

Section 32 Report – Part 2

Residential Zone

prepared for the

Proposed Waikato District Plan

July 2018



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I OVERVIEW AND PURPOSE

This Section 32 evaluation report is focused on the Residential Zone. It needs to be read in conjunction with Part I Section 32 Report – Introduction to the Evaluation Report. Part I provides the context and approach for the evaluation and consultation undertaken in the development of the whole Proposed Plan.

The Residential Zone includes the urban areas where residential activities are the primary activity. The Residential Zone primarily has a low density and detached built form throughout the District, however there are specific areas where there are other built residential forms including higher density and non-traditional residential development have occurred.

There is an ongoing need to manage other land use activities which produce effects which detract from the quality living environment, or through their presence detract from the functionality of other environments (i.e. the Industrial Zone). The tolerance for environmental nuisances within the Residential Zone is low. A high level of residential amenity is sought within the zone for residents on-site and within the streetscape and public realm. There are some land uses that are able to co-exist with residential activities, contribute to a walkable, high-amenity and resilient local community and these activities need to be enabled.

The urban areas of Waikato District are under continual growth pressure. The rate of new households is expected to continue over the next few decades, and there will continue to be significant growth pressures. In addition, the Ministry for the Environment's guidance to support the National Policy Statement for Urban Development Capacity identifies Waikato as a high growth area.¹

1.1 Chapter Description

The Residential Zone replaces the following zones and area under the Operative District Plan (ODP):

- Living Zone (Waikato Section)
- Residential Zone (Franklin Section)
- Residential 2 Zone (Franklin Section)
- Medium Density Housing Area (Franklin Section)

The ODP provides a suite of broad objectives and policies in relation to the urban areas, this includes the residential area. A housing shortage and increasing property prices has placed Waikato District under pressure for growth from nearby Auckland, Hamilton and Tauranga. In reviewing provisions, changes were identified to assist in providing housing options, quality development, improved integrated subdivision and infrastructure development, maintaining residential amenity and streamlining earthworks in the Residential Zone. Key focus areas are:

- Re-focus the objectives and policies so they specifically recognise and provide for a range of housing options;
- Streamline any scheduled areas which were cumbersome to use, and incorporate them into the residential zone provisions (e.g Bankard Street and

¹ Table I, Introductory Guide to the National Policy Statement on Urban Development Capacity 2016

Wainui Business Overlay Area) or removing them in their entirety into a special zone (e.g Rangitahi Peninsula Structure Plan Area);

- Provide more prescriptive objectives and policies to assist pragmatic resource consent decision making;
- Re-focus development to promote the efficient use of land, in addition coordinating land development with infrastructure and strategic infrastructure;
- Providing higher density housing in appropriate places;
- Provide housing choice;
- Enabling the market to provide for the needs of the ageing population and to meet the demand for smaller household units;
- Streamlined, focussed and updated earthworks provisions;
- Refocus and streamline the provisions relating to signs, noise, lighting and odour;
- Recognising and promoting quality development, subdivision and urban design; and
- Recognise and incorporate fundamental urban design matters.

The following section 32 topics are the most relevant to the Residential Zone and should be read in conjunction with this topic:

- Strategic Direction and Management of Growth;
- Infrastructure;
- Water Supply, Stormwater and Wastewater;
- Renewable Electricity Generation;
- Transport;
- Heritage; and
- Tangata Whenua.

1.2 Significance of this Topic

Residential areas are generally the primary living environments for communities. They are significant as they are important in forming the foundation of communities. It is therefore imperative that residential areas maintaining a high quality living environment for communities. Housing in society is largely viewed as an asset and provides for the societies well-being and security. It is therefore important that residential zones enable increased housing numbers and provides a range of housing options. Whilst enabling development, it is important to maintain residential character and amenity, accommodate household demand through housing options, coordinate subdivision, control earthworks, and manage non-residential activities to provide for community needs whilst maintaining residential character and amenity.

Residential is important to all of the District, but particularly in and around the existing towns and villages.

1.3 Resource Management Issues to be Addressed

The existing resource management issues identified under the ODP are bundled to address the urban area with little separation of the individual zones.

Waikato Section

The following resource management issues identified in the Waikato Section are summarised below and apply to this topic:

- Development that is scattered and disconnected reduces open space, increases land use conflicts and increases the cost of providing infrastructure;
- Location and scale of utilities in some instances can degrade the natural physical qualities and characteristics of environment;
- Land uses, subdivision and land use intensification, can have adverse effects on the environment if wastewater and stormwater disposal, water supply, energy supply and telecommunications are not supplied or managed;
- The adverse effects of land use can compromise the natural and physical qualities and characteristics of an area, which contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes;
- Poorly designed and located subdivision, building and development can have adverse effects on amenity values, affecting the natural and physical qualities of the environment; and
- Development that does not correspond with, or respect the context of, the place and the established development pattern can cause towns, villages, neighbourhoods and localities to lose social coherence and a sense of place, resulting in loss of social and cultural wellbeing.
- Removal of soil and damage to soil structure reduces the soil's life supporting capacity and productive potential and restricts its versatility, especially for high quality soil.
- Schedules contained within the Living Zone such as the Bankard Street and Wainui Road Business Overlay Area and Rangitahi Living Zone are convoluted.

Franklin Section

The following resource management issues identified in the Franklin Section are summarised below and apply to this topic:

- Management of the residential areas is required, as they typically have a low density development indicating the preference for 1/4 acre sections;
- Management of multi-unit development is required to achieve a consistent level of amenity within residential areas irrespective of the types of land tenure;
- Lack of urban design resulting in poor developments and residential amenity;
- Absence of sustainable development in the urban areas as a result of lack of coordination of land use development and infrastructure;
- Buildings and areas associated with an activity should be designed, laid out and used in a way that does not produce odour or dust which is likely to be noxious, dangerous, offensive, or objectionable to such an extent it has or is likely to have an adverse effect on people, places or resources;

- Debris, litter, or rubbish which is or could be dangerous, unsightly or offensive should be disposed of appropriately; and
- Noise type characteristics and frequency of sounds should be such that they do not exceed a reasonable or tolerable level.
- Earthworks from development, including subdivision, can result in adverse effects on water quality, adjoining properties and sediment displacement during the development process.

In short, the above issues are focussing on dispersed development, encouraging urban consolidation, ensuring infrastructure and utilities are used as efficiently as possible, and management of residential areas to ensure the level of amenity is consistent irrespective of density.

The ODP review is seeking to address the following resource management issues within the Residential Zone:

- Maintaining and achieving good residential character and amenity within the Residential Zone;
- Accommodating residential household demand and providing housing choice, through infill development, minor dwellings, retirement villages and multi-unit development;
- Managing non-residential activities within residential areas to provide for community needs whilst maintain residential amenity and character;
- Inadequate provision of good design and amenity through subdivision;
- Outdated planning for servicing and road network infrastructure through subdivision;
- Managing earthworks in the residential areas to maintain site stability, overland flow paths, site topography, and sediment on site;
- Reverse sensitivity and adverse effects from land use activities from temporary events, signs, lighting, noise and odour on the health and well-being of communities.

Largely the issues identified within the ODP remain valid, with the exception of more emphasis and identification of the following matters:

- Providing flexibility and a range of housing options at higher density to support growth;
- Focusses on quality development at both land use and subdivision stage;
- Coordinating and integrating infrastructure with subdivision and land use;
- Focus on stability, displacement of overland flow paths and maintaining topography as a result of earthworks.

The district plan review identifies areas suitable to accommodate growth and provides an improved range of housing options enabling higher density development. The introduction of the multi-unit development and retirement village policies and rules provides for smaller units for single people, young couples, small families, and the aging population. By enabling higher density development it provides accommodation suitable for a range of community needs and addresses growth issues by enabling higher density quality development.

Summary

In summary, the existing issues addressed under the ODP are focussing on avoiding dispersed development, encouraging urban consolidation, ensuring infrastructure and utilities are used as efficiently as possible, and management of residential areas to ensure the level of amenity is consistent irrespective of density. The proposed issues to be addressed within the district plan review build on the existing issues identified in the ODP with increased emphasis and identification of providing improved flexibility in housing options, quality development, coordinating infrastructure, and addressing stability, overland flow paths and site topography as a result of earthworks.

1.4 Current Objectives, Policies, Rules and Methods

The ODP zones and area to be replaced by the proposed Residential Zone are:

- Living Zone (Waikato Section);
- Residential Zone (Franklin Section);
- Residential 2 Zone (Franklin Section); and
- Medium Density Housing (Franklin Section).

Waikato Section

The approach of the objectives, policies and methods for the ODP take a holistic approach, as a result there are no prescriptive objectives and policies for the Living Zone with minimal specific direction for development within the Living Zone. The primary objectives and policies applicable to the Living Zone are found within the Built Environment, Social, Cultural and Economic Wellbeing, and Amenity Values sections of the ODP Waikato Section. Where relevant the objectives and policies in the natural features and landscapes, and natural resources sections also apply to the Living Zone. Primary objectives and policies applicable to the Living Zone focus on strategic direction, growth, high level role and function of towns and villages, and character. The methods which underpin the objective and policies provide specific direction for development in the Living Zone. The approach of the Living Zone is partially effects based and partially activities based. Permitted activities listed are permitted providing they comply with all effects and buildings rules. Majority of the permitted activities listed are of a residential nature, non-residential activities that are not disruptive in nature to the residential character and amenity are also permitted. In addition to the listed permitted activities, there are a limited number of listed discretionary activities. Housing options comprise dependent person's dwellings and comprehensive residential units. The approach to density within the Living Zone is low.

The current objectives, policies and rules for the Bankard Street and Wainui Road Business Overlay Area are contained partially within a schedule with the remainder scattered throughout the Living Zone. This overlay area provides for residential, office and retail activities positioned on the fringes of the town centre in Raglan. Rangitahi scheduled Area is located within Raglan and provides for a mixture of residential, commercial and community activities, however given its size the Rangitahi Scheduled Area has been separated out into its own zone chapter, and as such is subject to a separate section 32 assessment. Therefore it is not evaluated within this section 32 report.

Subdivision, dispersed development, coordination of development with infrastructure and amenity values are managed at a high level through the built environment and growth strategy sections of the ODP. There are limited specific objectives and policies for subdivision within the Living Zone.

Earthworks are managed through the natural resources section of the ODP. The ODP manages soil and damage of it holistically. The ODP primarily focuses on the management of high quality soil and earthworks and erosion of soils in proximity to water bodies and other sensitive areas. There are limited prescriptive objectives and policies for earthworks in general.

Land use effects across the district, such as noise, odour, lighting and temporary events are managed collectively through the objectives and policies within the amenity section of the ODP. Objectives and policies seek to contain adverse effects on the site or direct nuisance activities to co-locate. Signs are managed separately within the ODP and take a district wide approach.

Franklin Section

The approach of the ODP Residential Zone, Residential 2 Zone and Medium Density Housing area objectives, policies and methods follows an activity based structure, which list specific permitted, controlled, restricted discretionary, and discretionary activities. Non-complying activities are generally not listed.

Objectives and policies are specific to residential and rural areas and focus on the following:

- Housing options;
- Rural residential character;
- Amenity values;
- Efficient use of land;
- Non-residential activities;
- On-site amenity;
- Infrastructure; and
- Reverse sensitivity.

The Pokeno Structure Plan contains specific objectives and policies which focus on compact form, and ensuring development does not undermine potential intensification. Objectives and policies address the rural and residential areas as a whole rather than specifically addressing the individual zones. Methods which underpin the objectives and policies are prescriptive both for activity type and bulk and location.

Medium density housing is unique to the Pokeno Structure Plan, its purpose is to achieve higher density. The approach to density within the Residential Zone and Residential 2 Zone is low to medium.

The ODP encourages higher densities adjoining town and neighbourhood centres. The Franklin section of the ODP provides some prescriptive policies for subdivision in the residential area, while Residential 2 zone has prescriptive provisions which facilitates higher density in appropriate locations, supporting connected and vibrant communities.

Earthworks are managed district wide and seek to manage adverse effects arising from sediment displacement to adjoining properties and waterbodies.

The residential zone has specific objectives and policies to manage adverse effects generated from reverse sensitivity, business activities generating noise, dust, noise and traffic. Temporary activities and signs are addressed district wide through the objectives and policies and seek to recognise community requirements and management of any associated adverse effects.

Summary

In summary, the current objectives, policies and methods of the Waikato section of the ODP has a holistic method and is a mixture of activities and effects based approach. Soils, infrastructure and subdivision are managed at a high level focussing on quality soils rather than earthworks. The Bankard Street and Wainui Road Business Overlay Area is a commercial overlay providing for mixed commercial and residential use. There are limited options provided for housing choice. Nuisance activities are directed to co-locate and signage is managed as a district wide approach.

The current objectives, policies and methods of the Franklin section of the ODP take an activities based approach. There is a specific objective and policy framework for rural and residential areas, management of non-residential activities and associated effects (e.g dust, noise, traffic). Greater housing options are provided with a medium density option and multi-unit housing, particularly in close proximity to towns. Earthworks, temporary activities and signs are addressed district wide.

In conclusion, the Franklin section of the ODP generally provides a more prescriptive objective, policy and rule framework, whilst the Waikato section of the ODP addresses issues at a high level and takes a holistic approach. In addition, they have different approaches within the zone chapter, one being activities based and the other a mixture of activities and effects based. The Franklin and Waikato sections of the ODP are generally at odds with each other, with different approaches and addressing issues in a different manner.

The controls on lot size in the ODP are summarised below:

	Greenfields / Vacant Development	Comprehensive Residential Development
Living Zone (Waikato Section)	450m ² minimum net site area Average 600m ² net site area	Average net site area of at least 300m ² per dwelling
Residential Zone (Franklin Section)	Minimum net site area 350m ²	No densities specified
Residential 2 Zone (Franklin Section)	minimum net area of 450m ² For all lots below 800m ² have a minimum average net area no less than 500m ²	Medium density housing development minimum 300m ² net site area
New Residential Areas (Waikato Section)	the average net site area of all allotments is at least 600m ² , and	

	Greenfields / Vacant Development	Comprehensive Residential Development
	for every allotment less than 600m ² , there is one lot of 600m ² or more, and	
Residential Large Lot Overlay (Franklin Section)	Minimum net site area of 1200m ²	
Te Kauwhata Structure Plan area (Waikato section)	<p><u>Living Zone:</u> Minimum net site area of at least 450m², and where the land to be subdivided is greater than 3,000m² in size there is a combination of allotments of which 25% of total allotments are at least 550m²</p> <p><u>New Residential:</u> Minimum net site area of 450m², and the average net site area of all allotments is at least 600m², and there is combination of allotments of which: 50% of total allotments are at least 550m², and 25% of total allotments are at least 650m²</p> <p><u>Ecological:</u> Minimum lots size 750m², and the average net site area of all allotments is at least 875m²</p> <p><u>Te Kauwhata West:</u> Minimum lot size 650m², and the average net site area of all allotments is at least 875m² and there is combination of allotments within each neighbourhood block of which: at least 50% are 800m² or greater, and at least 25% are 900m² or greater, and 80% of allotments bordering the Country Living Zone have an area of at least 900 m², and</p>	

1.4.1 Lakeside Precinct

Special provisions apply to the Lakeside Precinct at Te Kauwhata. The appropriate zoning and the relevant provisions for comprehensive development of this 194ha block of land at Lakeside Te Kauwhata was extensively worked through under Plan Change 20 to the Operative District Plan: Waikato Section. This plan change went to a hearing with decisions released in 2018. There were no appeals to the provisions.

Because these matters have been extensively examined this year, and remain appropriate to control the planning outcomes of this part of Te Kauwhata, the Proposed District Plan adopts and largely rolls over these provisions. The only changes are related to format and context changes to align the operative Lakeside provisions with the Proposed District Plan as notified.

The Operative Plan Lakeside Precinct Plan were supported by an extensive section 32A analysis report. This report was updated following the hearing of submissions to the plan, and further informed by the decision of the Independent Hearing Commissioners who heard Plan Change 20.

The combination of the original section 32A report the updated amendments to the section 32A report, and the Commissioners' decision on Plan Change 20 outlines:

- Why the objectives of the plan best meet the purposes of the Resource Management Act;
- Why the provisions specific to Lakeside best meet the objectives

This Proposed District Plan section 32A evaluation adopts the section 32A report and updates for Plan Change 20 of the Operative Plan as informed by the decision of the Independent Commissioners on Plan Change 20. These are attached as Appendix 6 and 7.

The approach of this Proposed District Plan sets out a more concise targeted set of objectives and policies than the Operative Plans. This is consistent throughout the Proposed Plan provisions. Consequently the objectives and policies for Lakeside are similarly targeted at a more focused set of provisions. Some of the more generic Plan Change 20 objectives and policies are contained within the general objectives and policies of the Proposed Plan. The specific Lakeside objectives and policies are carried over into the Proposed District Plan, albeit in a more concise form.

The key rules of the plan change, particularly the 'Precinct Plans', 'comprehensive land development consents' and 'comprehensive subdivision' provisions are carried over into the Proposed Plan. These are core mechanisms to ensure integrated development of Lakeside. The other Lakeside specific provisions of Plan Change 20 are similarly carried over into the Proposed District Plan. Again the reasons why these controls best meet the objectives and policies of the plan are set out in the section 32A analysis of Plan Change 20 as informed by the Independent Hearings Panel decision.

