Rezoning Proposal

| Matter | Comment | Assessment |
|--|--|-------------------|
| Spatial extent | The proposed rezoning area in the Puketirini block is approximately 20 ha and is intended to accommodate approximately 270 lots. | Medium |
| Number of people affected | Very few people are directly affected by the proposed rezoning as TFR's land has only a handful of immediate neighbours. Some Weavers Crossing residents object to the Puketirini rezoning proposal for reasons that include loss of amenity, however the closest property is at least 350m away. Reserve users are potentially affected. | Low |
| Magnitude and nature of effects | Geotechnical – Localised effects that can be managed on site. Traffic – Localised effects, no adverse effects on network safety or efficiency Amenity – localised effects, can be managed to minimise adverse effects on adjoining reserve. Water quality – localised effects. Contaminants can be managed within the sites. Contaminated soil - residential development very unlikely to present any risk to human health or the environment. | Low |
| Degree of risk or uncertainty | Geotechnical – moderate degree of risk around Puketirini, low degree of risk for Weavers Crossing. Traffic – low degree of uncertainty Amenity – low degree of uncertainty Water quality – low degree of uncertainty Contaminated soil – low to moderate degree of uncertainty | Low to Medium |
| Stakeholder interest | Local community (including Huntly Community Board) did not submit on TFR's submission but have since been consulted. HCB and Weavers Crossing Road residents have an interest. | Medium |
| Iwi interest | No major issues seen with the proposal. | Low |
| Local, district or regional significance | Considered of local significance only. | Low |
| Alignment with higher order documents | Aligns with Waikato RPS, NES-UD and Future Proof 2017. Does not align with Waikato 2070. | Low |
| Information and data easily available | Information/data easily available in relation to traffic effects, contaminated site assessment, high level consideration of water, wastewater and stormwater. Full geotechnical and network reticulation modelling less available but will be determined prior to subdivision consent application. | Medium |
| Information and data easily quantified for assessment | Information/data easily quantified in relation to traffic effects. Less easily quantified for contaminated site assessment. Not yet fully quantified for geotechnical information and three waters assessment. | Medium |
| Extent of change from status quo | Rezoning from rural to residential, rural residential and business. | Medium |
| Effect on anticipated outcomes, character or amenity of the subject area and communities | A positive effect is expected on the character and amenity of Huntly West. The site amenity will naturally change from rural to residential but this is intended to be in keeping with the reserve to maintain the amenity and character of the reserve and surrounding rural area. The well-defined location of the Puketirini site, surrounded by the reserve and elevated from the lake allows for some positive outcomes. | Low |
| Effect on resources considered to be of national importance (Part 2 RMA). | Lake Puketirini is a man-made lake and while it has character, this is not considered natural character as per s6(a). Public access to the lake will be maintained and enhanced (s6(d)). Significant risk from geotechnical hazards can be managed (s6(h)). | Low |
| Implications for land use and transport integration | The proposed development can occur with no adverse effects on the safety or efficiency of the surrounding road network. Additional walk-and cycle-ways will improve connectivity to the Lake and Huntly town centre. | Low |
| Implications for infrastructure servicing (3 waters) | The proposed rezoning area is likely to be serviced in a way that allows for efficient use of existing infrastructure. | Low |

| Matter | Comment | Assessment |
|---|--|------------|
| Implications for anticipated future development | No negative implications. The rezoning is consistent with the westward development pattern indicated for Huntly and will not compromise future growth in that direction. | Low |

9. Alternative Options

As an alternative to the proposed rezoning, other options to achieve the relevant PDP objectives include those set out in Table 2 below and range from doing nothing i.e. proceeding with the PDP zoning as notified, to greater intensification. The Puketirini block and Weavers Crossing site are treated separately, so in theory there are a number of feasible combinations. Potential options are highlighted in green.

Table 2: Alternative Options to Proposed Rezoning

| Options | Puketirini Block | Comment | Weavers Crossing Site | Comment |
|---|---|--|---|---|
| 1. Do nothing | No change to PDP i.e. rezone as Rural Zone. Seek subdivision consent and resource consents to enable residential and commercial activity | Residential density subdivision and commercial activities are contrary to Rural Zone policies and rules. This option is not feasible and not considered further. | No change to PDP i.e. retain as Rural Zone. Seek subdivision consent. | Subdivision in the Rural Zone is contrary to policies and rules but will be in keeping with neighbouring residential lot sizes. Consider further. |
| 2. Village Zone | Rezone full area as Village Zone* | Village Zone is not considered an efficient use of this land. | n/a | This forms part of the proposed rezoning |
| 3. CLZ | Rezone full area as CLZ* | Inefficient use of the land for housing purposes. PDP direction is for no new CLZ. | Rezone full area as CLZ | CLZ considered more appropriate for unserviced lots that don't form part of a village. Consider further. |
| 4. Residential Zone | Rezone a smaller area Residential Zone* | A smaller area e.g. <10ha could be rezoned Residential to restrict the scope of development until infrastructure is funded. However, the economics of a reduced development may not be feasible. | Rezone full area as Residential Zone | Inappropriate for unserviced lots. |
| 5. Medium Density Residential Zone (MDRZ) | Rezone full area as MDRZ* to allow a higher density than Residential Zone. | Site considered too distant from Huntly town centre for MDRZ. | Rezone full area as MDRZ | Site considered too distant from Huntly town centre for MDRZ. |
| 6. Future Urban Zone (FUZ) | Rezone full area as FUZ* | Will give certainty to community as to intended development and allow time for infrastructure planning and funding. Consider further. | Rezone full area as FUZ | Site is not in proximity to existing wastewater infrastructure. Connection to the proposed Puketirini development is unlikely to be feasible. |
| 7. Combination FUZ/Residential | Within the proposed rezoning area for Puketirini Block, zone the eastern side (closest to Huntly) as Residential Zone and the western side as FUZ*. (Far west | A split zoning is possible, with a live residential zoning to the east, closest to Huntly and existing infrastructure. The timing of infrastructure provision may favour a split zoning, however, TFR considers that a live residential | n/a | n/a |

