

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of Hearing 3: Strategic Objectives

of the Proposed Waikato District Plan

STATEMENT OF EVIDENCE OF MARIE-LOUISE (MIFFY) FOLEY

For the Waikato Regional Council

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Introduction

1. My name is Marie-Louise (Miffy) Foley. I am a Senior Policy Advisor in the Integration and Infrastructure Section at the Waikato Regional Council. I have been in this role since February 2019.
2. I hold the academic qualifications of a Bachelor of Sciences from the University of Waikato and a Graduate Diploma in Urban and Regional Planning from the University of New England in New South Wales (NSW), Australia. I am an intermediate Member of the New Zealand Planning Institute.
3. My role with Waikato Regional Council has been as a member of the Policy Implementation Team which involves working with the territorial authorities of the Waikato Region and with neighbouring regional councils to assist in the development of consistent integrated regional policy. I am also involved with Future Proof and a number of the Hamilton to Auckland Corridor Plan work streams. I represent Waikato Regional Council on the Future Proof Technical Implementation Group and on the Hamilton-Waikato Metro Spatial Plan Technical Project Team.
4. I have nearly 14 years' experience working in the planning field. Prior to my role with Waikato Regional Council, I was employed as a policy and strategic planner in local government in NSW for over 13 years.
5. I confirm that I am familiar with the Code of Conduct for Expert Witnesses as set out in the Environment Court Practice Note 2014. I have read and agree to comply with the Code. Except where I state that I am relying upon the specified evidence or advice of another person, my evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.

Scope of Evidence

6. My evidence is given on behalf of Waikato Regional Council.
7. The submission made by Waikato Regional Council made a number of points on the strategic objectives of the proposed Waikato District Plan (PWDP). The submission supported much of the content of the strategic objectives but sought amendments to improve consistency with regional policy documents. I was not involved in the preparation of Waikato Regional Council's submission, dated 18 September 2018. However, I led the preparation of the further submission, dated 15 July 2019.

8. My evidence reinforces the Waikato Regional Council submission and reflects my professional opinions as a resource management policy advisor. The focus of my evidence is on clarifying and refining the strategic objectives to ensure that they give effect to the Waikato Regional Policy Statement (WRPS). Waikato Regional Council's particular areas of concern relate to:
- Ensuring a robust framework of objectives, policies and rules/methods through the District Plan;
 - Urban development being co-ordinated and integrated with the provision of infrastructure; and
 - The location, staging, and density of urban development.
9. I support the position taken by Mr Matheson in the Hearing 2 Section 42A Report in relation to a number of the points in Waikato Regional Council's submission. The relevant submission points are summarised in Appendix One to this evidence.

Purpose of objectives

10. Objectives describe an outcome that is being sought to resolve a significant resource management issue. This sets the framework for what policies must achieve. They form a cascade of provisions where policies implement objectives and methods and rules implement policies.
11. As required by s35(2) of the Resource Management Act 1991 (RMA), local authorities are required to monitor the efficiency and effectiveness of policies, rules or other methods in their plans. Precise and measurable objectives and policies mean that their efficiency and effectiveness can more easily be monitored.
12. District plans form part of the hierarchy of planning instruments under the RMA from national policy statements (NPS), to regional policy statements (RPS) to district plans. As you progress down the hierarchy of documents, the more localised and specific the documents become. The district plan should be specific about the outcomes it intends to achieve.
13. On this basis, I consider it important to make sure the objectives and policies are drafted to ensure they best respond to the issues they seek to address.