1.5 Information and Analysis

The Council has commissioned technical advice and assistance from the following sources to assist with setting the plan framework for the proposed residential chapter provisions. This advice is listed in Table I below.

Table I List of relevant background assessments and reports.

Title	Author	Description of Report
Waikato Urban Design Guidelines Residential Subdivision.	Beca, 2017	The purpose of the design guides are to set out principles and a consistent approach to residential subdivision.
Waikato Urban Design Guidelines Multi-Unit Development.	Beca, 2017	The purpose of the design guides set out the principles and a consistent approach to multi-unit development.
Waikato District s32 Residential Zone Minimum Lot Sizes Topic	Market Economics consulting, 20 June 2018 – draft final	The purpose of this report examines the preferred option for provisions that give effect to the objectives that address the residential zone minimum lot size.
Waikato District Council District Plan Review: Assessment of Options for Urban Design Guidance	Beca, 2016	The purpose of this report is to explore issues and options for design guidance.

These reports are appended to this s32 report as Appendix 3, 4, 5 and 6.

1.6 Consultation Undertaken

While no specific consultation has been undertaken for the Residential Zone, this matter has been canvassed through the comprehensive consultation and engagement on the wider District Plan review. A series of open days and stakeholder information days were held during 2015 and the third phase during 2017, these are listed below:

- 02/06/2015 – Open day Raglan
- 03/06/2015 – Open day Te Uku
- 04/06/2015 – Open day Te Kowhai
- 09/06/2015 – Open day Tamahere
- 10/06/2015 – Open day Puketaha
- 11/06/2015 – Open day Ngaruawahia
- 16/06/2015 – Open day Whitikahu
- 17/06/2015 – Open day Orini
- 18/06/2015 – Open day Te Akau
- 23/06/2015 – Open day Matangi
- 24/06/2015 – Open day Huntly
- 25/06/2015 – Open day Tuakau
- 30/06/2015 – Open day Waerenga
- 01/07/2015 – Open day Mangatani
- 02/07/2015 – Open day Pokeno
- 07/07/2015 – Open day Te Kauwhata
- 08/07/2015 – Open day Port Waikato

- 09/07/2015 – Open day Otaua
- 23/07/2015 – Extended working group workshop
- 25/03/2015 – Extended working group workshop
- 27/08/2015 – Consultants workshop
- 19/01/2015 – Presentation to Extended Working Group
- 17/10/2017 – Stakeholder information day in Ngaruawahia town hall;
- 19/10/2017 – Stakeholder information day in Tuakau town hall;
- 20/11/2017 – Open day Tuakau;
- 22/11/2017 – Open day Mangatangi;
- 23/11/2017 – Open day Pokeno;
- 28/11/2017 – Open day Te Kauwhata;
- 29/11/2017 – Open day Huntly;
- 30/11/2017 – Open day Raglan;
- 05/12/2017 – Open day Te Kowhai;
- 06/12/2017 – Open day Tamahere; and
- 07/12/2017 – Open day Ngaruawahia.

In summary, feedback on the whole has touched on the following:

- Smaller lot sizes;
- Housing typology,
- Prescriptive objectives and policies;
- Alignment with neighbouring districts in terms of rules (e.g daylight admission plane)
- Improved flexibility with Multi-unit development rules;
- Support for Multi-unit development;
- Larger gross floor areas for Minor Dwellings;
- Confusion with earthworks rules interpretation; and
- Overall more enabling bulk and location standards.

As a result of consultation on the draft district plan in conjunction with various open days, substantial feedback was received from the community. Feedback is summarised in Table 2 below. The draft district plan was available for public to view on Council's website from November 2017 to January 2018.

Table 2 Specific consultation processes

Group	Subject Matter	Feedback
Multi-stakeholder workshops and consultant workshops	Urban Design	Urban design is best practice
Multi-stakeholder workshops and consultant workshops	Urban Design	Manage urban development very carefully.
Multi-stakeholder workshops and consultant workshops	Setbacks	6m setback for Raglan is odd, 3m setback needs to be reinstated as it doesn't work. 6m setback is generally not practical due to topography and lot sizes.
Residents	Setbacks	Setbacks should reflect the character of the roads within Raglan. Seeking protection of Raglan views similar to volcanic viewshafts in Auckland.
Residents	Setbacks	Concerns setbacks may be insufficient to retain Raglan's existing character.
Residents/Surveyors/Architects	Setbacks – side	Reduce side and rear yard setbacks to 1m to be consistent with the Franklin Section.
Residents	Setbacks – side/rear	Reduce setbacks where neighbours approval has been obtained.
Residents	Front setback	Retain 6m front road boundary setback.
Multi-stakeholder workshops and consultant workshops	Setbacks	Rework the Te Kauwhata structure plan rules with particular regard to the yard setback rules, these are a nightmare and they need to also consider corner sites (currently no rules really accommodate for a corner site situation).
Residents	Affordable Housing	Seeking similar affordable housing provisions to Queenstown for Raglan.
Multi-stakeholder workshops and consultant workshops	Affordable Housing	More economic houses/buildings.

Group	Subject Matter	Feedback
Community Board	Diverse living environment	Ngaaruawahia community plan is not given effect to through the draft district plan. In particular, it does not deliver a diverse living environment.
Surveyors/Architects	Density	Reduce minimum lot size to 400m ² . Building platform and setbacks won't fit in the lot.
Multi-stakeholder workshops and consultant workshops	Density	Increase residential density close to central business district. Minimum lot areas from current 450m ² to 300-350m ² . This will also address the affordable housing issue.
Multi-stakeholder workshops and consultant workshops	Density	Consider the minimum lot size, small lot sizes (such as 200m ² in Pukekohe) and not in keeping with rural character of our district. For eg: Lili Road ("mini ghetto situation").
Multi-stakeholder workshops and consultant workshops	Density	Incorporate some medium density housing provisions rather than having the comprehensive residential development guidelines.
Multi-stakeholder workshops and consultant workshops	Subdivision	Need a range of lot sizes, green spaces, and lot sizes to suit a purpose.
Multi-stakeholder workshops and consultant workshops	Subdivision	Every subdivision should have its own playground provided.
Residents	Subdivision	Rules, objectives and policies are not prescriptive enough.
Statutory body	Subdivision	Amendments required to provide clarity on reading and using the rules, consistency across the rules and matters of discretion.
Surveyors/Architect	Subdivision	Reduce density requirement to 350m ² , through infill subdivision. Infill in proximity to town centres to be enabled.
Surveyors/Architect	Building Platform	Removal of shape factor for infill subdivision or multi-unit dwellings. Amend rule to be vacant lot only.

Group	Subject Matter	Feedback
Statutory body	Objectives and policies	Objectives and policies are required for each zone section to provide clear cross reference between the objectives and policies and issues.
Business owner	Daylight admission plane	Amend rule to allow exemption where adjoining the legal right of way. Measurement from far side of the right of way.
Architect/Surveyor	Daylight admission plane	Increase height from 7.5m to 10m to provide for higher density and three stories. Daylight admission plane still applies so no impact on the neighbours.
Resident	Daylight admission plane	Add provision for daylight admission encroachment where neighbour approval is obtained.
Architect/Surveyor	Daylight admission plane	Seeking definition of height included in the definition of daylight admission plane.
Architect/Surveyor	Daylight admission plane	Seeking daylight admission plane definition to change allotment to a computer freehold register.
Architect/Surveyor/Planner	Daylight admission plane	Current definition applies to the height control plane to all allotment boundaries, not CFR or title boundaries (i.e legal boundaries). The definition should be amended accordingly to refer to CFR/title boundaries.
Architect/Surveyor/Planner	Daylight admission plane	37 degrees is inconsistent with almost every other council. Amend daylight admission plane to adopt the norm.
Architect/Surveyor/Planner	Daylight admission plane	Requesting definition of height in its application. Sites with steep slopes are disadvantaged by the standard application of height in relation to boundary rules. Single storey structures are regularly non-compliant.
Resident	Height	Increase maximum height to enable three storey dwellings.
Surveyor/Architect	Multi-unit development	Further detail required on site areas, design criteria, definitions for living court standards.

Group	Subject Matter	Feedback
Surveyor/Architect	Multi-unit development	Provide as a permitted activity, smaller lot sizes than 300m ² , increase building coverage to 60% for multi-unit development, remove waste minimisation plan and communal waste requirement.
Surveyor/Architect/ Planner	Multi-unit development	Seeking apartment sizes to be flexible and the market demand to dictate the size and quality.
Surveyor/Architect/ Planner	Multi-unit development	Reduction in minimum lot sizes for multi-units to provide more flexibility in design.
Surveyor/Architect/ Planner	Multi-unit development	Support options for multi-unit development. Multi-unit development should be permitted up to three dwellings.
Surveyor/Architect/ Planner	Multi-unit development	Amend the multi-unit design guide to align with Hamilton city councils as it is tried and tested and works.
Multi-stakeholder workshops and consultant workshops	Multi-unit development	If it looks like a house but is used for apartments, what is the issue.
Surveyor/Architect/ Planner	Design guides	Reference to CPTED should be removed. Multi-design guide contradicts itself on page 15 and page 16 in regards to passive surveillance and privacy. Tuakau Design Guide avoids cul-de-sac disagrees that these are not acceptable.
Multi-stakeholder workshops and consultant workshops	Development	Need comprehensive development
Multi-stakeholder workshops and consultant workshops	Urban Design	Urban design is best practice
Multi-stakeholder workshops and consultant workshops	Urban Design	Urban design guides prepared in consultation with communities.
Multi-stakeholder workshops and consultant workshops	Housing typology	Provide a broader range of housing options. Consider catering for different housing demands (young people, older people, extended family, disabled people).

Group	Subject Matter	Feedback
Surveyor/Architect/ Planner	Duplex Dwelling	Requires a definition.
Surveyor/Architect/ Planner	Townhouse	Requires a definition.
Architect/Surveyor/ Planner	Minor dwelling	Reduce lot size requirement down to 600m ² or 700m ² , particularly in growth areas such as Pokeno and Tuakau.
Resident	Minor Dwelling	Requesting a foot print limit rather than a gross floor area limit to allow two story minor dwellings. Consider gross floor area of 70m ² to 80m ² .
Resident	Minor Dwelling	Would like minor dwellings to have the flexibility to be two stories.
Resident	Minor Dwelling	Seeking larger gross floor area and to be less restrictive, providing for an attached garage.
Resident	Minor Dwelling	Seeking larger gross floor area, 80m ² to 90m ² .
Resident	Minor Dwelling	Increase gross floor area to 80m ² or 90m ² , reduce parent lot size to 400m ² to 600m ² .
Architect/Surveyor/ Planner	Minor Dwelling	Minimum net site area for establishing a dwelling is 900m ² , seeking to reduce this to a lower amount e.g. 675m ² .
Architect/Surveyor/ Planner	Minor Dwelling	Mention in the definition for minor dwellings, garages and deck areas.
Architect/Surveyor/ Planner	Minor Dwelling	Alter the definition to refer to primary dwelling than principal dwelling. Include ability for minor dwellings to be attached or detached from the primary dwelling.

Group	Subject Matter	Feedback
Architect/Surveyor/ Planner	Minor Dwelling	Definition of minor dwelling change the term principal dwelling to primary dwelling. Include ability for minor dwellings to either be attached or detached from the primary dwelling on the site.
Architect/Surveyor/ Planner	Minor Dwelling	Reduce minimum net site area for minor dwellings to be established on residential lots to around 600m ² .
Residents	Tiny Houses	Provisions should be made for tiny houses. Placement on property with existing houses and tiny house villages.
Residents	Relocated building	Relocated buildings should require resource consent.
Business owner	Relocated building	Relocated buildings take longer than 7 days to connect, seeking to extend this timeframe.
Surveyor/Architect/ Planner	Building coverage	Increase to building coverage to 50%. Current building coverage is out of keeping with neighbouring council controls in areas with similar character and amenity (e.g Waipa residential zone or Auckland Council single dwelling zone).
Surveyor/Architect/ Planner	Building coverage	Increase building coverage to 50%.
Surveyor/Architect/ Planner	Accessory building	Increase size of accessory building to 80m ² , other permitted standards will provide adequate control.
Resident	Accessory building	Remove maximum gross floor area for accessory buildings of 70m ² and rely on permitted activity controls.
Multi-stakeholder workshops and consultant workshops	Building	Definition of building shouldn't be used to control tanks within setbacks.

Group	Subject Matter	Feedback
Surveyor/Architect/ Planner	Living Court	Reduce outdoor living court to 50m ² . Perception of urban living is changing and people no longer need large outdoor areas as per Auckland mixed housing suburban zone.
Surveyor/Architect/ Planner	Living Court	Remove requirement for orientating living court towards north of dwelling.
Surveyor/Architect/ Planner	Living Court	Reduce living court to 60m ² from 80m ² , allows for variety in life style and lower maintenance.
Survey/Architect/ Planner	Living Court	Remove orientation requirement.
Survey/Architect/ Planner	Living Court	Include accessibility requirements and proximity to downstairs or upstairs of dwelling in the definition of the living court. Swimming pools are not considered to be adequate living court space on it's own.
Survey/Architect/ Planner	Living Court	Amend living court definition to include covered decks.
Survey/Architect/ Planner	Living Court	Amend definition for living court to enable them to be on covered deck areas. Remove reference and rule pertaining to orientation.
Surveyor/Architect/ Planner	Service court	Reduce service court to 10m ² , this is still a generous amount for clothes line and rubbish bins.
Surveyor/Architect/ Planner	Type of Activity	Small scale care centres, community facilities, boarding houses, visitors accommodation and educational facilities (less than 10 people) should be provided for where numbers are limited.
Surveyor/Architect/ Planner	Dwellings	Provide for more than one dwelling on a site where all the development controls can be met, allow for up to three as permitted. Cater for development on larger sites e.g 1000m ² .

Group	Subject Matter	Feedback
Surveyor/Architect/ Planner	Dwelling	Dwelling definition excludes sleep outs or detached garages/habitable rooms from being part of a single dwelling. It is not uncommon for dwellings to be made of more than one building, but still containing a single kitchen operating as a single household.
Surveyor/Architect/ Planner	Dwelling	Dwelling definition is outdated and does not reflect mixed households. Change definition to a building that has a place for sleeping, facilities for cooking and ablutions, used by people in a domestic (i.e non-commercial) situation.
Surveyor/Architect/ Planner	Kitchenette	A definition of kitchenette was only recently inserted into the district plan and should be retained.
Surveyor/Architect/ Planner	Kitchen	Remove the kitchen definition.
Surveyor/Architect/ Planner	Boundary	Include reference to principal unit boundaries in relation to unit title development.
Surveyor/Architect/ Planner	Childcare facility and educational facility	A childcare centre is contained within the definition of both child care centre and educational facility. Ensure no conflicts between these terms.
Surveyor/Architect/ Planner	Notional Boundary	Unclear how the notional boundary definition will apply to land use consents for second dwellings.
Surveyor/Architect/ Planner	Acoustic insulation	Suggest acoustic insulation should be required adjacent to strategic roads and rail routes.
Surveyor/Architect/ Planner	Gross leasable floor area	Gross leasable floor area definition appears to only apply to the Tamahere Village Business Zone, wider application is sought to other appropriate zones.
Surveyor/Architect/ Planner	Homestay	Homestay definition does not include a maximum duration of stay. Need to determine the difference between visitor accommodation and define if it involves payment.

Group	Subject Matter	Feedback
Multi-stakeholder workshops and consultant workshops	Home Occupations	What are appropriate methods for addressing home occupations? These need to be family flexible.
Multi-stakeholder workshops and consultant workshops	Home Occupations	Provide for employment activities other than just residential.
Multi-stakeholder workshops and consultant workshops	Home Occupations	Provide reasonable opportunity for home occupations, current rules are adequate.
Statutory	Definitions	Supports definitions where they are consistent with Waikato Regional Council definitions.
Business owners	Earthworks	Not possible to retain 100% of all sediment on site.
Business owners	Earthworks	Need to be clear about open drains on private properties. No need to restrict artificial and internal drainage within the site.
WRC	Earthworks	No definition for imported fill.
Business owners	Earthworks	Contradiction between clean-fill and reference to activity status.
Business owners	Earthworks	Unclear if the NES controls HAIL activities or are they still subject to the earthworks requirements of the plan.
Surveyor/Architect/Planner	Earthworks	Increase earthworks volumes from 100m ³ to 500m ³ . This will avoid unnecessary consents for small scale subdivisions and permitted activities.
Business Owner	Noise	Supports emergency generators being exempt from noise standards.

Group	Subject Matter	Feedback
Multi-stakeholder workshops and consultant workshops	Noise	Update to latest standards. Consider updating measurement location, consider notional boundary rather than site boundary.
Multi-stakeholder workshops and consultant workshops	Signage	Consider managing signage through a bylaw as opposed to a bylaw. This can be a much more efficient mechanism to address non-compliances. i.e non-compliant signs can be removed by Council staff through a bylaw but under the RMA/District Plan provisions, monitoring officers can only issue abatement notices or small fines and prosecution is costly.