| Options | Puketirini Block | Comment | Weavers Crossing Site | Comment |
|--------------------|---|---|-----------------------|---------|
| | area to be Rural Zone, as per original proposal) | zone can be justified on the full Puketirini block. | | |
| 8. Commercial Zone | a) Remove Commercial Zone b) Rezone <i>only</i> the Commercial Zone, i.e. no Residential Zone c) Rezone a smaller area as Commercial Zone d) Rezone a larger area as Commercial Zone | (a) Removing the Commercial Zone from the proposal could occur with no direct detriment to residential activities, however this is a missed opportunity to provide employment options, and grow Huntly's business activities in a way that complements urban growth. (b) Rezoning only the Commercial Zone would greatly restrict the size of development, and provide business growth but not the benefits and synergies of mixed use. TFR is of the view that the combination of Commercial and Residential Activities is desirable and is not seeking business activities establish in isolation without neighbouring urban development. (c) A smaller Commercial Zone may be possible but the proposal is considered an appropriate size in relation to the surrounding residential activities. (d) TFR considers the proposed Commercial Zone is an appropriate size and does not seek it be larger. The zone is sufficiently large to be a focal point of the development and a larger size isn't warranted. | n/a | n/a |

*Option includes Commercial Zone as per TFR's current rezoning proposal

From the identification and broad assessment of alternatives in **Table 2** above, there are only three realistic options that enable TFR to develop in its preferred manner:

Puketirini block

- Option 6 - Rezone to Future Urban Zone (including a Commercial Zone or overlay).

Weavers Crossing site

- Option 1 - Do nothing and seek subdivision consent; and
- Option 3 - Rezone to Country Living Zone.

These options are evaluated more fully later in this report.

10. Benefits and Costs Analysis

Table 3 below provides an evaluation of the various benefits and costs of the rezoning proposal and three alternatives in relation to:

- Environmental;
- Social;
- Economic – General;
- Economic Growth;
- Employment; and
- Cultural.

11. Assess Effectiveness and Efficiency

Table 4 below provides an evaluation of the rezoning proposal and three alternatives on the basis of:

- Appropriateness;
- Reasonableness;
- Achievability;
- Relevance;
- Usefulness; and
- Efficiency and effectiveness of achieving the development objectives.

Table 3: Benefits and Costs Analysis of Rezoning Proposal and Alternatives

| Option | Puketirini | | Weavers Crossing | | |
|-------------------------------|---|---|---|---|---|
| | Rezoning Proposal (Residential and Business Zones) | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| Benefits | | | | | |
| Environmental Benefits | <p>The potential environmental effects of development can be avoided, remedied or mitigated (as addressed in Section 4 of this report). In particular, stormwater management will ensure the high quality of Lake Puketirini is maintained, through the use of treatment/retention wetlands.</p> <p>These will also have positive ecological and amenity effects. The development will replace the current farm grazing practices in which stormwater runoff discharges directly to the lake.</p> <p>The safety and efficiency of the roading network will not be adversely affected by the proposal.</p> | <p>Applying a FUZ zoning to the site will result in the same benefits as the rezoning proposal, but over a much longer timeframe.</p> | <p>The potential environmental effects of development can be avoided, remedied or mitigated (as addressed in Section 4 of this report). In particular, on-site wastewater treatment and disposal will provide better quality effluent than existing septic tanks. The site has few immediate or potentially affected neighbours due to its location on the southeast side of the ridge, and amenity effects will be relatively minor.</p> <p>The development will replace the current farming practices and the resultant stormwater runoff.</p> <p>The safety and efficiency of the roading network will not be adversely affected by the proposal.</p> <p>The geotechnical status of the land indicates it is suitable for residential development.</p> | <p>As for environmental effects for rezoning proposal. There would be no difference at a practical level.</p> | <p>As for environmental effects for rezoning proposal. There would be no difference at a practical level.</p> |
| Social Benefits | <p>Increased housing and employment opportunities are social benefits.</p> | <p>A FUZ notation will provide certainty to the community as to the</p> | <p>The proposal will extend the existing Weavers Crossing community in keeping with</p> | <p>This option will have the same</p> | <p>This option will have the same benefits as the proposed rezoning, albeit under CLZ rather than Village Zone.</p> |

| Option | Puketirini | | Weavers Crossing | | |
|----------------------------------|---|--|---|--|-------------------------------------|
| | Rezoning Proposal (Residential and Business Zones) | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | <p>The rezoning will provide a clear signal to the community as to Council's strategic direction, and that it is front-footing its requirements to give effect to the NPS-UD.</p> <p>The nearby community will have input to the development via the structure plan process.</p> <p>Proposed walk and cycleways will improve connectivity through the development and the reserve. TFR anticipates that the development will result in greater focus on and utilisation of the lake and reserve, and increase passive and active recreational opportunities including events.</p> <p>The development will create a community that will have at least a passive stewardship role over the reserve, and result in improved social behaviour at the reserve.</p> | <p>intended use of the land, and allow time for more community involvement through the subsequent plan change process.</p> | <p>the size and nature of existing development. Residents that are potentially adversely affected will be consulted through the subdivision consent process.</p> <p>Village zoning may recognise the future for this area to consolidate as a hamlet, which is an option as growth extends to the west.</p> | <p>benefits as the proposed rezoning.</p> | |
| General Economic Benefits | <p>Granting the rezoning will allow this area to be opened up for residential and commercial activities.</p> | <p>The FUZ will have the same benefits but a later time.</p> | <p>The additional housing is of benefit to the Huntly economy, and the zone provides certainty to the community as to the intended westward direction of growth, consistent with Future Proof.</p> | <p>The additional housing is of benefit to the Huntly economy.</p> | <p>As for the rezoning proposal</p> |
| Economic Growth Benefits | <p>Accepting the proposal will transcend Council's current growth strategy (Waikato 2070) to be more in line</p> | <p>Applying a FUZ will delay the benefits of the</p> | <p>Accepting the zoning proposal will give effect to NPS-UD. There is no need for new</p> | <p>Subdivision gives practical effect to the NPS-UD but</p> | <p>As for the rezoning proposal</p> |