Topic 13 - Chapter 4: Urban Environment – 4.1.1 Objective - Strategic

14. Submission points 8.1.1, 81.76 – 81.79, 81.81, 81.82, 81.112 have been coded to this hearing's topic.
15. I support the recommendations made by Mr Matheson in the Hearing 3 Section 42A Report in relation to Waikato Regional Council's submission points 8.1.1, 81.76 – 81.79, 81.81 and 81.82 which clarify the purpose of Section 1.12.
16. However, I consider that further amendments are required to Objective 4.1.1 to provide a more focused, integrated strategic direction that:
 - more explicitly refers to planned growth and development that is integrated with infrastructure development,
 - specifies what proportion of the additional dwellings required under the NPS on Urban Development Capacity are to be provided within the 10 year timeframe for this district plan i.e. in the time period 2020 to 2030; and
 - identifies what portion of the additional dwellings will be located within the district's urban environments. WRPS Table 6-1: Future Proof residential growth allocation and staging 2006-2061 indicates that during the period 2021 – 2041, 83 per cent of population growth will be accommodated in Waikato's towns and villages.
17. The inclusion of these amendments will ensure that the objective sets clear and measurable outcomes. It will also help ensure that the policies and rules that are intended to implement the objective have a clear and directive outcome to achieve.
18. Amendments to Objective 4.1.1 (recommended to be shifted to 1.13.2 by Mr Matheson in the Hearing 3 Section 42A Report) are included in Appendix Two.

Topic 14 - Chapter 4: Urban Environment – 4.1.2 Objective – Urban Growth and Development

19. Submission point 81.113 has been coded to this hearings topic. While the notified plan does to some extent give effect to the WRPS and Future Proof's direction for Waikato District's urban environment, I consider that to implement the WRPS a greater emphasis is required on ensuring an integrated, staged approach to infrastructure and development in instances where land zoned for urban development is unserved.

20. Under section 30 of the Resource Management Act 1991 (RMA), one of regional councils' functions for the purpose of giving effect to the RMA in its region is as follows:

(1)(gb) the strategic integration of infrastructure with land use through objectives, policies, and methods

21. Under section 31 the RMA, territorial authorities have the function of (emphasis added):

*(a) the establishment, implementation, and review of objectives, policies, and methods **to achieve integrated management** of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*

22. The NPS on Urban Development Capacity (NPS UDC) 2016 has specific requirements relating to infrastructure provision:

PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:

Short term: Development capacity must be feasible, zoned and serviced with development infrastructure.

Medium term: Development capacity must be feasible, zoned and either:

- *serviced with development infrastructure, or*
- *the funding for the development infrastructure required to service that development capacity must be identified in a Long Term plan required under the Local Government Act 2002.*

Note: The National Policy Statement for Urban Development Capacity defines "medium term" as meaning between three and ten years.

PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.

PA3: When making planning decisions that affect the way and the rate at which development capacity is provided, decision-makers shall provide for the social, economic, cultural and environmental wellbeing of people and communities and future generations, whilst having particular regard to:

- b) Promoting the efficient use of urban land and development infrastructure and other infrastructure*

23. The WRPS contains a number of policies and directive implementation methods aimed at achieving co-ordination of infrastructure, notably through the following:

- *Policy 6.1 Planned and co-ordinated subdivision, use and development* requires that subdivision, use and development of the built environment occurs in a planned and co-ordinated manner.

- *Implementation Method 6.1.1 Regional plans, district plans and development planning mechanisms* requires local authorities to have regard to the development principles in 6A, of which d) and e) are particularly relevant.
- *Implementation Method 6.1.7 Urban development planning* indicates that urban development planning mechanisms such as structure plans and town plans should be produced to facilitate proactive decisions about the location of urban development and allow the information in Implementation Method 6.1.8 to be considered.
- *Implementation Method 6.1.8 Information to support new urban development and subdivision* requires district plan zoning for new urban development to be supported by information that indicates, amongst other information:
 - 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;
- *Policy 6.3 Co-ordinating growth and infrastructure - Implementation Method 6.3.1 Plan Provisions* requires that district plans give effect to Policy 6.3 which requires:

Management of the built environment ensures:

 - a) *the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:*
 - i) *optimise the efficient and affordable provision of both the development and the infrastructure;*
 - ii) *maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;*
 - iii) *protect investment in existing infrastructure; and*
 - iv) *ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;*