1.7 Iwi Authority Advice

1.7.1 Consultation

Clause 3 of Schedule 1 of the RMA sets out the requirements for local authorities to consult with tangata whenua through and iwi authorities. Clause 3 also requires Local Authorities to consult with any person, group or ministry that may be affected by changes made to the District Plan.

Council used the following methods to create an Iwi Reference Group.

- Joint Management Agreement
- Tai Tumu Tai Pari Tai Ao (Waikato Tainui Environmental Plan)
- Partnerships
- Collaboration

The purpose of the Iwi Reference Group was to provide Council with a single forum to socialise the proposed changes to the Operative District Plan.

The Iwi Reference group was made up of all iwi and hapuu within the district that council currently consults with via the Resource Consent Process.

Engagement and consultation with the Iwi Reference group took place between December 2014 and December 2017. (See Part 1 Section 32 Report – Introduction to the Evaluation Report)

1.7.2 Advice

Clause 4A of Schedule 1 of the RMA sets out the requirements for local authorities to consult with iwi authorities before notifying a proposed plan. Clause 4A(1)(b) requires Council to have particular regard to any advice received on a draft proposed policy statement or plan from those iwi authorities.

Council held discussions with the relevant Iwi and Hapuu and through Te Kahui Mangai website:

Iwi authorities within Waikato District:

- Waikato Tainui
- Ngaati Tamaoho

Iwi for the purpose of RMA list on Te Kahui Mangai

- Tainui o Tainui

Iwi that have relationship from other districts

- Hauraki
- Ngaati Maniapoto
- Ngaati Paoa - Hauraki

The above Iwi groups were consulted with and a summary of their comments issues and Council's consideration are listed in Part I Section 32 Report – Introduction to the Evaluation Report.

1.8 Decision-making

A series of presentations and discussion documents have been presented to Councillors and community board members on the content and focus of the draft proposed district plan provisions. Whilst at the time none of these were presented for the Residential Zone by itself, the Residential Zone provisions and outcomes sought were bundled within the previous built environment topic which has been presented to Councillors.

Table 3 Summary of decision-making processes

Meeting	Document	Direction
Councillor workshop – Tangata Whenua and Built Environment – 23/02/2016	Councillor Workshop report.	-Improved housing options -Provide flexibility in design -Dependent person dwellings need amending to be more flexible
Councillor workshop District Plan Review, Objectives – Amenity, Built Environment and Growth 18/07/2016	Councillor Workshop report.	-Seeking quality housing and a range -Compact definition not wanting ghettos

Councillor workshop District Plan, Amenity 1 – 18/04/2017	Councillor workshop report.	<ul style="list-style-type: none"> -Would like to see particulate being included in odour and dust. -Stronger objectives and policies and methods to deal with screening storage areas. -Tyre storage piles and car wreckers would like stronger control around these activities. -Home occupations which deal with combustible materials should be included in the plan. -Changes to servicing hours 7am to 8pm. -Don't want the application of the site definition to be too restrictive in terms of signage.
Councillor workshop District Plan Review, Amenity 2 – 09/05/2017	Councillor workshop report.	<ul style="list-style-type: none"> -Stronger management between different zones for noise levels. -Would like the notional boundary to be used rather than site boundary for noise measurement.
Councillor workshop District Plan Review, Built Environment 1 and Industrial– 11 July 2017	Councillor workshop report.	<ul style="list-style-type: none"> -Connectivity to be managed and regulated -Concerns around effective and efficient use of land resource for housing. -Maximum building coverage and paving requirements would like to see more lenient. -Compliance regarding porta cabins, caravans and motorhomes would like this issue addressed, suggested to be addressed through a bylaw. -Supports fence permeability requirements. -More integration of design guides into the district plan, particularly for multi-unit development.
Councillor workshop Built Environment 2 and Design Guides – 17/07/2017	Councillor Workshop report.	<ul style="list-style-type: none"> -More concerns about connected communities, walkable towns, villages and higher order strategic planning compared to implementation of urban design guides. -Residential subdivision layout generally acceptable. -Town centres, wish to see no roller shutter doors.
Councillor workshop District Plan review, urban design guidelines – 15/08/2017	Councillor workshop report.	<ul style="list-style-type: none"> -Seeking design guides to have a clear role in guiding quality, connected communities and moving away from car based and more pedestrian friendly. -Would like to see the design guides and the growth strategy working together.
Councillor workshop District Plan Review,	Councillor workshop report.	<ul style="list-style-type: none"> -Multi-unit development would like a maximum of 4 contiguous.

Subdivision Rules – 23/08/2017		
Councillor workshop 23/05/2018	Power point presentation of draft urban environment objectives and policies	<ul style="list-style-type: none"> - Sought reference to design guides earlier - Seeking affordable housing - Addressing tiny houses
Councillor workshop 28/05/2018	Draft urban environment objectives and policies	<ul style="list-style-type: none"> - Queried reference to number of storeys in relation to building height. - Combine front setback and character policies. - Sought inclusion of maintaining neighbourhood amenity throughout. - Flexibility with communal and provision of outdoor living courts for multi-unit development. - Inclusion and listing of alternative modes of transport throughout (e.g walking and cycling)
Councillor workshop 13/06/2018	Power point presentation (key changes urban environment objectives and policies)	-Still raising tiny houses as an issue to be addressed within the district plan.

2 SCALE AND SIGNIFICANCE EVALUATION

The level of detail undertaken for the evaluation of the proposed District Plan provisions has been determined by an assessment of the scale and significance of the implementation of the proposed District Plan provisions. The scale and significance assessment considered the environmental, economic, social and cultural effects of the provisions. In making this assessment regard has been had to the following, namely whether the provisions:

- (a) Are of regional or district wide significance;
- (b) Have effects on resources that are considered to be a matter of national importance in terms of Section 6 of the Act;
- (c) Adversely affect people's health and safety;
- (d) Result in a significant change to the character and amenity of local communities;
- (e) Adversely affect those with particular interests including Maori;
- (f) Limit options for future generations to remedy effects;
- (g) Whether the effects have been considered implicitly or explicitly by higher order documents; and
- (h) Include regulations or other interventions that will impose significant costs on individuals or communities.

The evaluation has focused on those provisions that will result in a substantial change to the management of the residential zoned land and are of greater importance to ensure the objectives of the Residential Zone Chapter (and other objectives where relevant) are achieved. The majority of changes proposed to the current provisions involve more prescriptive policies for the residential zone and a wider range of housing options with greater emphasis on urban design, quality development and coordination of development.

Policies and rules have been evaluated as a package, as together they address a particular issue and seek to meet a specific objective. Some rules implement more than one policy, for example multi-unit development and retirement villages, therefore have been referred to multiple times.

The following table contains a summary of the policies and rules considered to be of a scale and significance to justify a more comprehensive evaluation of options.

Table 4 Scale and significance assessment

Issue	Provisions evaluated	Scale and Significance Reasoning
Issue: Incongruous built form results in poor residential character and is detrimental to the streetscape, safety and amenity.	<ul style="list-style-type: none"> i. Policy 4.2.2 – Character ii. Policy 4.2.4 – Front setback iii. Policy 4.2.5 – Setback: Side boundaries iv. Policy 4.2.6 – Height v. Policy 4.2.7 – Site coverage and permeable surfaces vi. Policy 4.2.8 – Excessive building scale vii. Policy 4.2.10 – Daylight and outlook viii. Policy 4.2.11 – Outdoor living court - dwelling ix. Policy 4.2.12 – Outdoor living court – multi-unit development x. Policy 4.2.14 – Outdoor living court – retirement villages xi. Policy 4.2.18 – Multi-unit development xii. Built form standards relating to: <ul style="list-style-type: none"> • Site density; • Building setbacks; • Height; • Site coverage and permeable surfaces; • Outdoor living courts; • Daylight admission planes • Fencing adjoining road and reserve boundaries • Maximum gross floor area for accessory buildings; • Minimum service court areas; • Minimum unit sizes. xiii. Waikato Urban Design Guidelines Multi-unit 	<ul style="list-style-type: none"> A. Residential character, amenity and quality are district wide issues relevant to all the residential zones. B. Inappropriate built form adversely effects neighbourhood amenity. C. Poor quality residential environments may fail to attract residents, workers and tourists to the district. D. Poor quality residential environments adversely affect people's health and safety. E. Maintaining amenity values and the quality of the environment are matters particular regard should be given to under Section 7 of the Resource Management Act. F. Once development and redevelopment has occurred there are limited options for future generations to remedy effects. G. The WRPS requires development to occur in a planned and coordinated manner which has regard to the existing built environment. H. Any changes to residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and

Issue	Provisions evaluated	Scale and Significance Reasoning
	<i>development 2018</i>	developers.
Issue: Uncontrolled and inappropriate development results in poor onsite amenity for occupants.	<ul style="list-style-type: none"> i. <i>Policy 4.2.10 – Daylight and outlook</i> ii. <i>Policy 4.2.11 – Outdoor living court – dwelling</i> iii. <i>Policy 4.2.12 – Outdoor living court – multi unit development</i> iv. <i>Policy 4.2.13 – Outdoor living court retirement villages</i> v. <i>Built form standards:</i> <ul style="list-style-type: none"> • <i>Retirement village</i> • <i>Multi-unit development</i> • <i>Daylight admission</i> • <i>Living Court</i> • <i>Service Court</i> vi. <i>Waikato Urban Design Guidelines Multi-unit development 2018</i> 	<ul style="list-style-type: none"> A. Residential amenity is a district wide issue relevant to the residential zone. B. Poor quality residential amenity adversely affects people's health and wellbeing. C. Once development and redevelopment has occurred there are limited options for future generations to remedy effects. D. Any changes to the residential zone could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.
Issue: Accommodating residential household demand and providing housing choice for growth and thriving communities.	<ul style="list-style-type: none"> i. <i>Policy 4.2.17 – housing types</i> ii. <i>Policy 4.2.18 – multi unit development</i> iii. <i>Policy 4.2.19 – retirement village</i> iv. <i>Residential zone permitted activities, relating to dwellings and minor dwellings, new or alterations to existing retirement villages.</i> v. <i>Dwelling and minor dwelling built form standards.</i> vi. <i>Listed restricted discretionary activities, multi-unit development form standards relating to multi-unit development complexes.</i> 	<ul style="list-style-type: none"> A. This matter is of significant relevance to large areas of the existing urban area. B. Inadequate housing options will adversely affect people's economic, health and well-being. C. This matter is important for growth of the district, in particular to provide adequate opportunity for new housing. D. Higher density housing is proposed within the residential zone, the potential effects of higher density housing can result in a significant change to the character and amenity of local communities. E. Housing options are important to accommodate communities at various stages of life and various lifestyles.

Issue	Provisions evaluated	Scale and Significance Reasoning
		<p>F. Any changes to low density residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.</p>
<p>Issue: Managing non-residential activities within residential areas to provide for community needs whilst maintain residential amenity and character.</p>	<p>i. Policy 4.2.21 – Maintain residential purpose</p> <p>ii. Policy 4.2.23 – Non-residential activities</p> <p>iii. Policy 4.2.24 – Home occupation</p> <p>iv. Policy 4.2.25 – Temporary events</p> <p>v. Policy 4.2.26 – Neighbourhood centres in structure plan areas</p> <p>vi. Residential Zone listed permitted activities:</p> <ul style="list-style-type: none"> • Residential activity; • Marae Complex and/or Papakaainga Housing Development; • Home occupation; • Temporary event; • Community activity; • Home stay; • Agricultural, horticultural and viticultural activities; • Neighbourhood centre; • Commercial Activity in Bankart Street and Wainui Road Business Overlay area • New retirement village or extension to an existing one • Listed non-complying and discretionary activities. 	<p>A. Providing for these activities within residential areas is of district wide significance and of importance to all communities.</p> <p>B. These policies and rules will be of relevance to temporary businesses that have re-established within residential zones and wish to remain in the longer term.</p> <p>C. Inappropriately located, scaled, designed activities can adversely affect people's health and safety.</p>

Issue	Provisions evaluated	Scale and Significance Reasoning
Issue: Mismanagement of earthworks can result in sediment loss, instability and nuisance to communities.	<ul style="list-style-type: none"> i. Policy 4.2.15 – Earthworks ii. Rule earthworks – general, matters of discretion relating to (xi) land instability, erosion and sedimentation. 	<ul style="list-style-type: none"> A. Earthworks are a necessary activity to facilitate development and occur district wide. B. The significance of earthworks is low as it is a transient activity which typically has a short duration.
Issue: Adverse effects generated from noise, lighting, odour and excessive signage can affect the aesthetic qualities of the environment, compromise the safe operation of the transport network, and the health and well-being of people and communities.	<ul style="list-style-type: none"> i. Policy 4.4.2 – Noise ii. Policy 4.4.3 – Artificial outdoor lighting iii. Policy 4.4.4 – Outdoor storage iv. Policy 4.4.5 – Objectionable odour v. Policy 4.4.6 – Signage vi. Policy 4.4.7 – Managing the adverse effects of signs vii. Rules relating to: <ul style="list-style-type: none"> • Noise – General • Noise – Construction • Servicing and hours of operation • Glare and artificial light spill • Signs – general • Signs – effects on traffic 	<ul style="list-style-type: none"> A. Residential amenity is a district wide issue relevant to the residential zone. B. Poor quality residential amenity adversely affects people's health and wellbeing. C. Signage contributes to residential amenity and is a district wide issue relevant to the residential zone. D. Poor quality residential amenity adversely affects people's health and wellbeing. E. Signage can have a substantial adverse effect on road safety.
Issue: Inadequate provision for good design and amenity through subdivision and inappropriate layout results in disconnected and inaccessible communities with low amenity values.	<ul style="list-style-type: none"> i. Policy 4.7.2 – Subdivision location and design ii. Policy 4.7.3 – Residential Subdivision iii. Policy 4.7.4 – Lot sizes iv. Policy 4.7.5 - Servicing requirements v. Policy 4.7.6 - Co-ordination between servicing and development and subdivision vi. Policy 4.7.7 – Achieving sufficient development density to support provision of infrastructure services vii. Policy 4.7.8 – Staging of subdivision viii. Policy 4.7.9 – Connected neighbourhoods ix. Policy 4.7.10 – Recreation and access 	<ul style="list-style-type: none"> A. Management of design and layout to facilitate high quality design and amenity through subdivision is of importance across the district and to all communities. B. This matter is of significant relevance to large areas of the existing urban area. C. Mismanagement of subdivision could result in languishing communities. D. Poor quality residential environments may fail to attract residents, workers and tourists to the district. E. Once development and redevelopment has occurred there are limited options for future generations to remedy effects.

Issue	Provisions evaluated	Scale and Significance Reasoning
	<p>x. Policy 4.7.1.1 – Reverse sensitivity</p> <p>xi. Policy 4.2.1.2 – Boundary adjustments and relocations</p> <p>xii. Policy 4.7.1.3 – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>xiii. Policy 4.7.1.4 – Structure and master planning</p> <p>xiv. Subdivision rules relating to:</p> <ul style="list-style-type: none"> • Subdivision General, matters of discretion relating to (i) layout, (ii) shape and variation of lots, (vi) amenity values, (vii) Consistency with the matters contained within Appendix No. 3.1 (Residential Subdivision Design Guide), (viii) vehicle and pedestrian networks. (ix) consistency with master or structure plan, and (x) provision of infrastructure. • Subdivision – Te Kauwhata Ecological Residential Area, matters of discretion relating to (i) layout, (ii) shape and variation of lots, (vi) amenity values, (vii) Consistency with Appendix No. 3.1 (Residential Subdivision Guide), (viii) vehicle and pedestrian networks. (ix) consistency with master or structure plan, (x) provision of infrastructure. • Subdivision – Te Kauwhata West Residential Area, matters of discretion relating to (i) layout, (ii) shape and 	<p>F. Any changes to residential areas could impose significant costs on individuals or communities. If rules are relaxed these could lead to costs on adjoining neighbours. If greater regulation is proposed this could lead to costs on property owners and developers.</p>

Issue	Provisions evaluated	Scale and Significance Reasoning
	<p><i>variation of lots, (vi) amenity values, (vii) consistency with Residential Subdivision Design guideline, (viii) vehicle and pedestrian networks, (ix) consistency with master or structure plan and (x) provision of infrastructure.</i></p> <ul style="list-style-type: none"> • <i>Subdivision – Multi-unit development, matters of discretion relating to (i) layout, (vi) amenity values and streetscape, (vii) consistent with Multi-unit development guidelines, (viii) consistent with relevant structure plan (ix) vehicle and pedestrian networks, (x) safety and function of road network.</i> • <i>Subdivision – Boundary adjustments, matters of control relating to (i) subdivision layout and (ii) shape of titles and variation in lot sizes.</i> • <i>Subdivision – Amendments and updates to cross lease flats plans and conversion, matters of control relating to (iii) site layout and design.</i> • <i>Title Boundaries – contaminated land, significant amenity landscape, notable trees, intensive farming activities, aggregate extraction areas.</i> • <i>Subdivision – road frontage, matters of discretion (ii) amenity and</i> 	

Issue	Provisions evaluated	Scale and Significance Reasoning
	<p><i>residential character.</i></p> <ul style="list-style-type: none"> • <i>Subdivision – building platform, matters of discretion relating to (i) subdivision layout, (ii) shape of allotments.</i> • <i>Subdivision creating Reserves - matters of discretion relating to (ii) consistency with any relevant structure plan or master plan, (iii) reserve size and location.</i> • <i>Esplanade reserves and esplanade strips – matters of discretion relating to (iii) provision of legal access to esplanade reserve or strip.</i> • <i>Subdivision of land containing mapped off-road walkways – matters of discretion relating to (v) amenity matters including batter slopes, (vi) connection to reserves.</i> <p><i>i. Multi-unit development rule and matters of discretion (a)- density, (c) – interface with public space, (g) - staging, (j) provision of infrastructure to individual units;</i></p> <p><i>ii. Waikato Urban Design Guidelines Multi-unit development, 2018 Waikato Urban Design Guidelines Residential Subdivision, 2018</i></p>	

3 ISSUES, OBJECTIVES, POLICIES AND RULES

3.1 Higher Level Planning Documents and Legislation

Those strategic matters and provisions that have been specifically given effect or had regard to in this chapter are summarised in Table 6 below and are set out in full in Appendix 2. These documents broadly identify the resource management issues for the District and provide the higher level policy direction to resolve these issues.