| Option | Puketirini | | Weavers Crossing | | |
|----------------------------|---|---|---|---|---|
| | Rezoning Proposal (Residential and Business Zones) | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | <p>with NPS-UD requirements. The proposal will contribute to the economic growth of Huntly, including through the synergies of mixed use activities.</p> <p>The proposal will boost Huntly West, which has over the years suffered from its isolation from the town centre. The development's focus on the lake and reserve is likely to make the Puketirini area more attractive for events.</p> <p>The decision to rezone now will ensure that TFR can advance the development as soon as possible.</p> | <p>proposed residential rezoning.</p> | <p>Council infrastructure, only connection to the water supply to enable trickle feed. Development could happen relatively quickly.</p> | <p>without the zoning changes intended by that document.</p> | |
| Employment Benefits | <p>The proposal will create new employment opportunities through the construction and development process and ultimately within the Commercial Zone. The site is close to Huntly town centre and transport routes to Auckland and Hamilton.</p> | <p>The FUZ will have the same employment benefits as the proposed rezoning, albeit at a later date.</p> | <p>There are no particular employment benefits other than providing housing for Huntly-based employees.</p> | <p>As for the rezoning proposal</p> | <p>As for the rezoning proposal</p> |
| Cultural Benefits | <p>The effects of increased employment and housing options in Huntly are likely to have cultural benefits.</p> | <p>The FUZ option will have the same cultural benefits, at a later date.</p> | <p>The effects of increased housing in Huntly are likely to have cultural benefits.</p> | <p>The effects of increased housing in Huntly are likely to have cultural benefits.</p> | <p>The effects of increased housing in Huntly are likely to have cultural benefits.</p> |
| Costs | | | | | |
| Environmental Costs | <p>The proposal will result in intensified land use and changes to the landscape and amenity expectations of reserve uses and local residents.</p> | <p>Delaying development until the FUZ is uplifted will mean that farm grazing practices and associated discharge of</p> | <p>The proposal will result in intensified land use although at a density to avoid, or mitigate environmental effects.</p> | <p>As for the rezoning proposal. No difference on a practical level.</p> | <p>As for the rezoning proposal. No difference on a practical level.</p> |

| | Puketirini | | Weavers Crossing | | |
|---------------------|--|---|---|---|--|
| Option | Rezoning Proposal (Residential and Business Zones) | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | <p>However, the NPS-UD clearly prescribes that change is not an adverse effect in its own right and so these costs need to be considered in that context.</p> <p>Development will be in accordance with good urban design practices that will to minimise adverse effects on amenity.</p> <p>A full geotechnical assessment has not been undertaken but there is sufficient evidence to rezone the area and undertake further assessment as part of the subdivision consent application.</p> | <p>stormwater runoff will continue.</p> | <p>There will be changes to the general landscape and amenity expectations at Weavers Crossing, however few neighbours are considered directly affected due to the site location and aspect.</p> | | |
| Social Costs | <p>The community did not submit on the proposed rezoning but will have input to the structure plan.</p> | <p>Assigning a FUZ, whilst signalling the intended land use to the community, does not give immediate effect to the NPS-UD. It may result in the continued pressure on housing capacity for Huntly. It also delays the social benefits of creating a more inclusive community that fosters stewardship of the reserve. Benefits from the associated uplift to Huntly West would be delayed.</p> | <p>Potentially affected Weavers Crossing residents would be consulted as part of a subdivision consent.</p> <p>The rezoning to Village Zone creates a spot zone within the surrounding Rural Zone, and would be subject to different rules than the existing community. This has potential to create conflict and confusion.</p> <p>The proposed Village Zone may preclude future, more intensified growth in Weavers Crossing.</p> | <p>Potentially affected Weavers Crossing residents would be consulted as part of a subdivision consent.</p> | <p>Potentially affected Weavers Crossing residents would be consulted as part of a subdivision consent.</p> <p>The rezoning to CLZ creates a spot zone within the surrounding Rural Zone, and would be subject to different rules than the existing community. This has potential to create conflict and confusion.</p> <p>CLZ may preclude future, more intensified growth in Weavers Crossing.</p> |

| Option | Puketirini | | Weavers Crossing | | |
|-------------------------------|--|--|--|--|---|
| | Rezoning Proposal (Residential and Business Zones) | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| General Economic Costs | The plan review process is a costly exercise for Council. In particular, Council's holistic and comprehensive approach to assessing rezoning submissions has required multitude work streams. | The required plan change to replace a FUZ with a live residential zone would likely be at TFR's cost and would repeat much of the work already undertaken for the PDP process. | A Village Zone may preclude more intensive residential development in future. | This option does not provide certainty for the housing market or community. | A CLZ, albeit with lot sizes closer to 2000m ² rather than 5000m ² may preclude more intensive residential development in future. |
| Economic Growth Costs | There would be a cost to economic growth if service infrastructure capacity was insufficient and there was a delay in connection/upgrades. The new Business Zone has potential to compete with business activity in Huntly town centre, although this is unlikely given the anticipated growth in Huntly. | The delay in establishing a live residential zoning will hinder Huntly's economic growth in this location and is a missed opportunity to provide a boost to Huntly West. | Spot zoning is not a good planning tool and confuses the message on housing capacity. Possible precedent effect. Creation of a new Village Zone may raise expectations of improved Council services. | While this option creates more housing capacity it does not give full effect to the NPS-UD in providing for a zone change. | The spot zoning is not consistent with the PDP direction and may have a precedent effect. |
| Employment Costs | No known employment costs. | The FUZ will delay the benefits of employment that will flow from the development. | No known employment costs. | No known employment costs. | No known employment costs. |
| Cultural Costs | There are not considered to be any negative cultural costs. | There are not considered to be any negative cultural costs. | There are not considered to be any negative cultural costs. | There are not considered to be any negative cultural costs. | There are not considered to be any negative cultural costs. |