24. I note that in the Hearing 3 Section 42A Report, Mr Matheson has recommended a change to Objective 4.1.2 to refer to the towns and villages listed in Policies 4.1.10 – 4.1.18 and this recommendation is supported.
25. The Strategic Direction and Management of Growth Section 32 Report (pages 47 & 48) discussion on Objective 4.1.2 recognises the importance of efficient servicing by appropriate infrastructure, however, this isn't explicit in the objective. I consider that the objective could be further amended to clarify that urban growth and development will only occur where there is existing or planned supporting infrastructure. This would better align with and implement the direction in the WRPS and NPS-UDC policies PA1, PA2 and PA3.
26. Suggested wording is included in Appendix Two.
27. It is important that staging is further reflected in the subsequent policies and rules that implement this objective. To this end, I have provided suggested amendments to Policies 4.1.3 and 4.1.4 which are discussed in my evidence in following paragraphs.

Topic 15 - Chapter 4: Urban Environment – 4.1.3 Policy - Location of development

28. Submission points 81.114 and 81.115 have been coded to this hearings topic. Waikato Regional Council's submission supported, but requested amendments to, *4.1.3 - Policy location of development*. I note that point 81.115 was rejected but not discussed by Mr Matheson in the Hearing 2 Section 42A Report.
29. I appreciate the position of Mr Matheson in the Hearing 3 Section 42A Report that there are other policies relating to the matters referred to in Waikato Regional Council's submission point, however, these other policies will not necessarily achieve the same outcomes. For example, Policy 4.1.5 speaks to achieving a minimum density per hectare in the residential and village zones. However, there are a range of lot sizes that could be accommodated in those zones that could make up that density. For example, subdivision of a hectare in seven 1,000m² lots and one 3000m² lot in a village zone which achieves the minimum density of 8 lots per hectare. I consider that an unambiguous policy that specifies how the intended outcome is to be achieved is most appropriate as it supports the other policies in the district plan relating to the urban environment and better implements the relevant WRPS policies.
30. To that end I consider that the policy should be amended to indicate:

- Which of the plan's residential zones are to apply in the district's urban towns and villages;
- That rural-residential subdivision and development is not to occur in urban areas;
- That urban residential development is to occur primarily in accordance with the Future Proof Strategy and where infrastructure, to support development of an urban nature, is or will be available over the term of the district plan;
- which of these locations are identified as priority growth areas for the district (if any); and
- that development is to be located to take into account high class soils, significant natural areas, outstanding natural features and landscapes, natural character, and natural hazards.

31. Suggested amendments are included in Appendix Two.

Staging of development

32. Submission point 81.116 has been coded to this hearings topic. Policy 4.1.4 is supported in part as it will assist with achieving a co-ordinated approach to infrastructure provisions, however, it does not provide clear guidance on how infrastructure and staging of development will be integrated. This is of particular concern in those areas where live zoning is proposed and there is no existing or planned infrastructure. As noted in the WRPS in the explanation for *Section 6.1 Planned and co-ordinated subdivision, use and development*, the term 'planned' covers infrastructure where funding has been allocated to provide for the infrastructure project and where such infrastructure is subject to a consenting or designation process.
33. Staging is needed from both a policy perspective and a spatial perspective through specific zone provisions. It is unclear within the urban zone rule framework, particularly subdivision provisions, as to how staging is implemented. This is particularly relevant for towns where there has been large areas of land "live zoned". As per WRPS *Implementation Method 6.1.7 Urban development planning*, planning mechanisms such as structure plans and town plans should be prepared to facilitate proactive decision making.
34. I consider that the policy should be amended to refer to the use of such planning mechanisms to determine the staging of urban development where there is no existing or planned

infrastructure. This policy direction should then to flow through to the relevant rules, particularly for subdivision, which will be considered at a later hearing.