Table 5 Higher order and guiding documents

Document (Statutory obligation in italics)	Relevant provisions the Residential Zone Chapter is required to take into account/give effect to
<i>Local Government Act 2002</i>	Provides a framework for function and role of local authorities. Local authorities are directed to adopt a sustainable approach to development and play a broad role in promoting the social, economic and cultural well-being of their communities.
<i>Hauraki Gulf Marine Park Act, 2000</i>	Manages land uses which impact on the catchment of the Hauraki Gulf.
<i>National Policy Statement for Urban Development Capacity</i> (the district plan is required to give effect to this) - Objective Group A – Outcomes for planning decisions (OA1 – OA3) -Objective Group B – Evidence and monitoring to support planning decisions (OB1) -Objective Group C – Responsive planning (OC1 & OC2) -Objective Group D – Coordinated planning evidence and decision-making (OD1 & OD2) -Outcomes for planning decisions Policies PA1 to PA4 apply to any urban environment that is expected to experience growth (PA1, PA2, PA3 & PA4) - Evidence and monitoring to support planning decisions Policies PB1 to PB7 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region (PB1, PB2, PB3, PB4, PB5, PB6, PB7) -Responsive planning	As the district plan must be reviewed within ten years, the short and medium term policies are the most relevant. ² Policies PB1-PB7 relate to evidence and monitoring to support planning decisions. The application of these policies has informed the management of growth in the PDP. Policy PB3 must evaluate the sufficiency of development capacity provided by district plans and regional policy statements. Policy PB4 requires an estimation of the additional development capacity needed if the supply of development capacity is not likely to meet demand in the short, medium or long term. Of particular relevance to the PDP are Policies PC1 – PC4 which requires sufficient development capacity to be provided over and above projected growth. The PDP must set minimum targets for development capacity through objectives. Policies PC12-PC14 require the preparation

² The National Policy Statement for Urban Development Capacity defines “medium term” as meaning between three and ten years.

<p><i>Policies PC1 to PC4 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region (PC1, PC2, PC3, PC4)</i></p> <p><i>-Minimum targets</i></p> <p><i>Policies PC5 to PC11 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region (PC5, PC6, PC7, PC8, PC9, PC10, PC11)</i></p> <p><i>- Future development strategy</i></p> <p><i>Policies PC12 to PC14 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region (PC12, PC13 & PC14)</i></p> <p><i>- Coordinated planning evidence and decision-making Policies PD1 and PD2 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region (PD1, PD2, PD3 & PD4)</i></p>	<p>of a future development strategy, and Policy PD1-PD4 require councils to work together.</p> <p>In terms of timing, local authorities that have part or all of a high-growth urban area within their district or region shall have completed the housing and business development capacity assessment under policy PBI by 31 December 2017. Waikato District Council has undertaken this work and submitted it to the Ministry for the Environment and the Ministry of Business, Innovation and Employment in December 2017. This is contained within Appendix 4 of the Strategic Direction and Management of Growth section 32 report.</p> <p>Waikato District Council have further information requirements in terms of Policies PC5-11 and PC12-14 which will be submitted to the Ministry for the Environment and the Ministry of Business, Innovation and Employment in December 2018.</p>
<p><i>New Zealand Coastal Policy Statement (the district plan is required to give effect to this)</i></p> <p><i>-Objective 2</i></p> <p><i>-Objective 6</i></p> <p><i>-Policy 6 Activities in the coastal environment</i></p> <p><i>-Policy 7 Strategic planning</i></p>	<p>The district plan is required to give effect to the NZCPS.</p> <p>The NZCPS manages activities in the coastal environment in two distinct ways – preserving the natural character and protecting natural features and landscapes values, and recognising that some development of the coastal environment may be appropriate.</p> <p>The key messages from the NZCPS for strategic direction and in particular growth management is that not all development is inappropriate in the coastal environment, but local authorities must consider the rate at which built development should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment. NZCPS Policy 6(c) seeks to encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth.</p>

<p><i>Future proof strategy and implementation plan 2009</i></p> <ul style="list-style-type: none"> - Section 8.17 Residential Development - Section 8.30 Land and soils 	<p>The future proof strategy aims to manage growth collaboratively for the benefit of the sub regions and community perspectives within the Waikato district, Hamilton city and Waipa district.</p>
<p><i>Waikato Regional Policy Statement 2012</i></p> <ul style="list-style-type: none"> -Objective 3.1 integrated management -Objective 3.10 sustainable and efficient use of resources -Objective 3.12 built environment -Objective 3.21 amenity -Policy 4.1 Integrated approach - Policy 6.1 Planned and co-ordinated subdivision, use and development -Policy 6.3 Co-ordinating growth and infrastructure 	<p>Directs that residential growth is to be consolidated, sustainable, integrated land use and coordinated infrastructure development, focused within existing urban areas, and provides for a range of house options (choice) and achieves good urban design.</p>
<p><i>Waikato-Tainui Environmental Plan (Tai Tumu Tai Pari Tai oa)</i></p> <p><i>Objective 21.3.1 - Effectively manage soil erosion</i></p> <p><i>Policy – Retirement and restoration of marginal land</i></p> <p><i>Policy – Land development</i></p> <p><i>Objective 21.3.2 – The life supporting capacity of land and soils</i></p> <p><i>Policy 21.3.2.1 – Soil and land management practices</i></p> <p><i>Policy 21.3.2.2 – Land management</i></p> <p><i>Objective 21.3.4 – Achieve integrated catchment management, including floodplain and drainage management</i></p> <p><i>Policy 21.3.4.1 - Integrated catchment management plans and land use</i></p> <p><i>Policy 21.3.4.2 – Collaboration with landowners and managers</i></p> <p><i>Objective 25.3.1 – Approach to land use and development</i></p> <p><i>Policy 25.3.1.1 - Approach to land use and development</i></p> <p><i>Objective 25.3.2 – Urban and rural development</i></p> <p><i>Policy 25.3.2.1 – Urban development</i></p>	<p>Seeks the following:</p> <ul style="list-style-type: none"> - Management of activities which contribute to accelerated soil erosion, nutrient loss and poor water quality; - Integrated catchment management across the rohe of Waikato-Tainui; - Promotes catchment management plans; - Manage land sustainably and effectively in growth cells to enhance the environment; and - Development is well planned with positive environmental, cultural, spiritual and social outcomes.
<p><i>Maniapoto Environmental Management Plan</i></p> <p><i>Objective 18.3.1 – Unsustainable and inappropriate land use practices</i></p> <p><i>Policy 18.3.1.1</i></p> <p><i>Policy 18.3.1.3</i></p> <p><i>Objective 18.3.3 Soil Conservation</i></p> <p><i>Policy 18.3.3.1</i></p> <p><i>Policy 18.3.3.2</i></p>	<p>Directs the following:</p> <ul style="list-style-type: none"> - Land use and management protects the Maniapoto values and principles; - Land use and management is sustainable and, protects and enhances the mauri of land; - Urban planning and development adheres to best practice principles and provides for the needs of the Maniapoto; - Best practice soil management techniques minimise soil degradation and loss; and - Land use prioritises and protects the

	mauri of land.
<p><i>Waikato District Council Structure and Master plans – proposed District Plan should have regard to:</i></p> <ul style="list-style-type: none"> a) <i>Pokeno Structure Plan Area</i> b) <i>Te Kauwhata Structure Plan</i> c) <i>Rangitahi Peninsula Structure Plan</i> 	Structure plans provide a very broad plan of how suburban centres or areas would ideally be arranged during a growth phase.
<i>MfE Guideline for Crime Prevention Through Environmental Design in New Zealand, 2005</i>	Sets out a framework for incorporating crime prevention into quality urban designs. Principles include safe movement and connections; See and be seen; clear and logical and orientation; eyes on the street; showing a space is cared for; well-designed, managed and maintained environments; and using active security measures.
<i>MfE New Zealand Urban Design Protocol</i>	The New Zealand Urban Design Protocol is a voluntary commitment to specific urban design initiatives by signatory organisations, which include central and local government, the property sector, design professionals, professional institutes and other groups.

3.2 Issues

3.2.1 Issue 1

The evaluation of objectives and provisions in the following sections relate to the resource management issue stated below:

Issue statement	<p>Issue 1- Residential Character, Built Form and Amenity</p> <p>Incongruous development results in poor residential character and is detrimental to the streetscape, safety and amenity.</p>
<p>Section 7 of the RMA requires regard to be had to, the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, and lastly, maintenance and enhancement of the quality of the environment. The National Policy Statement for Urban Development Capacity requires effective and efficient use of urban environment enabling communities to provide for their social, economic a, cultural and environmental wellbeing. Maintaining and achieving good residential character is important for the wider district. Quality urban environments attract and retain residents. The ODP contains limited prescriptive provisions which seek to provide good quality building and site design which promote and maintain residential character and amenity throughout the residential zone of the district. Quality urban environments with good amenity attract and retain residents. The ODP contains limited prescriptive provisions that seek to provide good quality building and site design which would achieve a high level of amenity throughout the living areas of the district. The ODP provides a building envelope through rules, such as front and side setbacks, and height. Character is typically unique to an area and so it is important this is maintained to suit each village or town within the district. Typically, as density increases innovative quality</p>	

design is needed to offset the bulk of buildings and loss of open space and garden areas. Proposed policies are more prescriptive and directive on the matters such as street frontage, building coverage, access to daylight and sunlight. Bulk and location standards combined with the design guidelines assist in delivering quality amenity and restricting development out of character with the area.

A key issue is striking the right balance between quality development and ensuring development is not unnecessarily constrained. Typically, as density increases quality design is needed to offset the bulk of buildings and loss of open space and garden areas.

3.2.3 Issue 2

Issue statement	Issue 2 – On Site Residential Amenity Uncontrolled and inappropriate development results in poor onsite amenity for occupants
Maintaining good on-site amenity is an important contributor to achieving a good quality of life for individuals. Quality urban environments with good amenity attract and retain residents. The proposed policies are more prescriptive and directive on matters of setbacks, height, living courts, and maximum building length. The design guideline for multi-unit development and bulk and location standards, assist in delivering quality amenity and reducing inappropriate development. A key issue is striking the right balance between quality development and ensuring development is not unnecessarily constrained. As density increases maintaining on site amenity for occupants is critical. In addition, s7 of the RMA requires regard to be had to, the efficient use and development of natural and physical resources, the maintenance and enhancement of amenity values, and lastly, maintenance and enhancement of the quality of the environment.	

3.2.4 Issue 3

Issue statement	Issue 3 – Housing Options Accommodating residential household demand and providing housing choice for growth and thriving communities
<p>Targets for intensification and growth are set under Part B, Section 6 the WRPS. Providing housing choice is pivotal in meeting the social, economic and cultural wellbeing of people and communities in accordance with section 5(2) of the RMA and assisting with growth targets. The National Policy Statement for Urban Development Capacity requires sufficient opportunities for the development of housing and business land to meet demand while providing choices for communities and future generations. The operative district plan uses zoning, subdivision and residential bulk in conjunction with location and activity rules to implement the objectives and policies, and control the effects of subdivision and land use activities. The ODP provides limited options for housing choice, or if options are provided they are often too restricting or convoluted which are not user friendly. Providing a range of housing is important to enable people to meet their social needs. It also accommodates all generations (young and old) enabling them to remain in the same area rather than moving due to a lack of housing choice.</p> <p>Housing and caring for the growing elderly population is a significant issue for New Zealand with Government identifying the ageing population as a key challenge over coming years. Failure to keep up with the demand for aged accommodation and care could have substantial consequences for older people.</p>	

3.2.5 Issue 4

Issue statement	Issue 4 – Maintain Residential Purpose Managing non-residential activities within residential areas to provide for community needs whilst maintain residential amenity and character.
Providing for a range of non-residential activities is necessary in meeting the social and economic wellbeing of people in accordance with s5(2) of the RMA. Residential areas always contain a number of non-residential activities as an integral element of urban residential environments. Non-residential activities include, cafes, dairies, health care facilities, halls, home occupations, travellers accommodation (such as B & B's) and other small commercial services. These facilities provide for the day to day necessities required in communities. Many of these activities are not appropriate within a commercial centre. A number of activities that are residential in nature, do not occur within a residential unit. For example, student hostels, women's refuges and other forms of supervised social housing or assisted care. These activities make up part of the residential environment and are more appropriately located within residential areas than in business or other zones.	

3.2.2 Issue 5

Issue statement	Issue 5 – Earthworks Mismanagement of earthworks can result in sediment loss, instability and nuisance to communities
If earthworks are not managed properly they can have a great impact on the quality of nearby water bodies, people and other activities. Land use activities have the potential to accelerate soil erosion. In addition, if earthworks are not managed appropriately they can have a negative impact on adjoining sites stability. Part 4, s31 of the RMA requires territorial authorities to regulate to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district.	

3.2.3 Issue 6

Issue statement	Issue 6 – Noise, signs, lighting and odour Adverse effects generated from noise, lighting, odour and excessive signage can affect the aesthetic qualities of the environment, compromise the safe operation of the transport network, and the health and well-being of people and communities.
Part 4, s31 of the RMA requires territorial authority to control the emission of noise and the mitigation of the effects of noise. Noise can have an adverse effect on amenity values, adversely affecting people's health, interfering with communication and disturbing sleep and concentration.	
The use of artificial outdoor lighting to illuminate outdoor areas at night is recognised for the purpose of security, night time work and outdoor living. However, lighting can cause glare and excessive light spill which can adversely affect neighbourhood amenity, traffic safety and the amenity of adjoining properties and cause sleep disruption.	
The quantity, size, appearance and location of signs can also generate adverse visual effects that	

can diminish the aesthetic qualities of the environment in which they are located and can compromise the safe operation of the transport network.

Adverse traffic effects arise from signs that mimic traffic signs, contain a message out of context with their siting, are too numerous, poorly located, have a message that is too long or lettering that is too small to be easily read, block visibility, or present a physical obstruction to traffic. The policies recognise that characteristics of signs need to be responsive to different levels of sensitivity to the varying effects on amenity in different localities.

Signs play an important role in the community by advertising messages that promote social, cultural, environmental and economic well-being, as well as the health and safety of the community.

3.2.4 Issue 7

Issue statement	Issue 7 – Subdivision layout and design Inadequate provision for good design and amenity through subdivision and inappropriate layout results in disconnected and inaccessible communities with low amenity values.
<p>The places in which people live, work and play exist on a platform created through the subdivision process. The design of these areas is critical in ensuring these places are pleasant and practical.</p> <p>Existing objectives and policies of the ODP are limited in the way they address amenity, layout and growth through subdivision. Amenity and layout are important issues as they address the efficient and sustainable use of land as well as responding to the surrounding environment and providing a platform for quality built form.</p> <p>The following sections of the RMA are relevant to this issue:</p> <ul style="list-style-type: none"> -Part 2, s5 requires the sustainable management of natural and physical resources; -Part 2, s7 requires particular regard to be had to: <ul style="list-style-type: none"> c. efficient use and development of natural and physical resources; d. maintenance and enhancement of amenity values; and f. maintenance and enhancement of the environment. -Part 3, s11 controls circumstances under which subdivision can occur, including being allowed by a rule in a District Plan (s 11(1)(a)); and -Part 4, s31 requires territorial authorities to regulate to achieve integrated management of the effects of the use, development or protection of land and associated natural and physical resources of the district. <p>In addition to the above, the National Policy Statement for Urban Development Capacity requires the integration of land use and infrastructure development.</p>	

4 EVALUATION OF OBJECTIVES

Below is a summary of the objectives that have been identified as the most appropriate to address this resource management issue and achieve the purpose of the Resource Management Act 1991.

The following objectives are considered to be the most appropriate way to achieve the purpose of the Act.