Table 4: Comparison of Puketirini and Weavers Crossing Options to determine Preferred Option

| Option | Puketirini Block | | Weavers Crossing Site | | |
|------------------------|--|---|--|---|---|
| | Rezoning Proposal | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| Appropriateness | <p>The proposed rezoning is an appropriate use of a small, low productivity farm block, and a logical extension to Huntly in a well-defined area. Whilst not foreshadowed in Waikato 2070 or other planning documents, rezoning this area is an opportunity for Council to give effect to the higher order directions of NPS-UD. The lakeside location is ideally suited for residential development and adverse effects including amenity effects, can be avoided, remedied or mitigated. The site is close to existing infrastructure, which will allow relatively straightforward considerations of servicing and funding.</p> <p>Preliminary geotechnical assessment is that the land is suitable for residential development. Further investigations will be undertaken prior to seeking subdivision consent.</p> | <p>This option has a similar level of appropriateness, and could be considered more appropriate for the current knowledge of geotechnical matters.</p> <p>However, geotechnical evidence is that this land is suitable for residential use and further work can occur at the time of subdivision consent, to determine particular site constraints.</p> <p>Adopting a FUZ will not increase certainty in geotechnical matters but will delay the development.</p> | <p>The site is not economic for farming purposes, even in combination with TFR's larger land holding at Puketirini and a residential land use is appropriate.</p> <p>A Village Zone reflects the unserviced nature of the proposed development and proposed lot sizes.</p> <p>Development can be undertaken to avoid, remedy or mitigate adverse environmental effects although precedent effects may be an issue.</p> <p>A spot zoning, especially over this small area, is not best planning practice.</p> | <p>Option 1 avoids spot zoning, although is not consistent with the PDP's direction on subdivision in the Rural Zone.</p> | <p>Option 3 is not as appropriate as the proposed rezoning as proposed lot sizes are smaller than CLA development. While a CLZ spot zoning is not good practice, this zoning reflects the nature of the unserviced existing development that is not located in an identified village.</p> |
| Reasonableness | <p>Accepting the rezoning is a reasonable means for Council to give effect to the NPS-UD, particularly as the development will make a significant contribution to housing capacity (and a smaller contribution to business land). The infrastructure connections needed to service the development are nearby and service</p> | <p>This option is a less reasonable means for Council to meet the directives of the NPS-UD. Whilst a FUZ will confirm the site's future use for residential activities and allow more time for infrastructure planning</p> | <p>A spot Village Zone, while not practice is considered a reasonable approach that best reflects the existing and proposed development.</p> | <p>Option 1 is not considered reasonable for TFR to achieve its development goals as a subdivision consent process is</p> | <p>The PDP directive is for no new CLZ, and so this proposal is inconsistent with that framework.</p> |

| Option | Puketirini Block | | Weavers Crossing Site | | |
|----------------------|--|--|---|--|--|
| | Rezoning Proposal | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | planning and provision is considered likely to be relatively straightforward if rezoning occurred. | and funding, the timeframe is less certain and dependent on a lengthy and costly plan change process. | | unlikely to be successful. | |
| Achievability | The achievability of the proposed rezoning is dependent on the hearings panel accepting TFR's submission, and the resolution of any appeals that may follow. | In theory, the proposed rezoning is also achievable under a FUZ, however the required plan change process will require much more investment from TFR and will also be subject to appeal, adding further delay, cost and uncertainty. | The achievability of the proposed rezoning is dependent on the hearings panel accepting TFR's submission, and the resolution of any appeals that may follow. | Option 1 is not considered achievable for the reasons above. | The achievability of the proposed rezoning is dependent on the hearings panel accepting TFR's submission, and the resolution of any appeals that may follow. |
| Relevance | This option is highly relevant to Council's directives under the NPS-UD to plan for an oversupply of residential (and business) land. | Applying a FUZ is relevant to increasing Huntly's housing capacity but will delay any development, which could have implications for meeting the future demand, if supply is 'drip-fed' as live zoning, rather than immediately enabled. Puketirini is a candidate for short term development in part due to its proximity to infrastructure. A FUZ doesn't adequately recognise this benefit. | This option is considered relevant in that it is in keeping with the smaller lot, unserviced existing development at Weavers Crossing and will provide additional housing capacity. | Option 1 is considered relevant in that it is in keeping with the existing development at Weavers Crossing and will provide additional housing capacity. | Option 3 is considered relevant in that it reflects the unserviced existing development at Weavers Crossing and will provide additional housing capacity. |

| Option | Puketirini Block | | Weavers Crossing Site | | |
|---|---|--|---|---|---|
| | Rezoning Proposal | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| Usefulness | The proposed rezoning will provide a useful boost to the growth of Huntly West. In addition, it will contribute to increasing the utilisation and “ownership” of Puketirini, which will help to modify undesirable behaviour at the reserve. The intended café within the Commercial Zone will be a key factor in providing a sense of place to the community. Other business activities will be useful in themselves and contribute to the feel of a community hub. | The FUZ option will be similarly useful, but with a much longer time delay, which may result in missed opportunities for the community. | The proposal will be useful in providing additional housing capacity (albeit at a small level), consistent with the NPS-UD. | The proposal will be useful in providing additional housing capacity, consistent with the NPS-UD. | The proposal will be useful in providing additional housing capacity (albeit at a small level), consistent with the NPS-UD. |
| Efficiency and Effectiveness (of achieving objectives) | <p>Adopting the rezoning proposal through the PDP review process is an efficient way of achieving the outcomes sought by TFR. The rezoning provides a clear signal message to the community and will allow development to begin at the earliest opportunity.</p> <p>The current PDP review process is an effective mechanism for consideration of this and other rezoning options for growth in Huntly. The process ensures that the various rezoning proposals are assessed consistently and this will lead to a robust outcome. The project is particularly timely for giving urgency to the NPS-UD directives.</p> | <p>A FUZ is a less efficient means of achieving TFR’s objectives as it will necessitate a separate plan change process with additional cost and delay.</p> <p>While adopting a FUZ will signal the intention for residential development, it is less effective than an outright rezoning as it requires an additional plan change process.</p> | <p>A zone change to Village Zone would be an efficient means of achieving the required density, as this zoning would not need for a structure plan process in advance of the subdivision consent application.</p> <p>A Village zoning is considered more effective than the other two options here.</p> | <p>Whilst a subdivision consent application could in theory be an efficient and effective means to achieve TFR’s development intentions, it is unlikely to be successful.</p> | <p>Rezoning to CLZ is not particularly efficient as a means of achieving TFR’s objectives as it will require non-complying subdivision consent. A plan structure plan process is an alternative.</p> <p>A CLZ is not considered as effective for this reason.</p> |
| Risk of Acting vs Not Acting | Risk of acting Risks of adopting the rezoning include that development is delayed | Risk of acting (i.e. applying a FUZ) | Risk of acting Adopting a Village Zone has a risk of creating a precedent | | |