35. See Appendix Two for suggested wording.

Topic 17 - Chapter 4: Urban Environment – 4.1.5 Policy – Density

36. Submission point 81.117 has been coded to this hearings topic. WRPS Policy 6.15 Density targets for Future Proof area sets density targets for certain areas. The relevant targets specified for Waikato District are for greenfield development. There is scope for higher minimum densities for infill development in established residential areas immediately adjacent to Business Town Centres Zones. This will help to implement Policy 6.15 which states:

Hamilton City Council, Waipa District Council and Waikato District Council shall seek to achieve compact urban environments that support existing commercial centres, multi-modal transport options, and allow people to live, work and play within their local area.

37. Higher residential densities around this zone would better support public transport and other infrastructure, the commercial vitality of the town centre, and promote people living, working and playing in their local town centres. As noted in Waikato Regional Council's submission, the draft North Waikato Integrated Growth Management Programme Business Case states that a density of approximately 17 dwellings per hectare would be required to support a commuter train service at Tuakau.

38. Suggested wording is included in Appendix Two.

Topics 19 – 30 - Chapter 4: Urban Environments – 4.1.7 – 4.1.18

39. Submission points 81.120 and 81.121 have been coded to this hearings topic. Submission points 81.122 and 81.123 were not coded to this topic but were part of the group of submission points on this topic so I believe there is scope to include them in this evidence. These submission points are summarised as follows:

40. Waikato Regional Council's submission points 81.120 – 81.123 relate to Objective 4.1.7 and associated Policies 4.1.8 - 4.1.18. Mr Matheson in the Hearing 3 Section 42A Report has only discussed this submission point in relation to the objective and dismisses much of the submission content as he is unsure which policies they would be better aligned to. The submission content was that better alignment of the Policies 4.1.8 – 4.1.18 that sit under Objective 4.1.7 is needed as the policies cover a wider range of matters than indicated in the objective. These submission points have not, therefore, been included in Topics 20 – 28 of the Section 42A Report.

41. The relevant provisions are supported in part as they assist with giving effect to the WRPS in respect of ensuring connectivity and integration between new and existing development, and high amenity values in urban areas.
42. I further support the recommended amendment to 4.1.7 Objective – Character of towns as proposed by Mr Matheson in the Hearing 3 Section 42A Report.
43. However, the objective, including its title, does not align well with the content of the associated policies (4.1.8 – 4.1.18) insofar as the policies address a broader range of matters than are included in the Objective, including subdivision, density, landscape characteristics and reverse sensitivity issues. I consider that the objective should be amended, or new objectives added, to ensure better alignment with related policies.
44. In addition, the policies sitting under this objective should be cross-referenced to Policies in Section 4.5 Business and Business Town Centre Zones, including Policies 4.5.14 – 4.5.19, and any other relevant sections of the plan. This would enable plan users to obtain a full understanding of the policy direction in relation to the desired settlement patterns and urban outcomes of these places, and for an integrated approach to be taken to their growth and development.
45. I note that there are no rules or other methods in Chapters 16 and 17 that are clearly targeted to achieve the outcomes sought for particular towns and villages identified in Policies 4.10-4.1.18, however, I will cover these matters in later hearings relating to zone chapters.

Topic 35 - Chapter 4: Urban Environment – 4.7.4 Policy – Lot sizes

46. Submission point 81.200 has been coded to this hearings topic. While generally supportive of the minimum site area of 450m² for urban residential areas across the district, I note other Waikato Regional Council submission points seeking higher densities and a more intensive subdivision pattern (smaller lot sizes) for land in Residential Zones immediately adjacent to the Business Town Centre zones. This is discussed in the section on Policy 4.1.5 above.
47. Regarding 4.7.4(b), the minimum lot sizes in the Village Zone (particularly Te Kowhai and Tuakau) appear to promote rural outcomes rather than urban outcomes, and will not achieve the sustainable, compact urban form necessary to support efficient, effective transport and infrastructure.
48. Where village zoned land is able to be serviced, smaller lot sizes are provided for. I consider these should be encouraged to promote a more compact form as per the WRPS. This also better aligns with the outcome set out in Policy 4.1.5.