Table 6 Summary of objectives

Objective	Summary of evaluation
<p><i>Objective 4.2.1 – Residential Character</i></p> <p><i>(a) Residential character of the Residential Zone is maintained.</i></p> <p><i>Objective 4.2.3 – Residential Built Form and Amenity</i></p> <p><i>(a) Maintain neighbourhood residential amenity values and facilitate safety in the Residential Zone.</i></p>	<p>Objective 4.2.1 seeks to protect the characteristics of the Residential Zone including high levels of amenity, accessibility and convenience, and vibrant, safe residential areas. By protecting these features, the objective is sustaining the natural and physical resource of the urban environment for future generations in accordance with Section 5(2)(a) of the Act.</p> <p>By protecting the character of the Residential Zone, Objective 4.2.1 is effectively avoiding, remedying or mitigating the adverse effects on the character component of the environment in accordance with Section 5(2)(c).</p> <p>By protecting the character of distinct village identities these objectives are enabling communities to provide for their well-being in accordance with Section 5(2).</p> <p>The Objectives recognises the potential for activities and buildings to adversely affect the character, amenity and safety in the Residential Zone and seek to minimise this. This is particularly relevant to the urban environment where business and industrial activities can come into conflict with residential environments. Recognising this and seeking to avoid adverse effects on amenity and safety will provide for the community's on-going health and safety in accordance with Section 5(2).</p>

	<p>The reasons for these objectives are to maintain or improve the character, amenity and safety of the Residential Zone. Ensuring that new development is of a complementary design and good quality facilitating the overall attractiveness of the district. It is necessary to have some regulatory control in place to provide guidance and some certainty in creating attractive streets compared to other methods.</p> <p>Including these objectives in the District Plan is therefore considered to be the most appropriate means of improving environmental quality and amenity having particular regard to s7 of the RMA.</p>
<p><i>Objective 4.2.9 – On Site Residential Amenity</i></p> <p><i>(a) Maintain amenity values within and around dwellings and sites in the Residential Zone.</i></p>	<p>Objective 4.2.9 seeks to protect the amenity of the Residential Zone on individual sites. By protecting the aspects which contribute to amenity, the objective is sustaining the natural and physical resource of the urban environment for future generations in accordance with Section 5(2)(a) of the Act.</p> <p>By protecting the on-site amenity of residential sites, Objective 4.2.9 is effectively avoiding, remedying or mitigating the adverse effects on the amenity component of the environment in accordance with Section 5(2)(c).</p> <p>By protecting the on-site amenity, this objective is enabling communities to provide for their well-being in accordance with Section 5(2).</p> <p>The Objective recognises the potential for activities and buildings to adversely affect the amenity and seeks to maintain this. This is particularly relevant to the urban environment where sites are smaller and activities and buildings on one site have effects on neighbouring properties. Recognising this and seeking to avoid adverse effects on amenity and safety will provide for the community's ongoing health and safety in accordance with Section 5(2).</p>

	<p>The reason for this objective is to maintain residential amenity for occupants on their properties. Ensuring the quality of on-site amenity is appropriate through provision of adequate open space, outlook and daylight and sunlight levels throughout the Residential Zone. Having a degree of control on the living environments of people's site amenity promotes quality development and attracts people to neighbourhoods.</p> <p>Including this objective in the District Plan is therefore considered to be the most appropriate means of maintaining and enhancing amenity values, and has particular regard to s7 of the RMA.</p>
<p><i>Objective 4.2.14 – Earthworks</i></p> <p>(a) <i>Earthworks facilitate subdivision, use and development.</i></p>	<p>Section 5(2) ensures people and communities to provide for their social and economic well-being. Development often requires earthworks and this is recognised by Objective 4.2.14. Subdivision, use and development in the Residential Zone provides for people's housing needs and thus achieves this part of Section 5.</p> <p>The reason for this objective is to provide for earthworks where it is necessary to facilitate development within the urban area. However, unnecessary earthworks can be inappropriate resulting in a nuisance to residential amenity.</p> <p>Including this objective in the District Plan is therefore considered to be the most appropriate means of providing for peoples social, economic and cultural well-being, and has particular regard to s5 of the RMA.</p>
<p><i>Objective 4.2.16 – Housing Options</i></p> <p>(a) <i>A wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau.</i></p> <p>(b) <i>Residential zoned land near the Business Town Centre Zone and close to transport networks is used for higher density residential living with access to public transport and alternatives modes of transport.</i></p>	<p>Objective 4.2.16 recognises the need to increase the amount of housing forms, locations, sizes, lifestyle preferences, and meets the needs of the community by accommodating them within existing towns and villages.</p> <p>The long term housing needs of the District's communities are changing in accordance with changing demographic profiles, economic capacity and household structures. There is a need for the District's housing stock to be more responsive to changing household formation and size patterns.</p> <p>Housing is a critical need of the community and people's needs change through their life. Encouraging different forms of housing enables people to meet those needs while still remaining part of the community. This objective will provide houses as a physical</p>

	<p>resource in a form appropriate for the changing needs of the District and enable future generations to meet their housing needs in accordance with Section 5.</p> <p>Dispersed development creates increased demand on the transport network due to the increased number and length of trips required to access dispersed activities. This can result in a loss of accessibility to services and facilities due to dispersed nature not being efficient for public transport service.</p> <p>Objective 4.2.16(b) seeks to concentrate living, employment and economic activity into town centres. This is an efficient physical form and will be more easily accessed by active, public and private transport modes. A centre which incorporates residential living ensures good accessibility between living, business and employment areas. This will ensure the centres continue to operate as activity hubs to serve future generations in accordance with Section 5(2).</p> <p>The definition of “environment” in the RMA is very broad and includes ecosystems and their component parts, including people and communities, all natural and physical resources, amenity values and the social, economic, aesthetic and cultural conditions which affect the former matters.</p> <p>Objective 4.2.16(a) seeks to provide housing whilst contributing to the sustainability of communities. In order to achieve this, adverse effects on these must be avoided, remedied or mitigated. In this regard, Objective 4.2.16(a) achieves this part of Section 5 of the Act.</p> <p>The consolidation and intensification of living opportunities into centres enable the development of vibrant and viable centres and the efficient use of infrastructure and facilities. Compact and well-designed centres also promote the efficient use of energy and reduction of vehicle emissions. By comparison, a large sprawled urban footprint would have a considerably greater effect on the environment.</p> <p>There are numerous adverse effects of dispersed residential development, including increased demand on the transport network due to the increased number and length of</p>
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	<p>trips required to access dispersed activities.</p> <p>By concentrating economic and residential activity into the centres, Objective 4.2.16(b) is avoiding, remedying and mitigating adverse effects on the environment in accordance with Section 5(2)(c). This enables the geographical extent of any adverse effects to be limited and managed internally.</p> <p>Residential areas are vital for the community's well-being, but locating these close to income and employment opportunities ensures the economic well-being. Town centres provide opportunities for people to meet their social and cultural needs. Locating housing in close proximity further enables people to meet their needs in accordance with Section 5.</p> <p>Objective 4.2.16 directly enables people to meet their social, economic and cultural well-being by providing sufficient and appropriate housing stock. Objective 4.2.16(a) recognises the need for housing in different forms that meets the social and economic well-being needs of households in suitable urban and rural locations.</p> <p>The District's centres are where the exchange of goods and services and associated land use effects are concentrated. They also have a significant social component as a focus of many community activities, and the physical amenity and character of these areas is crucial to the perceptions people have of the urban communities and district as a whole. This includes the visual appearance, convenience and safety of buildings and physical setting and variety of activities/mixed uses in close proximity in each centre.</p> <p>The District's centres support activities outside of usual retail and office business hours and residential activities support this. Mixed use buildings provide a variety of activities within town centres.</p> <p>Objective 4.2.16(b) will result in centres which function as key employment and economic nodes as well as a focus for social and community life. This Objective is therefore directly supporting the economic, social and well-being of the community in accordance</p>
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	<p>with Section 5(2).</p> <p>This objective gives effect to the WRPS, Policy 6.1 (Planned and co-ordinated subdivision, use and development) and Policy 6.15 (Density targets for Future Proof area) by providing a choice in housing within the existing urban areas and intensification. This objective reflects the outcomes sought under these policies. The WRPS is understood to achieve the purpose of the RMA and the District Plan must give effect to the RPS.</p>
<p><i>Objective 4.2.20 – Maintain Residential Purpose</i></p> <p><i>(a) Residential activities remain the dominant activity in the Residential Zone.</i></p>	<p>Objective 4.2.20 seeks to retain the characteristics of the Residential Zone by retaining residential as the dominant activity. By protecting these features, the objective is sustaining the natural and physical resource of the urban environment for future generations in accordance with Section 5(2)(a) of the Act.</p> <p>This objective will have the effect of protecting the character and amenity of the Residential Zone, Objective 4.2.20 is effectively avoiding, remedying or mitigating the adverse effects on the character and amenity component of the environment in accordance with Section 5(2)(c).</p> <p>The Objective recognises the potential for non-residential activities to adversely affect the character, amenity and safety in the Residential Zone and seek to minimise this. This is particularly relevant to the urban environment where business and industrial activities can come into conflict with residential environments. Recognising this and seeking to avoid adverse effects on amenity and safety will provide for the community's on-going health and safety in accordance with Section 5(2).</p> <p>The intent of this objective is to maintain the residential function as the dominant activity within the zone. It is acknowledged that small-scale non-residential activities are generally required to assist residents in meeting their social, cultural and economic needs, by providing residents with access to goods and services that they may be required on a daily basis.</p> <p>Alternatively enabling a wide range of non-residential activities may have some merit, which may add some vibrancy. A relax in controls on no-residential activities could undermine the primary commercial areas which</p>

	<p>goes against the principles of zones. In addition, it would result in the gradual erosion of the amenity and housing stock of the residential zone.</p> <p>Including this objective in the District Plan is therefore considered to be the most appropriate means of maintaining residential function, and has particular regard to s7 of the RMA.</p>
<p><i>Objective 4.4.1 - Adverse Effects of Land use and Development</i></p> <p>(a) <i>The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.</i></p>	<p>Section 5(2) ensures people and communities to provide for their social and economic well-being. Development can have adverse effects which is recognised by Objective 4.4.1 and thus achieves Section 5(2)(c).</p> <p>This objective recognises the effects of noise, odour, lighting and signage on the surrounding environment in relation to the non-residential activities which may establish within the residential zone. For example home occupations, community services, real-estate signs, public safety and generally identifying places. It recognises the potential for conflict between non-residential activities and other sensitive land (such as residential), and seeks to manage adverse noise, lighting, signage and odour effects generated by activities. It is consistent with s7(c) of the RMA which states that particular regard must be given to the maintenance and enhancement of amenity values. This objective is considered to be the most appropriate means in achieving the sustainable management purpose of the Act.</p>
<p><i>4.7.1 Objective – Subdivision and Land Use Integration</i></p> <p>(a) <i>Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.</i></p>	<p>This objective is considered to be the most appropriate way to achieve the purpose of the RMA as it:</p> <ul style="list-style-type: none"> i. It is more comprehensive and effective than the status quo in addressing resource management issue 7 achieves improved layout and design which addresses and achieves greater recognition of the importance of good subdivision design in achieving built environment outcomes and those required by the residential zone. ii. It is better than status quo in giving effect to the relevant sections of the RMA – in particular: Principles in s5, s7(b), s7(c), s11 and s31; <ul style="list-style-type: none"> i. Gives effect to the relevant strategic planning documents listed in section 3 of this report.

	<p>ii. Aligns with the provisions of the Strategic Direction of the proposed District Plan, in particular the objectives and supporting policies.</p> <p>The purpose of Objective 4.7.1 is to create functional spaces that enable development of an integrated and coordinated urban environment. The concept of good design goes beyond issues of aesthetics and appearances. Design has economic, environmental, social and cultural dimensions. Quality design creates places that the community use and value at various scales including centres, neighbourhood and individual building or space.</p> <p>Ensuring a quality urban environment that is sustainable, enduring and resilient now will ensure a safe and liveable place for future generations in accordance with Section 5(2).</p> <p>The Objective also constitutes an efficient use of urban space as a resource, and thus achieves Section 5(2).</p>
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5 EVALUATION OF PROPOSED POLICIES, RULES AND METHODS

Section 32 (1)(b) requires an evaluation of whether the provisions are the most appropriate way to achieve the objectives by identifying other reasonably practicable options, assessing the efficiency and effectiveness of the provisions in achieving the objectives, and summarising the reasons for deciding on the provisions. The assessment must identify and assess the benefits and costs of environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. The assessment must if practicable quantify the benefits and costs and assess the risk of acting or not acting if there is uncertain or insufficient information available about the subject matter.

5.1 Identification of Reasonably Practicable Options – for Achieving Objectives

The following assessment consists of an examination of all reasonably practicable options for achieving the objectives. This high-level screening process considers the effectiveness of each option. Only those options considered to be reasonably practicable will be evaluated in this section.

The options broadly considered comprised of the following;

- Do nothing (remove all policies and associated methods including rules);
- Status quo;
- Apply the Waikato section of the ODP district wide with no changes;
- Apply the Franklin section of the ODP district wide with no changes;
- Apply the Waikato section of the ODP with changes (more or less restrictive);
- Apply the Franklin section of the ODP with changes (more or less restrictive);
- Develop completely new provisions (policies and methods); and
- Non-statutory (community management or reliance on other acts for example the Building Act).

Table 7 Reasonably Practicable Options for Achieving Objective.

Objective(s)	<p>Objective 4.2.1 – Residential Character</p> <p>(a) Residential character of the Residential Zone is maintained.</p> <p>Objective 4.2.3 – Residential Built Form and Amenity</p> <p>(a) Maintain neighbourhood residential amenity values and facilitate safety in the Residential Zone.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing – (remove all policies and associated methods)	No district plan policies and provisions to support the objective.	This option would not achieve the objective and would rely on matters outside of Waikato District Council's control.	It would not satisfy council's responsibilities under the RMA (s5, s7 and s31). This option would not give effect to higher order statutory documents (Waikato Regional Policy statement (WRPS) and the RMA. High risk and uncertainty of not	This option would not be socially acceptable, resulting in uncontrolled ad hoc development with incongruous built form that fails to reflect amenity values of the Residential Zone. This option would not provide for local communities and their social requirements. This option could have a	Discard This option would not achieve the objective, or achieve the WRPS, and the Resource Management Act (RMA).

			achieving the objective.	significant effect as there would be no control of development in terms of built form or development standards. It would not provide for the social, economic, cultural or environmental well-being of the community.	
Option 2: Status quo – (retain existing policies)	<p>Maintain existing objectives, policies and rules and continue to treat former district as two distinct areas.</p> <p>Both sections of the ODP have a holistic approach with regards to the application of the objectives and policies. i.e they have limited zone specific objectives and policies with the exception of structure plans. As</p>	<p>This option would not achieve the objective.</p> <p>Development would not be controlled in a way that maintains character, amenity and facilitates safety through the built form layout of the Residential Zone across the district. Majority of development would be controlled through the existing bulk and location</p>	<p>Complexity and confusion with implementing different provisions across district.</p> <p>This option does not integrate both sections of the operative district plan. It would not achieve consistent built form, amenity values, character or safety on the street.</p> <p>This option has a high risk and uncertainty of</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both sections of the plan (i.e. inconsistent with councils strategic approach to create one plan)</p> <p>Further inhibits the environmental, social, cultural and economic well-being of the area.</p>	<p>Discard</p> <p>Inconsistent approach for and providing for residential amenity values, character and safety. This option does not achieve higher order statutory documents.</p> <p>Baseline.</p>

	<p>such, built form, amenity and character in the residential zone is not specifically addressed. Built form, character and amenity is addressed in a broad sense in conjunction with other matters.</p> <p>The existing methods do not provide a consistent form of assessment.</p>	<p>standards which does not control the finer urban design aesthetics.</p> <p>This option does not direct integration, nor would it provide a consistent approach within the district.</p> <p>This option would not achieve the strategic direction of the WRPS.</p>	<p>achieving the objective. It does not give effect to higher order statutory documents.</p>		
<p>Option 3 - apply the Waikato section of the ODP across the district with no changes.</p>	<p>Retain existing height, bulk, location rules.</p> <p>No local variances in building bulk and location rules.</p>	<p>This option directs basic urban design requirements by using bulk and location standards. It lacks more specific direction within the policies which would provide a more robust approach. This option would not achieve the objective.</p>	<p>This option has a high risk and uncertainty of not achieving the objective, as there are no amendments to the ODP.</p> <p>Bulk and location requirements in isolation dictate the building envelope and are a basic method of urban design and would not provide for interaction with the</p>	<p>It would not expect or encourage higher levels of interaction of development with the street scene.</p> <p>Does not distribute impacts equally across the district.</p> <p>This option would fail to gain community and political acceptance.</p>	<p>Discard</p> <p>Inconsistent with the approach of integrated management.</p>

			streetscene.		
Option 4 – apply the Franklin section of the ODP provisions across the district with no changes.	Retain existing height, bulk and location rules of the Franklin Section and apply across the district.	<p>This option is not effective in achieving the objective.</p> <p>The franklin section of the ODP does not manage the effects of development on amenity values and safety within the residential zone.</p>	This option would partially give effect to objectives 3.1 and 3.12 of the WRPS.	<p>Applying only the franklin section of the operative district plan would not be equal or fair distribution of impacts between the former districts.</p> <p>This option would not be accepted at a community and political level.</p>	<p>Discard</p> <p>This option would partially give effect to the objective and partially achieves the direction of the higher order statutory documents.</p>
Option 5 - apply the Waikato section of the ODP bulk and location standards of the Living Zone rules across the district with changes to achieve improved interaction with the street scene via amenity values and	<p>Retain existing height and bulk rules.</p> <p>Develop new policies to direct improved street scene interaction. Develop urban design guides for multi-unit development to assist with public space interaction for</p>	<p>This option would achieve the objective.</p> <p>It provides further development on the existing standards to assist improved public space interaction within the Residential</p>	<p>Confusion of implementing new provisions and across the district.</p> <p>Amended provisions are realistic and within the powers of council to implement, monitor and enforce, subject to adequate staff</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both plans.</p> <p>Distribution of impacts are one sided favouring the Waikato</p>	<p>Evaluate further</p> <p>Achieves the objective of addressing residential amenity values and safety within the Residential Zone.</p>

safety.	higher density development.	Zone.	resource. There is low uncertainty and risk of not achieving the objective.	section of the plan.	
Option 6 - Develop completely new comprehensive set of provisions that improve the interface with the street scene via amenity values and safety for the Residential Zone.	New set of policies and methods developed across the district to address improved street scene interface, amenity and character.	This option would achieve the objective. New policies and methods provide complete integration across the district to provide for improved amenity values and safety when viewed from the street throughout the district.	This option achieves the higher order documents, WRPS and RMA. Council has the ability to enforce and monitor this option, however, due to resourcing and time council is unable to implement this option.	This option could be acceptable, as a fair and equal approach would be taken during development of the new policy and methods framework.	Evaluate further This option achieves the objective and aligns with higher order documents.
Option 7 - Non-statutory approach	Enforcement powers could be transferred to local community groups. Rely solely on design guidelines and building act with no integration into the	Option 7 isn't effective in achieving the objective. There is no method for enforcing development or accountability. It is	Option 7 has a high risk of not achieving the objective. Council has no ability to implement, monitor or enforce this option. Council would not	Likely to be unacceptable politically and to the community. Development is not enforceable, would be ad hoc, result in poor amenity values and	Discard This option would not support the objective and would not meet the requirements of the RMA and WRPS.