| Option | Puketirini Block | | Weavers Crossing Site | | |
|--------|--|--|---|--------------------------------|----------------|
| | Rezoning Proposal | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | <p>because infrastructure has not yet been planned and provided for in the LTP. However, at least some costs will be borne by TFR as the developer.</p> <p>The local community did not further submit on TFR's PDP submission and is therefore not a party to this process. However the community will be able to have input to the subsequent structure plan process.</p> <p>TFR acknowledges that some may consider that a risk of rezoning is that development is affected by geotechnical instability. Preliminary evidence is that settlement has occurred in the subject site, and further work will be conducted to determine the engineering constraints that are required prior to subdivision (as is the case for any site).</p> <p>Risk of not acting A risk of not rezoning is that the District Plan does not sufficiently provide for housing or business capacity in Huntly. Council is required to provide an oversupply of residential (and commercial) zoned land, and this site is a significant contributor to that goal.</p> | <p>A FUZ will signal the purpose of future land use but doesn't give immediate effect to the NPS-UD in providing more than sufficient residential/business land.</p> | <p>effect for the establishment of other Village spot zones, and potentially affect the plan integrity.</p> <p>A Village Zone (albeit higher density) may preclude more intensive development on this site in future.</p> <p>Risk of not acting The risk of not acting is considered at the low end due to the small land area. The Weavers Crossing area is anomaly for a number reasons and the Village Zone solution appears to be the best means of achieving the desired outcome.</p> | | |

| Option | Puketirini Block | | Weavers Crossing Site | | |
|--------|--|--|----------------------------------|--------------------------------|----------------|
| | Rezoning Proposal | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | <p>Council is at risk of not giving effect to the NPS-UD through not acting on this zoning proposal.</p> <p>The commercial zone will not proceed without the residential development, if the proposal is not accepted.</p> <p>Not accepting the rezoning is a missed opportunity to remedy the housing shortage at a site in proximity to existing infrastructure, possibly in favour of other options that have greater environmental effects and are less straightforward to service.</p> <p>Huntly West is overdue for a boost in growth and declining the proposal will prevent it becoming part of the intended uplift of this side of the town.</p> <p>A risk to TFR of having the zone change declined is that the only remaining option to achieve its development objectives is to pursue a private plan change application. This process may be largely based on the existing information, but will still come at a significant cost. If additional investigations (e.g. geotechnical) are required, and require a significant outlay, TFR may</p> | | | | |

| Option | Puketirini Block | | Weavers Crossing Site | | |
|-----------------------|---|--|----------------------------------|--------------------------------|----------------------|
| | Rezoning Proposal | Option 6 (FUZ, including Commercial Zone or overlay) | Rezoning Proposal (Village Zone) | Option 1 (Subdivision Consent) | Option 3 (CLZ) |
| | <p>be unable to justify the expense for an uncertain outcome, and abandon its development plans.</p> <p>Another possible risk of not acting is that rezoning is achieved by another party at a later date, and subsequent development is of a lower quality than intended by TFR.</p> | | | | |
| Overall Rating | Preferred Option | Not Preferred | Preferred | Not Preferred | Not Preferred |

12. Evaluation of Rezoning Proposal

This section provides an evaluation of the rezoning proposal, to summarise the findings above. It includes an analysis of best practice (the “Lens 3” assessment as outlined in the Framework report).

12.1 Scale and significance

Overall, the scale and significance of the rezoning proposal is assessed as low to medium. Although it represents a moderate change in land use from rural to residential, rural residential and business zones, the proposal is of local significance and only a relatively small number of people are directly affected by due to the topography and unique location within the reserve. The Weavers Crossing community has expressed a strong interest in the proposal, including opposition on the grounds of change in amenity. Iwi have advised that they do not oppose the rezoning.

The assessment of environmental effects indicates that these are able to be avoided, remedied and mitigated. Positive effects include an improvement in the quality of stormwater entering the lake, an increase in wetland ecosystems, and increased place-making features that will lead to Puketirini becoming a safer and better patronised area. Effects on resources considered to be of national importance are low.

The proposal aligns with higher order documents, with the exception of Waikato 2070, which has been superseded to a large extent by the NPS-UD.

Generally, quantifiable information and data necessary to support the proposed rezoning is available, however further investigation will be undertaken at the time of subdivision consent application for geotechnical matters and three waters servicing.

The intensification of use is consistent with the westward development pattern indicated for Huntly.

12.2 Costs and Benefits

The benefits of adopting the proposal are considered to outweigh the costs. In relation to the Puketirini block, the rezoning will make a significant contribution to increasing Huntly’s residential capacity and allow Council to give effect to the strong NPS-UD directives at the earliest opportunity. The proposed business zone will also help to meet the demand for commercial land in Huntly and will provide a neighbourhood focus.

Improved housing and business opportunities will contribute to the general uplift of Huntly West and improve patronage and community “ownership” of Puketirini Reserve.

Compared to the current farming practices, proposed stormwater wetlands will improve the water quality discharged to the lake, and have positive effects on ecosystem values. Although modelling has yet to be undertaken, connection to existing infrastructure nearby is considered likely to be straightforward.

A structure plan process will enable community input to the proposed development, particularly in regard to amenity considerations.

Although not ideal for various reasons, the proposed Village Zone at Weavers Crossing is considered the best fit to create the proposed unserviced lots, which are assessed to have minor adverse environmental effects. Adopting this option will also contribute to giving effect to the NPS-UD.

Considering the overall criteria in Table 4, the proposal is the best means of achieving the development objectives.

12.3 Best practice considerations

The “Lens 3” considerations set out in Appendix 1 of the Framework Report are outlined in Table 5 below.