49. Suggested amendments are included in Appendix Two.

Topic 44 - Chapter 4: Urban Environment – 4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas

51. Submission point 81.209 has not been coded to this hearings topic but specifically references this policy. Submission points made by other parties relating to this objective have been included in the Hearing 3 Section 42A Report, so I believe there is scope to include this point in my evidence. The submission point is summarised as follows:

Amend Policy 4.7.13 (a)(i) to read:

~~Promote~~ Protect the natural features and landscapes of the Whangamarino Wetland and Lake Waikare;

52. Whangamarino Wetland is a Ramsar site and Lake Waikare, the largest lake in the lower Waikato catchment, drains into the Whangamarino Wetland. Lake Waikare and Whangamarino Wetland are identified recognised in the proposed and operative district plan as an outstanding natural feature. In that regard 'protect' is a more appropriate wording than 'promote'.
50. I consider that the wording of the policy should be amended as per the submission point.

Topic 45 - Chapter 4: Urban Environment - Policy 4.7.14 Structure and master planning

51. Submission point 81.208 has been coded to this hearings topic. I support the recommendation of Mr Matheson in the Hearing 3 Section 42A Report, but note that elsewhere in the report Mr Matheson states that the only structure plan of relevance is the Rangitahi Structure Plan. I believe that this may be an oversight as there are recently adopted structure plans for other areas in the District such as for Ngaruawahia and Tuakau with particular relevance in the Proposed District Plan. A key component of those council-approved structure plans is the identification of 'neighbourhood centres', which are defined in the Proposed District Plan and are expressly provided for as a permitted activity in Rule 16.1.2 P11.

Topic 46 - Chapter 5: Rural Environment – 5.1 – Strategic Objective – The rural environment & 5.1.1 Objective – The rural environment

52. Submission point 81.210 has not been coded to this hearings topic but specifically references this policy. Submission points made by other parties on this objective have been discussed in the Hearing 3 S42A Report so I believe there is scope to include this point in my evidence. The submission point is summarised as follows:

Amend wording of 5.1.1(a)(i) to incorporate peat soils, for example:

“high class soils and peat soils are protected for productive rural activities.”

53. The objective is supported as it gives effect to WRPS Implementation Method 14.2.1 regarding high class soils and supporting productive rural activities as well as WRPS provisions related to the built environment, including Implementation Method 6.1.5 and 6A regarding urban subdivision, use and development. However, there is an opportunity to expand the objective to include peat soils.
54. Peat soils form a substantial component of Waikato District’s soils, and are another valuable soil resource for the District. There is an opportunity to also seek peat soils to be protected for productive rural activities in this objective.
55. I consider that the wording of the policy should be amended as per the submission point.

Other submission points

56. A number of Waikato Regional Council submission points that specifically relate to the chapters included in the Hearing 3 Section 42A Report have not been included in the report. I note that these will be included in Section 42A reports on later chapters.

Conclusion

57. Waikato Regional Council would like to see a robust framework within the proposed district plan that sets out the expectations for future growth in the district, particularly around the integration, co-ordination and staging of development, and achieving the built environment outcomes as articulated in the WRPS.

APPENDIX ONE

I support the recommendation of Mr Matheson in the Hearing 3 Section 42A Report in relation to the Waikato Regional Council submission points list in the table below.

Submission Point	Submission content
81.1	Amend the Proposed District Plan to clarify the strategic objectives and policies in each policy chapter, and how they relate to the issues identified in Chapter 1.
81.76	Amend Section 1.12.2 Natural environment to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there.
81.77	Amend Section 1.12.3 Built environment to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there.
81.78	Amend Sections 1.12.4 Ease of movement to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there).
81.79	Amend Sections 1.12.6 Employment and economic growth to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there.
81.81	Amend Sections 1.12.7 Managing change to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there.
81.82	Amend Sections 1.12.8 Strategic objectives to clarify whether these are to be considered as strategic objectives or desired outcomes. If they are to be objectives, rewrite in the style of objectives, indicate the connections to relevant policies, and consider other relief sought for a separate chapter on the Strategic Direction of the Proposed Plan, and whether these sections would sit better there.
81.119	Retain Policy 4.1.6 Commercial and industrial activities
81.143	Retain Objective 4.7.1 Subdivision and Land Use Integration
81.199	Retain Policy 4.7.3 Residential subdivision
81.201	Retain Policy 4.7.5 Servicing requirements
81.202	Retain Policy 4.7.6 Co-ordination between servicing and development and subdivision