	district plan.	reliant on the community as a whole guiding development across the district and adopting guidelines as a district.	be fulfilling their responsibilities and obligations with this option under the RMA. This option would not achieve the purpose of the RMA or achieve higher order statutory documents.	development. Option 7 would not provide for the social, economic, environmental and cultural well-being of its communities.	
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Objective(s)	Objective 4.2.9 – On Site Residential Amenity (a) Maintain amenity values within and around dwellings and sites in the Residential Zone.				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing – (remove all policies and associated methods)	No district plan policies and provisions to support the objective.	This option would not achieve the objective and would rely on matters outside of Waikato District Council's control.	It would not satisfy council's responsibilities under the RMA (s5, s7 and s31). This option would not give effect to higher order statutory documents WRPS and the RMA. High risk and uncertainty of not achieving the objective.	This option would not be socially acceptable, resulting in uncontrolled ad hoc development which is dominant and overbearing failing to provide good quality living conditions and on site residential amenity within the residential zone. This option would not provide for local communities and their social requirements. This option could have a significant	Discard This option would not achieve the objective, or achieve the WRPS, and the Resource Management Act (RMA).

				<p>effect as there would be no control of development.</p> <p>It would not provide for the social, economic, cultural or environmental well-being of the community.</p>	
<p>Option 2: Status quo – (retain existing policies)</p>	<p>Maintain existing objectives, policies and rules and continue as two separate areas as identified under the ODP.</p> <p>Both sections of the ODP have a holistic approach with regards to the application of the objectives and policies. i.e they have limited zone specific objectives and policies with the exception of structure plans. As such, residential amenity in terms of outlook, daylight and</p>	<p>This option would not achieve the objective.</p> <p>Development would not be controlled in a way that provides for good quality on site residential amenity and standard of living in the Residential Zone across the district. Majority of development would be controlled through the existing bulk and location standards which does not control the finer standard of amenity</p>	<p>Complexity and confusion with implementing different provisions across district.</p> <p>This option does not integrate both sections of the operative district plan. There are limited methods (existing bulk and location methods) which focus on achieving built form which would achieve basic on site amenity for the residential zones.</p> <p>This option has a high risk and</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both sections of the plan (i.e. inconsistent with councils strategic approach to create one plan)</p> <p>Further inhibits the environmental, social, cultural and economic well-being of the area.</p>	<p>Discard</p> <p>Inconsistent approach for maintaining or enhancing the character of the Residential Zone. This option does not achieve higher order statutory documents.</p> <p>Baseline.</p>

	<p>sunlight and open spaces in the residential zones are not specifically addressed. On-site amenity and living standards are addressed in a broad sense.</p> <p>The existing methods do not provide a prescriptive form of assessment.</p>	<p>experienced on site by future occupants.</p> <p>This option does not direct integration, nor would it provide a consistent approach within the district.</p> <p>This option would not achieve the strategic direction of the WRPS.</p>	<p>uncertainty of achieving the objective. It does not give effect to higher order statutory documents.</p>		
Option 3 - Apply the Waikato section of the ODP Living Zone provisions across the district with no changes.	Retain operative Waikato section bulk and location standards for the Living Zone.	<p>This option would not achieve the objective, it does not provide a consistent approach to maintaining and enhancing amenity values experienced by residents occupying their sites across the district.</p> <p>This option would only achieve minimum baseline on site residential amenity.</p>	<p>High risk and uncertainty of not achieving the objective.</p> <p>There are no amendments to facilitate improved on site amenity for occupants in the Residential Zone across the district.</p> <p>This option is within council's responsibility and resources to implement, monitor and enforce.</p>	<p>This option accommodates basic on-site amenity, with standard bulk and location rules, outdoor living court requirements and broad basic policies.</p> <p>Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.</p> <p>This option further inhibits the environmental, social,</p>	<p>Discard</p> <p>Inconsistent with the approach for integrating both sections of the operative district plan.</p>

		This option does not achieve the strategic direction of the WRPS.		cultural and economic well-beings.	
Option 4 - Apply the Franklin section of the ODP Residential Zones provisions across the district with no changes.	<p>Apply operative Franklin section bulk, location and living court residential zone provisions across the district living zone.</p> <p>This includes adopting the increased number and type of Residential Zones from the Franklin section of the ODP to the Living Zone, which provides for generally less restrictive bulk and location standards, and living court requirements.</p> <p>Does not provide for high quality on site residential amenity across the living zone.</p>	<p>This option does not achieve the objective. It would not facilitate good quality on site amenity.</p> <p>This option addresses methods of bulk and location standards which do not integrate with the finer improvements to onsite residential amenity.</p> <p>This option would not achieve the strategic direction of the higher order statutory documents (RMA, WRPS).</p>	<p>This option is within Council's powers and responsibilities, however, council does not have the resources to implement this option.</p> <p>This option has a high risk and uncertainty of not achieving the objective. It also does not give effect to the WRPS.</p>	<p>Distribution of impacts is not equal across the district.</p> <p>This option would fail to gain community and political acceptance.</p>	<p>Discard</p> <p>Does not give effect to higher order statutory documents.</p>

Option 5 - apply the Waikato section of the ODP Living Zone provisions across the Franklin section Residential Zones with changes to achieve improved on-site residential amenity.	<p>Develop urban design guidelines for multi-unit development within the proposed residential zone to be applied across the new Residential Zone.</p> <p>Develop more prescriptive policies which are specific to the new Residential Zone.</p> <p>Retain the existing bulk, location and outdoor living court standards for the Living Zone and apply to the new Residential Zone district wide.</p>	<p>This option would be effective in achieving the objective. It would provide a consistent approach to maintain and enhance amenity values for occupants and accommodate social and cultural values through refined policies and urban design guidelines.</p> <p>This option would achieve the higher order objective and strategic direction of the WRPS and the RMA.</p>	<p>Confusion of implementing new provisions across the district.</p> <p>Amended provisions are realistic and within the powers of council to implement, monitor and enforce, subject to adequate staff resource.</p> <p>Low uncertainty and risk of not achieving the objective.</p>	<p>This option would not have a high level of political or community acceptance as it would not wholly integrate both sections of the ODP.</p> <p>Distribution of impacts are one sided favouring the Waikato section of the ODP.</p> <p>This option assists social, cultural and community well-being of the community.</p>	<p>Evaluate further</p> <p>This option achieves the objective of achieving improved amenity values for occupants and improved integration.</p>
Option 6 – apply the Franklin section of the ODP with changes	Apply the provisions contained within the Residential Zones and area to the district and develop more prescriptive policies to address	This option would achieve the objective. New policies would encourage good quality on site amenity.	<p>Confusion of implementing new provisions across the district.</p> <p>Amended provisions are realistic and within the powers</p>	This option would not have a high level of political or community acceptance as it would not wholly integrate both	<p>Evaluate further</p> <p>This option achieves the objective of achieving improved amenity values for occupants and improved</p>

	and provide for on-site amenity.	It would provide a consistent approach to amenity values for occupants. This option would align with the higher order documents.	of Council to implement, monitor and enforce, subject to adequate staff resource. Low uncertainty and risk of not achieving the objective.	sections of the ODP. Distribution of impacts are one sided favouring the Franklin section of the ODP. This option assists social, cultural and community well-being of the community.	integration.
Option 7 - Develop a new comprehensive set of provisions that accommodate higher density development with smaller living courts and service courts.	New set of policies, rules, methods and increased number of Residential Zones which provide for a variety of density, outdoor living, service courts and daylight recession plane to provide for a range of on-site amenity to suit density requirements and peoples lifestyles.	This option would achieve the objective. New policies, rules, methods and increased number of Residential Zones provide complete integration across the district to provide for a range of amenity values.	This option achieves the higher order documents, WRPS and RMA. Council has the ability to enforce and monitor this option, however, due to resourcing and time council is unable to implement this option.	This option could be acceptable, as a fair and equal approach would be taken during development of the new policy and methods framework. However, the cost and time required to deliver this option is likely to be extensive and costly. It would not provide for the economic and social wellbeing of the community.	Discard This option is costly and is unable to be completed within the specified timeframe with the allocated resource.
Option 8 - non-statutory approach	Enforcement powers could be transferred to local community groups.	This option isn't effective in achieving the	This option has a high risk of not achieving the objective. Council	Likely to be unacceptable politically and to the community.	Discard This option would not support the

	<p>Rely solely on design guidelines and building act with no integration into the district plan.</p> <p>Education or guidance could be made available to the public from an urban design panel.</p> <p>Proposed development could be presented to an urban design panel.</p>	<p>objective.</p> <p>There is no method for enforcing development or accountability. It is reliant on the community as a whole guiding development across the district and adopting guidelines.</p> <p>Any achievement of the objective arising from this option would depend on the cooperation and willing approach of developers and landowners.</p>	<p>has no ability to implement, monitor or enforce this option.</p> <p>Council would not be fulfilling their responsibilities and obligations with this option under the RMA. Nor would it achieve the purpose of the RMA or achieve higher order statutory documents.</p>	<p>Development is not enforceable, would be ad hoc and likely not provide for quality on site amenity for occupants.</p> <p>This option would not provide for the social, economic, environmental and cultural well-being of its communities.</p>	<p>objective and would not meet the requirements of the RMA and WRPS.</p>
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Objective(s)		Objective 4.2.1.4 – Earthworks			
		(a) Earthworks facilitate subdivision, use and development			
Options	Description (brief)	Relevance	Feasibility	Acceptability	Recommendation
Approach to achieve objective(s)	Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	How effective provisions are in achieving the objective(s).	Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Discard or evaluate further (with brief explanation).
Option 1: Do nothing – (remove all policies and associated methods)	No district plan policies and provisions to support the objective.	This option would not achieve the objective and would rely on matters outside of Waikato District Council's control.	It would not satisfy council's responsibilities under the RMA (s5, s7 and s31). High risk and uncertainty of not achieving the objective.	This option would not be socially acceptable, resulting in uncontrolled earthworks failing to manage the quantity and effects arising from earthworks. This option would not provide for the sustainable management of a natural resource. This option could have a significant effect as there would be no control of	Discard This option would not achieve the objective, or achieve the WRPS, and the Resource Management Act (RMA).

				<p>earthworks.</p> <p>It would not provide for the social, economic, cultural or environmental well-being of the community.</p>	
<p>Option2: Status Quo – retain existing and different provisions for Waikato and Franklin Sections of the ODP.</p>	<p>This option does support the above objective.</p> <p>Earthworks provisions of the Waikato section sit in each zone chapter, whilst the Franklin section has a district wide approach to earthworks. However, both sections deal with earthworks holistically through objectives and policies.</p> <p>The Waikato section approach is overall slightly more restrictive with earthworks being restricted to the building platforms, and restrictions of importation of clean fill and filling. Maximum volumes and areas of earthworks are aligned between the Franklin and</p>	<p>This option is effective in achieving the objective.</p>	<p>Low risk and uncertainty of not achieving the objective.</p> <p>This option is within council's responsibility and resources to implement, monitor and enforce.</p>	<p>Different rules across the district may be confusing for plan users and does not integrate the two sections of the plan.</p>	<p>Discard</p>

	Waikato sections of the ODP.				
Option 3 - Apply the Waikato Section of the ODP earthworks Living Zone provisions across the district with no changes.	Retain operative Waikato section living zone earthworks provisions (general earthworks and filling and using imported fill) for the Living Zone.	This option would achieve the objective.	Low risk and uncertainty of not achieving the objective. This option is within council's responsibility and resources to implement, monitor and enforce.	Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.	Discard Inconsistent with the approach for integrating both sections of the ODP.
Option 4 - Apply the Franklin Section of the ODP earthworks district wide provisions across the district with no changes.	Retain operative Franklin section district wide earthworks provisions which are grouped by activities and zones.	This option would achieve the objective.	Low risk and uncertainty of not achieving the objective. This option is within council's responsibility and resources to implement, monitor and enforce.	Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.	Discard Inconsistent with the approach for integrating both sections of the operative district plan.
Option 5 – apply the Living Zone earthworks provisions with	Develop new policy framework specific to the zones, streamline earthworks rules to be less convoluted to interpret	This option would achieve the objective. New provisions by	This option achieves the higher order documents (RMA and WRPS), through integrated and	This option is acceptable, as a fair and equal approach would be taken during development of the	Evaluated Further This option achieves the objective and

changes.	and apply.	zone, policies and methods provide consistent approach across the district. Enabling earthworks to facilitate development.	sustainable management of a resource. Council has the ability to enforce and monitor this option.	new policy and methods framework. It would provide for the economic and social well-being of the community.	improves the integration of the sections of the plan.
Option 6 – apply the Franklin section of the ODP earthworks provisions with changes.	Apply the district wide earthworks provisions of the franklin section with changes to provide for a more prescriptive policy framework.	This option would achieve the objective. New policy framework combined with district wide provisions provide a consistent approach across the district.	This option achieves the higher order documents (RMA and WRPS), through integrated and sustainable management of a resource. Council has the ability to enforce and monitor this option.	This option is acceptable, as a fair and equal approach would be taken during development of the new policy framework. It would provide for the economic and social well-being of the community.	Evaluated Further This option achieves the objective.
Option 7 - non-statutory approach	Enforcement powers could be transferred to local community groups. Rely solely on best practice guidelines and rely on the RMA with no integration into the district plan. Education or guidance could be made available to	This option isn't effective in achieving the objective. There is no method for enforcing earthworks or accountability. It is reliant on the community as a whole guiding	This option has a high risk of not achieving the objective. Council has no ability to implement, monitor or enforce this option. Council would not be fulfilling their responsibilities and	Likely to be unacceptable politically and to the community. Earthworks are not enforceable, would like give rise to significant adverse effects to adjoining properties and nearby water bodies.	Discard This option would not support the objective and would not meet the requirements of the RMA and WRPS.

	the public through a development/earthworks panel.	earthworks across the district and adopting guidelines. Any achievement of the objective arising from this option would depend on the cooperation and willing approach of developers and landowners.	obligations with this option under the RMA. Nor would it achieve the purpose of the RMA or achieve higher order statutory documents.	This option would not provide for the social, economic, environmental and cultural well-being of its communities.	
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Objective(s)	<p>Objective 4.2.16 – Housing Options</p> <p>(a) Enable a wide range of housing options in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau.</p> <p>(b) Residential zoned land near the Business Town Centre Zone and close to transport networks is used for higher density residential living with access to public transport and alternative modes of transport.</p>				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing (remove all policies and associated methods – including rules)	No district plan policies and provisions to support the objective.	This option would not achieve the objective and would rely on matters outside of WDC control. This approach may be effective at partially achieving the objective as it would be left for the market to dictate the form of residential	It would not satisfy council's responsibilities under the RMA (s5, s7 and s31). This option would not give effect to higher order documents (WRPS and RMA). High risk and uncertainty of achieving the objectives.	This option would be socially acceptable, resulting in uncontrolled adhoc development with varying densities and forms of development. While developers may support this option, it is unlikely to have the support of the wider community. It creates considerable uncertainty for the	Discard This option would not achieve the objective, or achieve the WRPS or RMA.