Table 5: Assessment against best practice considerations

| Consideration | Comment |
|-----------------------------|---|
| Economic costs and benefits | Refer Table 3 of this report. Overall, the benefits are considered to outweigh the costs. |
| Recent plan changes | The plan changes in relation to BuiltSmart, Rangitahi and Lakeside have been considered. |
| Consistency with plan maps | A small defended area overlay is shown on the Puketirini site. This is in the approximate location of a stormwater wetland, residential zone and road. TFR has lodged a submission to Stage 2 of the PDP to oppose the overlay. |
| Site features | <p>With respect to the matters of national importance outlined in Section 6 of the RMA , Lake Puketirini is a man-made lake and so while it has character involving natural features, this is not considered natural character as per s6(a). Public access to the lake will be maintained and enhanced (s6(d)). Significant risk from geotechnical hazards can be managed (s6(h)).</p> <p>Relevant other matters under Section 7 of the RMA are (b) the efficient use and development of natural and physical resources, (c) the maintenance and enhancement of amenity values, (d) intrinsic values of ecosystems and (f) maintenance and enhancement of the quality of the environment.</p> <p>The proposed development is an efficient use of the site, which is currently only marginal for farming, and represents the last step in a decades-long cycle of land uses. The landscape created by mining rehabilitation is ideally suited to residential development, being elevated, north facing and with lake views in places. The sites is assessed as highly unlikely to present a risk to human health or the environment as a result of residential development.</p> <p>Site development can occur largely within the existing form, and the interface with the reserve will be given careful treatment (e.g. with boundary plantings) to maintain the amenity of the reserve.</p> <p>It is possible for the site to be serviced by Council water and wastewater networks as per the Three Waters report by Wainui Environmental, although this has not yet been modelled / had funding allocated.</p> <p>The proposed stormwater wetlands will ensure a high quality of discharge to the lake and will themselves have value as extensions to the existing wetland ecosystem on the reserve.</p> |

| Consideration | Comment |
|---|---|
| | <p>Preliminary geotechnical assessment for the Puketirini block indicates that the site is a candidate for residential development with further investigations necessary. Work is underway to gather data on consolidation.</p> <p>The defended area overlay currently shown on the land under Stage 2 of the PDP is not considered applicable, and TFR has submitted to have the notation uplifted.</p> <p>The site is well-defined and effectively land-locked, being surrounded by the reserve, which will enable TFR to tailor a distinctive urban design style compatible with the location, rather than integrate into existing streetscapes.</p> <p>Notwithstanding the location surrounded by the reserve, the site is a logical extension to Huntly, and in proximity to required infrastructure and public transport.</p> <p>An integrated traffic assessment prepared by CKL confirms that the existing roading network can accommodate the proposed development, with the recommended intersection upgrades.</p> <p>The site is topographically separated from the nearest industrial land which is located some 130m to the south.</p> <p>TFR has engaged with the Waahi Whaanui Trust, who do not oppose the proposed rezoning.</p> |
| Major infrastructure | <p>The site is located close to existing water and wastewater reticulation and so connections are anticipated to be relatively straightforward. Weavers Crossing Road development is proposed to have trickle feed supplementing on-site rainwater supply. The reticulation passes through TFR's land.</p> |
| Separation from incompatible land uses | <p>Residential development is not incompatible with the surrounding recreational use of the reserve, and TFR believes that good design and controls and community stewardship will result in improved utilisation of the reserve.</p> <p>There is adequate separation from land uses that are incompatible with residential activities. The closest industrial zone is located 130m to the south, and topographically separated.</p> <p>The Commercial Zone will be located within the development and will not adjoin the reserve, however it is intended that part of this zone will allow a café, which will enhance the recreational use of Puketirini Reserve.</p> |
| Clearly defensible zone boundaries | <p>The proposed residential zone boundary has resulted from the geotechnical report and is considered conservative. Additional work will confirm the extent of buildings constraints within the Residential Zone.</p> |
| Zone boundaries follow property boundaries. | <p>While the Residential Zone boundary does not follow the property boundary, it can be clearly identified on a plan. TFR will fence the interface between Rural and Residential Zones, to avoid doubt on the site. The zone area does not constrain the development of the site for residential purposes.</p> |

| Consideration | Comment |
|------------------------------|--|
| | Possible future uses of the balance land include continued stock grazing and planting. |
| Generally no “spot zoning” | <p>The proposed spot zoning of the Commercial Zone at Puketirini allows for activities compatible with the surrounding residential uses, and will allow this site to be developed as neighbourhood centre.</p> <p>Whilst the proposed Village Zone spot zoning at the Weavers Crossing Road site is not best planning practice, the subsequent development will have minor adverse effects, clearly defined boundaries and will require only trickle feed water supply. The proposal could be accommodated on these grounds and considered favourably by the hearings panel.</p> <p>Although the alternative is a resource consent, this is unlikely to be successful under the current policy framework, outside of the PDP hearings process.</p> |
| Existing consents and rights | There are no existing resource consents or existing use rights in respect TFR’s land. |
| Roads not zoned | The concept plan shows that roads are not zoned. |

12.4 Assessment of proposal objective

The objective of the proposal (i.e. to rezone land for residential/commercial/rural residential purposes) must be assessed as to whether it is the most appropriate way to promote the sustainable management of natural and physical resources, as per the purpose of the RMA (s5).

Sustainable management (s5(2)) means:

“managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.”

The proposed rezoning will have economic and social benefits for the Huntly community through additional housing capacity, employment, new community which will enable them to provide for their social, economic and cultural well-being and for their health and safety. This can be achieved whilst meeting the requirements of (a) to (c):

Specifically, the use of the land for growth meets a clearly identified need to provide housing for future generations, the urgency for which is articulated in the NPS-UD.

As set out in Section 4 of this report, the effects of development can be avoided, remedied or mitigated. Of particular interest in this location is the water quality of Lake Puketirini, and development will include a variety of mechanisms to safeguard this receiving environment, including

a reticulated wastewater network, stormwater treatment and the cessation of farming activities. The stormwater treatment wetlands will enhance ecosystem function in the lake environment and overall the proposal will safeguard the life-supporting capacity of air, water, soil and ecosystems.

Accordingly, it is concluded that the proposal objective is the most appropriate to meet the purpose of the Act.

13. Conclusion

The proposed rezoning is the most appropriate to meet the purpose of the Act.