Submission Point	Submission content
81.203	Retain Policy 4.7.7 Achieving sufficient development density to support the provision of infrastructure services
81.204	Retain Policy 4.7.8 Staging of subdivision
81.205	Retain Policy 4.7.9 Connected neighbourhoods
81.206	Retain Policy 4.7.10 Recreation and access
81.207	Retain Policy 4.7.11 Reverse sensitivity

APPENDIX TWO

Recommended amendments to the PWDP. Additions are shown in underline and deletions shown in ~~strike through~~. Red text represents changes recommended by Mr Matheson in the Hearing 3 Section 42A Report. Highlighted text is where detail will need to be added.

4.1.1 (Recommended to be 1.13.2) Strategic Objective – Urban Environment and Urban Development Capacity ~~Minimum Targets~~

- (a) Liveable, thriving and connected communities that are sustainable, efficient and co-ordinated.
- (b) The minimum targets for sufficient, feasible development capacity for housing in the Waikato District area are met, in accordance with the requirements of the National Policy Statement on Urban Development Capacity 2016.
- (c) The majority of new housing is located in urban areas (approximately 83 per cent).
- (d) New urban development provided for in this plan is integrated with infrastructure provision.

Note: This plan provides a spatial growth pattern through urban zoning to provide for growth over a period of 10 years of X number of dwellings. Zoning for growth beyond that period will be provided for by way of plan change or variation.

4.1.2 Objective – Urban growth and development

- (a) Future settlement pattern is consolidated in and around existing towns and villages ~~listed in Policies 4.1.10 – 4.1.18 of the~~ district plan ~~to support a compact urban form for each urban area.~~
- (b) New urban growth and development is co-ordinated so that the nature, timing and sequencing of new development is aligned with the funding, implementation and operation of necessary 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.

b) Provide for urban scale residential development in the following zones:

- (i) Residential Zone
- (ii) Village Zone where public reticulated services can be provided
- (iii) Business Town Centre Zone where located above ground level
- (iv) Business Zone where located above ground level
- (v) Te Kowhai Airpark Zone within Precincts C & D
- (vi) Rangitahi Peninsula Zone

(c) Rural-residential subdivision and development does not occur in urban areas.

(d) Locate urban growth areas only where:

- they are consistent with the Future Proof Strategy Planning for Growth 2017, and
- infrastructure to support development of an urban nature is or will be available over the term of the district plan.

(e) Priority growth areas for the Waikato District are:



(d) Urban development is located to minimise impacts on:

- High class soils
- significant natural areas
- outstanding natural features and landscapes
- natural character
- natural hazards

4.1.4 Policy – Staging of development

(a) Ensure that subdivision, use and development in new urban areas is:

- (i) located, designed and staged to adequately support existing or planned infrastructure, community facilities, open space networks and local services; and
- (ii) efficiently and effectively integrated and staged to support infrastructure, stormwater management networks, parks, and open space networks.

(a) Where land is zoned for new urban development and there is no existing or planned infrastructure, staging of development is determined through additional specific zone rules and planning mechanisms such as structure plans and town plans to ensure efficient and effective integration of infrastructure.

4.1.5 Policy – Density

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

4.7.4 Policy – Lot sizes

(a) Minimum lot size, **shape** and dimension of lots, allowing for ~~[taking into consideration]~~ setbacks from hazards and natural features and slope, enables the achievement of the character and density outcomes of each zone; and

~~(b) Avoid undersized lots in the Village Zone.~~

(b) Smaller lot sizes are encouraged in the Village Zone where public reticulated services can be provided.