		developments.		<p>community in terms of how their towns and villages develop.</p> <p>Impacts would not be equal or fairly distributed across the district. It would not be acceptable at a community or political level.</p> <p>It would not provide for the social, economic, cultural or environmental well-being of the community.</p>	
Option 2: Status Quo – retain existing objectives and policies and rules from the Franklin and Waikato sections of the ODP	Maintain existing objectives, policies, and rules, and continue to treat as two distinct areas, with different policies and rules. The operative franklin section of the district plan is an activities based plan whilst the operative Waikato section has a more holistic approach which is effects	<p>This option would not achieve the objective.</p> <p>This approach may be effective at partially achieving the objective as it would be left for market to dictate the form of residential developments.</p>	<p>Complexity and confusion with implementing different provision across district.</p> <p>This option does not integrate the operative sections of the plan. There are limited methods focussed around providing improved living diversity and coordination with</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both sections of the plan (i.e inconsistent with council's strategic approach to create one plan).</p> <p>Further inhibits the environmental, social, cultural and economic</p>	<p>Discard</p> <p>Inconsistent approach for housing diversity in the Waikato and franklin sections of the district. Does not achieve higher order statutory documents.</p>

	<p>based.</p> <p>This option would include maintaining existing zoning rules and development standards.</p> <p>Lack of breadth of methods and rules which enable a range of density and housing options, and focus around existing transport networks and towns.</p> <p>Franklin section of the district plan provides for more variation in density requirements i.e it provides for higher density within three primary residential zones or areas (minimum lot size of 300m² to 450m²) through minimum lot sizes and multi unit housing. Operative Waikato section requires 450m² for the living zone and</p>		<p>transport and location near town centres.</p> <p>This option has a high risk and uncertainty of achieving the objective. Does not give effect to higher order statutory documents.</p>	<p>well-being of the area.</p>	
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	provides for comprehensive residential development. Comprehensive residential development standards are complex and have found to be infrequently used.				
Option 3 – apply the Waikato section of the ODP provisions across the district with no changes.	<p>Retain operative minimum lot sizes of the living zone Waikato section across the district.</p> <p>Retain dependent persons dwelling</p> <p>Retain comprehensive residential development standards.</p>	<p>This option would not achieve the objective. Does not require diverse living environments to be provided.</p> <p>This option does not achieve the objectives 3.1, 3.2, 3.12 of the WRPS.</p>	<p>High risk and uncertainty of not achieving the objective, due to lack of variation in density requirements, particularly provisions are too restrictive and would stifle higher density developments. In addition, there is a lack of robust design guides which promote the provision of higher density developments close</p>	<p>This option does not cater for local variations in density. It does not cater for more intense forms of development anticipated in certain areas.</p> <p>Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.</p> <p>This option further inhibits the environmental, social, cultural and economic well-beings.</p>	<p>Discard</p> <p>Inconsistent with the approach for integrated management and housing diversity of the WRPS.</p>

			to transport and towns. There are no amendments to the operative plan to achieve diverse living environments and density.		
Option 4 – apply Franklin section of the ODP across the district with no changes	<p>Apply operative franklin district plan across the whole district.</p> <p>Increased number of zones with specified density provisions within each zone. Generally higher density provisions compared to Waikato section.</p> <p>Enables multiple housing units.</p> <p>Provides for medium density housing.</p>	This option partially achieves the objective. It would not facilitate diverse living environments located close to towns and transport connections.	<p>This option is within council's powers and responsibilities, however, council does not have the resource to implement this option.</p> <p>This option has a medium risk and uncertainty of not achieving the objective. It also does not give effect to the WRPS.</p>	<p>This option does not cater for increased density close to towns and would not be in proximity to public transport.</p> <p>Distribution of impacts would fail to gain community and political acceptance.</p>	<p>Discard</p> <p>Does not give effect to higher order statutory documents.</p>
Option 5 – replacement of dependent persons dwelling with minor dwellings and apply	Retain operative Living Zone minimum average lot sizes and apply across the district.	<p>This option would partially achieve the objective.</p> <p>Further development of</p>	<p>Confusion of implementing new provisions across the district.</p> <p>Amended provisions</p>	This option would not have a high level of political or community acceptance as it	<p>Evaluate further</p> <p>Partially achieves the objective of providing housing</p>

minimum lot sizes of the Living Zone of the Waikato section of the ODP	<p>Replace dependent persons dwelling with minor dwellings to allow for more housing choices.</p> <p>No inclusion of higher density methods for multi-unit development</p>	<p>policies and ,methods to provide for diverse living environments and a range of housing options would be effective in achieving the objective. This option provides additional housing options and housing stock by not limiting this form of development to dependent persons.</p>	<p>are realistic and within the powers of council to implement, monitor and enforce, subject to adequate staff resource.</p> <p>Medium uncertainty and risk of achieving the objective.</p> <p>If there is significant uptake of this form of housing, it may place unanticipated pressure on infrastructure including roading wastewater and water supply.</p>	<p>would not integrate both sections of the plan.</p> <p>Distribution of impacts are one sided favouring the Waikato section.</p> <p>This option would enable additional dwellings to be made available and provide additional housing choices. It also allows landowners to maximize their sites in terms of accommodating people.</p> <p>It may affect the character of the areas with additional dwellings (albeit it limited in size) being constructed in existing residential areas.</p>	options.
Option 6 – provide opportunities for increased density and multi-unit	Retain operative living zone minimum average lot sizes and apply across the	<p>This option would achieve the objective.</p> <p>Further</p>	<p>This option would result in confusion from implementing new provisions</p>	<p>This option would have a medium level of political or community</p>	<p>Evaluated further</p> <p>Achieves the objective as provides for housing</p>

development across Residential Zones and apply the Waikato section of the ODP minimum lot sizes.	<p>district.</p> <p>Replace dependent persons dwelling with minor dwellings.</p> <p>Provide for increased density by multi-unit developments within the residential zone and within close proximity to town centres.</p> <p>Develop design guides for multi-unit developments.</p>	<p>development of policies and methods to provide for diverse living environments and a range of housing options would be effective in achieving the objective.</p> <p>This option would generally align with the direction of the WRPS which directs urban intensification and compact urban form.</p>	<p>across the district.</p> <p>Drafting policies and methods are realistic and within the powers of council to implement, monitor and enforce, subject to adequate staff resource.</p> <p>Low uncertainty and risk of achieving the objective.</p>	<p>acceptance as it partially integrates both sections of the plan.</p> <p>Distribution of impacts are medium with more favour applied to the Waikato section.</p> <p>Provides for social, economic, environmental and cultural wellbeing of its communities.</p> <p>This option would enable additional dwelling to be made available and provide additional housing choices.</p>	<p>choice and encourages location close to transport and towns.</p>
Option 7 - apply the Franklin section of the ODP across the district and changes to achieve increased living environments and density.	<p>Retain operative density provisions for the residential zone (350m² per site) and apply across district.</p> <p>Provide for increased density by multi-unit development by zone basis.</p>	<p>This option partially achieves the objective.</p> <p>Provides for improved variety of living environment. It would not encourage higher density housing within town fringes</p>	<p>This option is within council's powers and responsibilities. Council does not have the resources to implement third option, as it requires rezoning the Waikato section of the district.</p>	<p>This option does not cater for local variations in form and density. It does not direct higher density on the town fringes or located close to transport networks.</p> <p>This option would fail to gain community</p>	<p>Discard</p> <p>This option partially achieves the objective. Council does not have the resources to implement this option.</p>

		or close to transport connections.	This option has a high risk and uncertainty of achieving the objective.	and political acceptance. Further inhibits the environmental, social, cultural and economic well-being of the community.	
Option 8 – develop completely new comprehensive set of provisions that provide for higher density within the Residential Zones, create four zones.	New set of policies and methods developed across the district to address increased diversity and density through increased number of residential zones and density.	This option would achieve the objective. New zones, policies, methods provide consistent approach across the district to provide for increased density and housing diversity.	This option achieves the higher order documents, WRPS and RMA. Council has the ability to enforce and monitor this option, however, due to resourcing and time council is unable to implement this option.	This option could be acceptable, as a fair and equal approach would be taken during development of the new policy and methods framework. However, the cost and time required to deliver this option is likely to be extensive and costly. It would not provide for the economic and social well-being of the community.	Discard This option is costly and is unable to be completed within the specified timeframe with the allocated resource.
Option 9 – non statutory approach	Enforcement powers could be transferred to local community groups. Rely solely on design guidelines and building act with no integration into the	This option isn't effective in achieving the objectives. There is no method for enforcing development or	This option has a high risk of not achieving the objective. Council has no ability to implement, monitor or enforce this	Likely to be unacceptable politically and to the community. Development is not enforceable, would be adhoc and likely to be inefficient use of	Discard This option would not support the objective and would not meet the requirements of the RMA and WRPS.

	district plan.	accountability. It is reliant on the community as a whole guiding development across the district.	option. Council would not be fulfilling their responsibilities and obligations with this option under the RMA. This option would not achieve the purpose of the RMA or achieve higher order statutory documents.	infrastructure and land. It would not provide for the social, economic, environmental and cultural well-being of its communities.	
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Objective(s)	Objective 4.2.20 – Maintain Residential Purpose (a) Residential activities remain the dominant activity in the Residential Zone.				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing remove all policies and associated methods – including rules	No district plan policies and provisions to support this objective.	Does not achieve the objective and would rely on matters outside of Waikato District Council Control.	It would not satisfy council's responsibilities under the RMA (s6, s5 and s31) and the WRPS. It would not achieve the purpose of the act or objectives 1 and 2 of the WRPS.	This option would not be socially acceptable, resulting in uncontrolled adhoc development. It would not be environmentally or culturally acceptable in regards to managing effects on the environment. This option could have significant effects as there would be no control of development in terms use, the residential zone would slowly be	Discard This option would not achieve the objective, or achieve the WRPS and the RMA.

				eroded of residential use.	
Option 2: Status Quo – retain existing objectives and policies and rules from the Franklin and Waikato sections of the ODP	<p>Maintain existing objectives, policies, and rules, and continue to treat as two distinct areas, with different policies and rules. The operative franklin section of the district plan is an activities based plan whilst the operative Waikato section has a more holistic approach which is effects based.</p> <p>Franklin section is more prescriptive in controlling non-residential activities whilst Waikato section has a broad approach.</p>	This option would achieve the objective.	<p>Complexity and confusion with implementing different provision across district.</p> <p>This option does not integrate the operative sections of the plan. The franklin section of the district plan is more permissive than the Waikato section in regards to non-residential activities.</p> <p>This option has a low risk and uncertainty of achieving the objective.</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both sections of the plan (i.e inconsistent with council's strategic approach to create one plan).</p> <p>Further inhibits the environmental, social, cultural and economic well-being of the area.</p>	<p>Discard</p> <p>Inconsistent approach across the district.</p>

Option 3 – apply the Living Zone Waikato section provisions of the ODP across the district with no changes.	<p>Retain operative provisions relating to non-residential activities within the living zone of the Waikato section and apply across the district.</p> <p>Retain limited permitted activities relating to non-residential activities.</p>	This option would achieve the objective.	<p>Low risk and uncertainty of not achieving the objective.</p> <p>Within councils abilities and powers to enforce and monitor.</p>	<p>This option does not provide for flexibility in providing non-residential activities in the residential zone which support its function.</p> <p>Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.</p>	<p>Discard</p> <p>Inconsistent with the approach for integrated management of the district plan.</p>
Option 4 – apply the Residential Zone Franklin section of the ODP provisions across the district with no changes.	<p>Retain operative provisions relating to non-residential activities within the residential zone of the Franklin section of the district plan and apply across the district.</p> <p>Retain range of identified permitted activities relating to non-residential activities.</p>	This option would achieve the objective.	<p>Medium risk and uncertainty of achieving the objective. The increased number of permitted non-residential activities may lead to the gradual erosion of the residential zone function.</p> <p>Council has the ability to monitor and enforce this option.</p>	<p>This option does not provide for flexibility in providing non-residential activities in the residential zone which support its function.</p> <p>Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.</p>	<p>Discard</p> <p>Inconsistent with the approach for integrated management of the district plan.</p>

Option 5 – apply the Waikato section of the ODP with changes to the objectives and policies to manage non-residential activities which support the residential function.	<p>Retain operative provisions relating to non-residential activities within the Living Zone of the Waikato section of the district plan and apply across the district.</p> <p>Develop more prescriptive objectives and policies by zone and address the function of the Residential Zone.</p> <p>Consultation feedback was received regarding more prescriptive objective and policies and to be developed by zone.</p>	<p>This option would achieve the objective.</p> <p>New zone, policies, methods provide consistent approach across the district to maintain residential function whilst providing non-residential activities that complement the residential function.</p>	<p>Low risk and uncertainty of not achieving the objective.</p> <p>Council has the ability to monitor and enforce this option.</p>	<p>This option provides for integration of the two sections of the plan.</p> <p>It would gain community and political acceptance.</p> <p>Provides for the social, economic, environmental and cultural values.</p>	<p>Evaluate further</p> <p>Integrates both sections of the plan, whilst providing for non-residential activities which support the residential function.</p>
Option 6 – apply the Franklin section of the ODP with changes to be more restrictive in establishing non-residential activities.	Apply residential zones permitted activities with changes to the standards or conditions of the permitted activities	<p>This option would achieve the objective.</p> <p>New permitted activity rules and standards to be more restrictive to</p>	<p>Low risk and uncertainty of not achieving the objective.</p> <p>Council has the ability to monitor and enforce this</p>	<p>This option does not improve the integration of the two sections of the plan.</p> <p>It may not gain community and political acceptance.</p>	<p>Evaluate further</p> <p>Achieves the objective.</p>

	to be more restrictive in gross floor area and type of non-residential activities listed as permitted	non-residential activities. This option would maintain the residential function of the Residential Zone.	option.	Provides for the social, economic, environmental and cultural values.	
Option 7 – develop completely new set of provisions that provide for listed non-residential activities.	New set of policies, methods and rules across the Residential Zone maintaining residential function and non-residential activities which support the residential function.	This option would achieve the objective. New zone, policies, rules, methods provide consistent approach across the district to provide for non-residential activities which support residential function.	This option achieves the higher order documents. Council has the ability to enforce and monitor this option, however, due to resourcing and time council is unable to implement this option.	This option could be acceptable, as a fair and equal approach would be taken during development of the new policy and methods framework. However, the cost and time required to deliver this option is likely to be extensive and costly. It would not provide for the economic and social well-being of the community.	Discard This option is costly and is unable to be completed within the specified timeframe with the allocated resource.
Option 8 – non statutory approach	Enforcement powers could be transferred to local community groups.	This option isn't effective in achieving the objective. There is no method for enforcing development or accountability. It is	This option has a high risk of not achieving the objective. Council has no ability to implement, monitor or enforce this option.	Likely to be unacceptable politically and to the community. Residential function of the zone would be eroded.	Discard This option would not support the objective and would not meet the requirements of the RMA and WRPS.

		reliant on the community as a whole guiding development across the district.	Council would not be fulfilling their responsibilities and obligations with this option under the RMA. This option would not achieve the purpose of the RMA or achieve higher order statutory documents.	Development is not enforceable, would be adhoc and likely to be inefficient use of infrastructure and land. It would not provide for the social, economic, environmental and cultural well-being of its communities.	
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Objective(s)	Objective 4.4.1 – Adverse Effects of Land use and Development (a) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing remove all policies and associated methods – including rules	No district plan policies and provisions to support these objective.	Does not achieve the objective and would rely on matters outside of Waikato District Council control.	It would not satisfy council's responsibilities under the RMA (s6, s5 and s31) and the WRPS. It would not achieve the purpose of the act or objectives 3.1 and 3.2 of the WRPS.	This option would not be socially acceptable, resulting in uncontrolled development giving rise to excessive noise, lighting, odour and signs. It would not be environmentally, socially or culturally acceptable in regards to managing effects on the environment. This option could have significant effects as there would be no	Discard This option would not achieve the objective, or achieve the WRPS and the RMA.

				control of development in terms of land use generating noise, lighting, odour and signs in the residential zone, thereby eroding residential amenity.	
Option 2: Status Quo – retain existing objectives and policies and rules from the Franklin and Waikato sections of the ODP	<p>Maintain existing objectives, policies, and rules, and continue to treat as two distinct areas, with different policies and rules. The Franklin section of the ODP is an activities based plan whilst the operative Waikato section has a more holistic approach which is effects based.</p> <p>Franklin section has a district wide section specifically for signage, whilst noise, lighting odour are addressed broadly within the policies.</p> <p>Rules specifically</p>	This option would achieve the objectives.	<p>Complexity and confusion with implementing different provision across district.</p> <p>This option does not integrate the operative sections of the plan.</p> <p>This option has a low risk and uncertainty of achieving the objective.</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both sections of the plan (i.e inconsistent with council's strategic approach to create one plan).</p> <p>Further inhibits the environmental, social, cultural and economic well-being of the area.</p>	<p>Discard</p> <p>Inconsistent approach across the district.</p>

	<p>address signage and noise.</p> <p>The Waikato section of the plan manages noise, signs, lighting and odour specifically with objectives and policies across the zones. Rules are located in the living zone which address noise, vibration, glare and lighting, smoke, dust, odour and signs.</p>				
Option 3 – apply the Waikato section of the ODP across the district.	<p>The Waikato section of the plan manages noise, signs, lighting and odour specifically with objectives and policies across the zones. Rules are located in the Living Zone which address noise, vibration, glare and lighting, smoke, dust, odour and signs.</p>	The option is effective in achieving the objective.	<p>This option does not integrate the operative sections of the plan.</p> <p>This option has a low risk and uncertainty of achieving the objective.</p> <p>Council has the ability to monitor and enforce this option.</p>	Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.	<p>Discard</p> <p>Does not integrate both sections of the plan.</p>
Option 4 – apply the Franklin section of	Franklin section has a district wide section	This option is effective in	This option does not integrate the	Impacts are not distributed equally	Discard

the ODP across the district.	specifically for signage, whilst noise, lighting odour are addressed broadly within the policies. Rules specifically address signage and noise within the residential zone.	achieving the objective.	operative sections of the plan. This option has a low risk and uncertainty of achieving the objective. Council has the ability to monitor and enforce this option.	across the district. It would fail to gain community and political acceptance.	Does not integrate both sections of the plan.
Option 5 – apply the Waikato section of the ODP across the district with changes.	Apply the operative signage, lighting and noise rules of the Living Zone across the proposed Residential Zone with changes to provide specific provisions for real estate agent signs. Streamline the rules in order to simplify them and develop a prescriptive policy framework. Update to refer to correct noise standards.	This option is effective in achieving the objective.	This option is within the Councils powers responsibilities and resources to implement monitor and enforce.	This option may be acceptable at a community and political level. The distribution of the impacts are one sided favouring the Waikato section.	Evaluate further Achieves the objective and partially integrates both sections of the plan.