Appendix A

Zoning Plan

LEGEND:

- BUSINESS ZONE - 1.00Ha
- RESIDENTIAL ZONE - 19.00Ha
MEDIUM DENSITY (450-1200m²)
- VILLAGE ZONE - 1.9Ha



This drawing is confidential and shall only be used for the purposes of this project.

| No. | BY | DATE | DESCRIPTION | APPD |
|-----|----|------------|----------------|------|
| A | DM | 16/02/2021 | ORIGINAL ISSUE | |

SCALE (AT ORIGINAL SHEET SIZE)

SHEET SIZE **A1**

SCALE 20 10 0 20 40 60 80 100 120000

NOTES

| DESIGNED | HV | CHECKED | DATE |
|----------|----|---------|----------|
| | | | |
| DRAWN | DM | CHECKED | |
| APPROVED | HV | DATE | 02/02/20 |

wainui environmental

PO Box 32245, Raglan 3225, NZ
p: 07 825 8336 e: office@wainuienvironmental.co.nz
www.wainuienvironmental.co.nz

CLIENT
TERRA FIRMA RESOURCES

PROJECT
ROTOWARO ROAD
HUNTLY

ZONING PLAN

Status
PRELIMINARY

DRAWING NUMBER
WE 2020-01-701

Rev
A

Appendix B

Proposed Subdivision Rules

16.4.X Subdivision – Puketirini Residential Area

Restricted Discretionary Rule RD1

(a) Proposed lots within the Puketirini Residential Area must comply with all of the following conditions:

- (i) Be a minimum net site area of 450m²;
- (ii) Be connected to public-reticulated water supply and wastewater;
- (iii) Where roads are to be vested in Council, they are to follow a grid layout;
- (iv) Where more than 5 proposed lots are being created, rear lots must not exceed 15% of the total number of titles being created.

b) Council's discretion shall be restricted to the following matters:

- (i) Subdivision layout;
- (ii) Shape of lots and variation in lot sizes;
- (iii) Ability of lots to accommodate a practical building platform, including geotechnical stability for building;
- (iv) Likely location of future buildings and their potential effects on the environment;
- (v) Avoidance or mitigation of natural hazards;
- (vi) Amenity values and streetscape landscaping;
- (vii) Consistency with the matters contained within Appendix 3.1 (Residential Subdivision Design Guidelines);
- (viii) Vehicle and pedestrian networks;
- (ix) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres; and
- (x) Provision of infrastructure.

Discretionary Activity Rule D1

Subdivision within the Puketirini Residential Area that does not comply with Rule 16.4.X.

24.4.X Subdivision – Puketirini Residential Area

Restricted Discretionary Rule RD1

(a) Subdivision in the Puketirini Residential Area must comply with all of the following conditions:

(i) Proposed lots not must have a net site area of between 1,500 and 2,000m², except where the proposed lot is an access allotment or reserve lot.

(b) Council’s discretion is restricted to the following matters:

(i) Shape, location and orientation of proposed lots;

(ii) Position of proposed building platforms and driveways to ensure future subdivision is not compromised;

(iii) Matters referred to in the Infrastructure chapter;

(iv) Consistency with the matters, and outcomes sought, in Appendix 3.1 (Residential Subdivision Guidelines);

(v) Impacts on stormwater and wastewater disposal;

(vi) Impacts on Significant Natural Areas;

(vii) Impacts on identified archaeological sites and Maaori Sites of Significance; and

(viii) Roads and pedestrian networks.

Discretionary Activity Rule

D1 Subdivision that does not comply with Rule 24.4.X RD1

Appendix C

Assessment against Future Proof Strategy 2017 Guiding Principles

**Assessment of Terra Firma Resources’ Rezoning Proposal against Future Proof Strategy 2017
Guiding Principles**

(NB Principles noted as applicable to residential development in Section 11.4 of the Strategy are underlined)

| Theme | Principle | Comment | Consistency with Strategy |
|---|--|--|---------------------------|
| Effective Governance, Leadership, Integration, Implementation and Productive Partnerships | Ensure that collaborative arrangements are in place for effective Strategy governance and implementation. | Not relevant to rezoning proposal | Consistent |
| | Ensure that the Strategy is integrated into the partners’ and other implementation agencies’ policy documents and plans. | Not relevant to rezoning proposal | Consistent |
| | Encourage the partners to be advocates for the Future Proof Strategy to central government and other implementation agencies. | Not relevant to rezoning proposal | Consistent |
| | Monitor the effectiveness of the Strategy’s guiding principles so that we better understand the propositions “what has happened” and “what difference did the Future Proof Strategy make”. | Not relevant to rezoning proposal | Consistent |
| Diverse and Vibrant Metropolitan Centre linked to Thriving Town and Rural Communities and Place of Choice – Live, Work, Play, Invest and Visit | Recognise the importance of the Future Proof sub-region within the wider Waikato Region and the upper North Island. | Not relevant to rezoning proposal | Consistent |
| | Maintain and enhance the Hamilton Central City as the primary commercial, civic and social centre of the Future Proof area, with it also becoming an important residential intensification area. | Not relevant to rezoning proposal | Consistent |
| | Ensure the sub-region’s towns and villages retain their individual and distinct identities with thriving town centres that support people to live, work, play, invest and visit. | The rezoning will complement Huntly’s town identity and will support the town centre. | Consistent |
| | <u>Promote increased densities in new residential development and more intensive redevelopment of existing urban areas.</u> | TFR proposes a residential density at Puketirini that is consistent with the unique lakeside location. | Consistent |
| | <u>Encourage development to locate adjacent to existing urban settlements and nodes in both the Waikato and Waipa Districts and</u> | The proposed Puketirini development is adjacent to the established urban area of Huntly West. | Consistent |

| Theme | Principle | Comment | Consistency with Strategy |
|--|---|---|---------------------------|
| | <u>that rural-residential development occurs in a sustainable way to ensure it will not compromise the Future Proof settlement pattern or create demand for the provision of urban services.</u> | The proposed Weavers Crossing Road development is immediately adjacent to the existing Weavers Crossing residential area (notwithstanding that these properties are zoned Rural). | |
| - | Ensure commercial and industrial development is located in selected sub-regional areas and that it is not located where it undermines the areas of influence of the Hamilton Central City, Cambridge, Te Awamutu, Pokeno, Tuakau, Te Kauwhata, Horotiu, Ngaruawahia, Raglan and Huntly. | TFR proposes a small commercial zone or neighbourhood centre within the main Puketirini block, to allow for development of a café and office buildings. This area will not be of a size that will undermine Huntly's established commercial areas. | Consistent |
| | <u>Provide housing and lifestyle choice within defined locations, including papakāinga, with greater emphasis on good urban design outcomes. Where possible, respond to government policies on land supply and housing affordability.</u> | TFR is committed to good urban design and a variety of lot sizes and housing types that will appeal to a range of people in the community. | Consistent |
| | <u>Maintain the separation of urban areas by defined and open space and effective rural zoning.</u> | Although surrounded by the reserve, the proposed development at Puketirini is very close to, and a natural extension of, the existing Huntly West urban area. | Consistent |
| | <u>Recognise and provide for the growth of urban areas and villages within indicative urban and village limits.</u> | The proposed rezoning area is within the indicative Huntly urban limit | Consistent |
| | Support existing commercial centres, towns and villages within the sub-region so these places remain vibrant and valued. | The proposed development at Puketirini is close to the Huntly town centre which will help to grow this area. | Consistent |
| Protection of Natural Environments, Landscapes and Heritage and Healthy Waikato River as Heart of Region's Identity | Maintain and enhance the cultural and heritage values of the sub-region. | TFR intends that the proposed development acknowledges the land's former use as a coal mine and the value of rehabilitation. No changes to cultural values are anticipated. | Consistent |
| | Ensure that the settlement pattern generally avoids as far as practicable adverse effects on natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems; maintain or enhance landscape values; and, promotes positive indigenous biodiversity outcomes and protects significant indigenous vegetation and significant habitats of indigenous fauna. | Sediment discharge and erosion will be managed during construction to ensure there are no adverse effects on lake water quality. The proposed development will discharge stormwater flows to wetlands that will provide retention capacity and treatment to maintain the high water quality of Lake Puketirini, and its aquatic ecosystem. The development will be planned to ensure that it is sympathetic to the existing landscape and at least | Consistent |

| Theme | Principle | Comment | Consistency with Strategy |
|--|---|---|---------------------------|
| | | maintains landscape values. TFR proposes additional planting within the development which, along with the constructed wetlands, will improve indigenous biodiversity. The site does not have any significant indigenous vegetation or significant habitats of indigenous fauna. | |
| | Maintain, enhance and create important ecological areas and corridors for the protection and enhancement of indigenous biodiversity. | Whilst Puketirini does not have significant indigenous vegetation or significant habitats of indigenous fauna, it is nonetheless an important ecological area. The proposed development will enhance the indigenous biodiversity of this area through native planting. | Consistent |
| | Give effect to the Vision and Strategy for the Waikato River by restoring the health and well-being of the Waikato and Waipa Rivers, including adopting an integrated management approach. | The proposed development will improve the current runoff quality that is likely from the current grazing pattern. | Consistent |
| Affordable and Sustainable Infrastructure | The staging and timing of the settlement pattern will align with the partners' long-term infrastructure strategies and that of any potential waters Council Controlled Organisation (CCO), as well as NZ Transport Agency plans. | Modelling is required to ensure alignment with planned infrastructure | Consistent |
| | Encourage development in established settlements to support existing infrastructure. | Puketirini is adjacent to the established Huntly urban area. | Consistent |
| | Protect existing and future infrastructure and transport corridors, including the Waikato Expressway, Southern Links and rail corridors, from development that could constrain or compromise the efficiency of infrastructure and transport corridor operation. | Due to its location, the proposed development at Puketirini will not impact on existing and future infrastructure and transport corridors. | Consistent |
| | <u>Ensure development is planned to support safe and efficient transport infrastructure, including public transport provision and reduced dependence on motor vehicles.</u> | The ITA prepared by CKL has been prepared with consideration to supporting a safe and efficient transport infrastructure. Puketirini may be served by public transport in future and is sufficiently close to Huntly town centre to allow cycling and walking. | Consistent |
| | <u>Recognise the need for stronger links between land-use and transport in respect of the settlement pattern and ensure capacity is matched with development potential.</u> | Strong development potential exists in Huntly due to its location between Auckland and Hamilton, which make it an ideal commuter town. | Consistent |

| Theme | Principle | Comment | Consistency with Strategy |
|---------------------------------|--|--|---------------------------|
| | <u>Ensure large scale community facilities and services are planned on a sub-regional basis to avoid duplication of resources.</u> | Not relevant to rezoning proposal | Consistent |
| Sustainable Resource Use | Protect versatile and quality farmland for productive purposes through the provision of limited rural lifestyle development around existing towns and villages and encouraging a more compact urban footprint. | The land at Puketirini is marginal for farming. It is proposed to be developed as residential rather than rural lifestyle to make better use of the land and protect quality farmland elsewhere in Huntly. | Consistent |
| | Ensure development is directed away from potential and known hazard areas as well as areas suited to energy generation and transmission, and important mineral resources (including sand and aggregate) and access routes to these resources. | The development will not be located on known hazard areas or areas better suited to other purposes. The potential geotechnical hazards are under investigation. | Consistent |
| | Ensure that planning for the future use of water maintains or improves water quality and promotes efficient use. | Proposed wetland treatment will maintain or improve stormwater runoff quality. Efficient water use will be promoted through good design. | Consistent |
| | Promote planning for an energy efficient, low carbon emissions, sustainable environment. | Energy efficiency will be promoted through good design, and this will ensure reduced carbon emissions. | Consistent |
| | Ensure communities are well informed about sustainability principles and are encouraged to incorporate them into daily life. | The subdivision design will incorporate sustainability principles to encourage their adoption by residents (e.g. choosing to cycle rather than drive). However, beyond this point, the choice is up to the individual. | Consistent |
| Tāngata Whenua | Ensure that the values, principles, aspirations, roles and responsibilities and the place of tāngata whenua are reflected and incorporated into Strategy governance and implementation. | Not relevant to rezoning proposal | Consistent |
| | Recognise the unique relationship that tāngata whenua have with the whenua awa, moana, maunga, taiao katoa: the land, waterways, ocean, mountains, wider environment and other people in the sub- region. This includes, but is not limited to, the practice of kaitiakitanga. | TFR continues to consult with tāngata whenua (Waahi Whaanui) on this matter | Consistent |