Option 6 – develop completely new provisions.	<p>Develop new provisions which are less restrictive.</p> <p>Provide for increased m² and maximum height in terms of signage.</p> <p>Increase maximum lux and noise standards.</p>	This option would be effective in achieving the objective.	<p>This option improves integration between both sections of the plan.</p> <p>This option has a low risk and uncertainty of not achieving the objective.</p> <p>Council has the ability to implement, monitor and enforce this option.</p>	<p>This option would likely be acceptable at a community and political level. The distribution of impact is equal across the two former district areas.</p> <p>This option would provide for the social, economic, environmental and cultural well-being of the area.</p>	<p>Evaluate further</p> <p>Improves the integration between both sections of the ODP.</p>
Option 7 – non statutory approach	Enforcement powers could be transferred to local community groups.	<p>This option isn't effective in achieving the objectives.</p> <p>There is no method for enforcing inappropriate land use activities and effects, or accountability. It is reliant on the community as a whole guiding land use activities and effects across the district.</p>	<p>This option has a high risk of not achieving the objective. Council has no ability to implement, monitor or enforce this option.</p> <p>Council would not be fulfilling their responsibilities and obligations with this option under the RMA. This option would not achieve the purpose of the RMA or achieve</p>	<p>Likely to be unacceptable politically and to the community.</p> <p>Amenity of the Residential Zone would be eroded.</p> <p>Development is not enforceable, would generate significant adverse effects.</p> <p>It would not provide for the social, economic, environmental and cultural well-being of</p>	<p>Discard</p> <p>This option would not support the objective and would not meet the requirements of the RMA and WRPS.</p>

			higher order statutory documents.	its communities.	
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Objective(s)	4.7.1 Objective – Subdivision and Land Use Integration Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.				
Options Approach to achieve objective(s)	Description (brief) Describe the option and acknowledge the source of this option (if there is one e.g. feedback from consultation, suggestions from workshops with elected members etc).	Relevance How effective provisions are in achieving the objective(s).	Feasibility Within council's powers, responsibilities and resources, degree of risk and uncertainty of achieving objectives, ability to implement, monitor and enforce.	Acceptability Level of equity and fair distribution of impacts, level of community acceptance. Where possible identify at a broad level social, economic, environmental, cultural effects.	Recommendation Discard or evaluate further (with brief explanation).
Option 1: Do nothing (remove all policies and associated methods – including rules)	No district plan policies and provisions to support the objective.	This option would not achieve the objective and would rely on matters outside of WDC control. This approach may be effective at partially achieving the objective as it would be left for the market to dictate the form of subdivision.	It would not satisfy council's responsibilities under the RMA (s5, s7 and s31). This option would not give effect to higher order documents (WRPS and RMA). High risk and uncertainty of not achieving the objective.	This option would not be socially acceptable, resulting in uncontrolled adhoc subdivision and development with varying densities. It would result in the erosion of zones into one zone. While developers may support this option, it is unlikely to have the support of the wider community. It creates considerable uncertainty for the community in terms	Discard This option would not achieve the objective, or achieve the WRPS or RMA.

				<p>of how their towns and villages develop.</p> <p>Impacts would not be equal or fairly distributed across the district. It would not be acceptable at a community or political level.</p> <p>It would not provide for the social, economic, cultural or environmental well-being of the community.</p>	
Option 2: Status Quo – retain existing objectives and policies and rules from the Franklin and Waikato sections of the ODP	Maintain existing objectives, policies, and rules, and continue to treat as two distinct areas, with different policies and rules. The operative franklin section of the district plan is an activities based plan whilst the operative Waikato section has a more holistic approach which is effects	<p>This option would not achieve the objective.</p> <p>The existing objectives and policies in both section of the operative plan are not prescriptive enough.</p>	<p>Complexity and confusion with implementing different provision across district.</p> <p>This option does not integrate the operative sections of the plan. There are limited methods focussed around providing for layout, design, efficient use of land, compact urban form within</p>	<p>This option would not have a high level of political or community acceptance as it would not integrate both sections of the plan (i.e inconsistent with council's strategic approach to create one plan).</p> <p>Further inhibits the environmental, social, cultural and economic well-being of the area.</p>	<p>Discard</p> <p>Inconsistent approach for subdivision giving effect to the outcomes required by each zone.</p>

	<p>based.</p> <p>This option would include maintaining existing zoning rules and development standards.</p>		<p>the zones and district.</p> <p>This option has a high risk and uncertainty of not achieving the objective. Does not give effect to higher order statutory documents.</p>		
Option 3 – apply the Waikato section of the ODP across the district with no changes.	Retain operative minimum lot sizes for the Living Zone and apply across the residential zones within the Franklin section of the ODP.	<p>This option would not achieve the objective. No specific policies and methods to achieve good design, layout, urban consolidation coordination through infrastructure.</p> <p>This option does not achieve the objectives 3.1, 3.2, 3.12 of the WRPS.</p>	High risk and uncertainty of not achieving the objective, due to lack of amendments to achieve good design, prescriptive policies and coordination with subdivision and infrastructure.	<p>This option does not provide for well designed, integrated and serviced subdivision.</p> <p>Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.</p> <p>This option further inhibits the environmental, social, cultural and economic well-beings.</p>	<p>Discard</p> <p>Inconsistent with the approach for integrated management of the WRPS.</p>
Option 4 – apply the Franklin section of the ODP across the district with no	Apply Franklin section of the ODP across the whole	This option partially achieves the objective. It would not facilitate the	This option is within council's powers and responsibilities. However, Council	Distribution of impacts would fail to gain community and	<p>Discard</p> <p>Inconsistent with the approach for</p>

changes.	<p>district.</p> <p>Increased number of zones (i.e two Residential Zones and one area).</p> <p>Generally higher density provisions compared to Waikato section.</p>	outcomes of each of the zones and integrate layout and design.	<p>does not have the resource to implement this option.</p> <p>This option has a medium risk and uncertainty of not achieving the objective. It also does not give effect to the WRPS.</p>	<p>political acceptance.</p> <p>Further inhibits the environmental, social, cultural and economic well-beings.</p>	integrated management of the WRPS.
Option 5 – develop new policy framework and apply the Waikato section of the ODP by applying the minimum lot sizes of the Living Zone.	<p>Retain operative Living Zone minimum average lot sizes and apply across the district.</p> <p>Develop more prescriptive policies to facilitate good design and layout outcomes for residential subdivision.</p> <p>Develop design guides for residential subdivision.</p>	<p>This option would achieve the objective.</p> <p>Further development of policies and, methods to provide for improved layout and design during subdivision phase, whilst integrating with infrastructure.</p> <p>This option provides for good quality design, layout, and coordination with infrastructure efficient use of land</p>	<p>Confusion of implementing new provisions across the district.</p> <p>Amended provisions are realistic and within the powers of council to implement, monitor and enforce, subject to adequate staff resource.</p> <p>Low uncertainty and risk of achieving the objective.</p>	<p>This option would be acceptable at a political and social level.</p> <p>Distributions of impacts are favouring the Waikato section of the district.</p> <p>This option provides for the social, cultural, economic and environmental well-being of the community.</p>	<p>Evaluate further</p> <p>Achieves the objective of incorporating design and layout with zone outcomes.</p>

		etc.			
Option 6 – apply the Franklin section of the ODP across the district and changes to achieve increased living environments and density.	Retain operative residential zones/areas (three) and develop a new policy framework across the district.	<p>This option partially achieves the objective.</p> <p>Achieves the outcome of the residential zone. However, it would not provide for improved design and layout at subdivision stage.</p>	<p>This option is within council's powers and responsibilities.</p> <p>This option has a medium risk and uncertainty of achieving the objective.</p>	<p>This option does not cater for design and layout during subdivision.</p> <p>This option would fail to gain community and political acceptance.</p> <p>Further inhibits the environmental, social, cultural and economic well-being of the community.</p>	<p>Evaluate further</p> <p>This option partially achieves the objective.</p>
Option 7 – develop a completely new set of provisions that provide for greater variation in Residential Zones.	<p>New set of policies and methods developed across the district to apply to increased number of residential zones.</p> <p>Develop residential subdivision guidelines which address and require good layout and design achieving efficient use of land and infrastructure coordination.</p>	<p>This option would achieve the objective.</p> <p>New zones, policies, methods provide consistent approach across the district to provide for improved quality subdivision through layout and design.</p>	<p>This option achieves the higher order documents, WRPS and RMA.</p> <p>Council has the ability to enforce and monitor this option, however, due to resourcing and time council is unable to implement this option.</p>	<p>This option could be acceptable, as a fair and equal approach would be taken during development of the new policies, methods and zone framework. However, the cost and time required to deliver this option is likely to be extensive and costly. It would not provide for the economic and social well-being of the</p>	<p>Discard</p> <p>This option is costly and is unable to be completed within the specified timeframe with the allocated resource.</p>

				community.	
Option 8 – non statutory approach	Enforcement powers could be transferred to local community groups. Rely solely on design guidelines.	This option isn't effective in achieving the objectives. There is no method for enforcing development or accountability. It is reliant on the community as a whole guiding development across the district.	This option has a high risk of not achieving the objective. Council has no ability to implement, monitor or enforce this option. Council would not be fulfilling their responsibilities and obligations with this option under the RMA. This option would not achieve the purpose of the RMA or achieve higher order statutory documents.	Likely to be unacceptable politically and to the community. Development is not enforceable, would be adhoc and likely to be inefficient use of infrastructure and land. It would not provide for the social, economic, environmental and cultural well-being of its communities.	Discard This option would not support the objective and would not meet the requirements of the RMA and WRPS.

5.2 Evaluation of Selected Options

This section contains an evaluation of those options identified above for further evaluation. The short list of options has been developed further to include (where relevant) policies, rules and methods. In some instances, provisions have been bundled where they are expected to work together to achieve the objective(s). For efficiency, this second tier evaluation focuses on the approach and the policies and rules which implement that approach as a package, rather than a detailed analysis of every policy and every rule. How this section is approached in terms of level of detail depends to what extent the options are departing from the existing District Plans and the significance of the alternative options. The following table provides a summary of the evaluation results.

Provisions for residential character and residential built form and amenity were bundled as they deal with similar issues. In addition the policy framework and rules deal with this issue conjunctively, and as such separate assessment was not considered to be necessary. The package of the rules and policies as a whole implements each objective addressing each issue statement.

While many different approaches were considered for each issue and objective, the favoured approach in most instances is to develop new provisions that are based on both the Waikato and Franklin provisions. Consideration of all the residential provisions from both sections of the ODP reflects the combining of the two Districts under one comprehensive District Plan. This approach also ensures a consistent approach across the District.

The preferred approaches will be delivered by a suite of policies and rules which are outlined in the Section 5.3 of this report.

5.3 Objectives – 4.2.1 Residential Character and 4.2.3 Residential Built Form and Amenity

The following provisions work as a package to achieve Objectives 4.2.1 and 4.2.3:

- (a) Policy 4.1.10 – Tuakau
- (b) Policy 4.1.11 – Pokeno
- (c) Policy 4.1.12 – Te Kauwhata
- (d) Policy 4.1.13 – Huntly
- (e) Policy 4.1.14 – Taupiri
- (f) Policy 4.1.15 – Ngaruawahia
- (g) Policy 4.1.16 – Horotiu
- (h) Policy 4.1.17 – Te Kowhai
- (i) Policy 4.1.18 – Raglan
- (j) Policy 4.2.2 – Character
- (k) Policy 4.2.4 – Front Setback
- (l) Policy 4.2.5 – Setback: Side Boundaries
- (m) Policy 4.2.6 – Height
- (n) Policy 4.2.7 – Site coverage and permeable surfaces
- (o) Policy 4.2.8 – Excessive building scale

- (p) Residential Zone – restricted discretionary activities and built form standards.

5.3.1 Identification of Options

In considering options for managing and enabling residential character, built form and amenity a number of factors were taken into account including:

- Waikato Regional Policy Statement;
- Waikato-Tainui Environmental Plan;
- Maniapoto Environmental Management Plan.
- Feedback from consultation processes
- Feedback from Councillors

Options considered for residential character, built form and amenity included:

- The direction of Policy 6.1 (Planned and co-ordinated subdivision, use and development) of the WRPS. Retaining the existing set of policies or whether a new or amended policy framework is more appropriate.
- Other options included non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.3.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 8 Evaluation of provisions

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
<i>Policy 4.1.9 – Maintaining Landscape Characteristics</i> <i>Policy 4.1.10 – Tuakau</i> <i>Policy 4.1.11 – Pokeno</i> <i>Policy 4.1.12 – Te Kauwhata</i> <i>Policy 4.1.13 – Huntly</i> <i>Policy 4.1.14 – Taupiri</i> <i>Policy 4.1.15 – Ngaruawahia</i> <i>Policy 4.1.16 – Horotiu</i> <i>Policy 4.1.17 – Te Kowhai</i> <i>Policy 4.1.18 – Raglan</i> <i>Policy 4.2.2 – Character</i> <i>Policy 4.2.4 – Front Setback</i> <i>Policy 4.2.5 – Setback: Side Boundaries</i> <i>Policy 4.2.6 – Height</i> <i>Policy 4.2.7 – Site Coverage and Permeable Surfaces</i> <i>Policy 4.2.8 – Excessive building scale</i> <i>Rule 16.1.3 Restricted Discretionary Activities</i> <i>Rule 16.3.3.1 Height – building general</i>	<p>Environmental: The policies and methods as a package will ensure functional high quality living environment are achieved for the wider neighbourhood. In addition, new development will be sympathetic to the surrounding environment and will complement it.</p> <p>The policies achieve a safer public environment through increased opportunities for passive surveillance of the street and site frontages for residents.</p> <p>The new front and side setback policies will increase opportunities for tree and garden planting and reduce the domination of driveways and car parking. Over time this will benefit the site owners and also the wider street and neighbourhood.</p> <p>Economic: The rules will not place unnecessary regulatory costs or delays on the markets ability to deliver land for development.</p>	<p>Environmental:</p> <p>Economic: The daylight recession plane and setbacks rules together place the most limitation on the amount of development that can be accommodated on a site.</p>

<p>i) Rule 16.3.4 Fences or walls, road boundaries and Reserve Zone boundaries</p> <p>j) Rule 16.3.5 Daylight admission</p> <p>k) Rule 16.3.6 Building coverage</p> <p>l) Rule 16.3.9.1 Building setbacks – all boundaries</p>		<p>Setting unreasonable controls that go beyond achieving the environmental outcomes sought for a zone, can reduce the development potential of a site, thereby reducing profits and/or potentially lead to higher home prices (as costs are passed on).</p> <p>New site coverage rule and policy regarding excessive building scale could be perceived as to reduce land development rights. The site coverage rule is carried over from the operative Waikato section of the plan and could be perceived to be more restrictive from the former Franklin section of the plan.</p> <p>The requirement for the multi-unit development urban design guide assessment for the developer and lead to a modified more expensive design. This could lead to significantly more costs for the developer, which will ultimately be passed onto the buyer. Requiring good to high-standards of urban design can mean some financially marginal proposed developments are not able to be financed and delivered.</p>
	<p>Social: The benefit to the community of the policy and rule package is greater than the cost to the individuals, individuals also benefit from the cumulative positive outcome on streets and neighbourhoods being high quality.</p> <p>Creates distinctive communities' and character of towns and settlements.</p>	<p>Social: Controlling some fundamental elements of existing character through regulation, such as the new policies for front and side setbacks could result in a partial loss of individual freedom for utilisation of front yards.</p> <p>May constrain personal expression through the built form.</p>

	Cultural:	Cultural:
Options less or not as appropriate to achieve the objective		
<p><u>Status quo</u> – current policies and rules</p> <p>To address the issue of residential character and amenity, the ODP contains primarily Objective 19.3.3 and policies 11, 12 and 13 within the Franklin section and Objective 13.4.1 and policies 13.4.2 (a), (b) and (c) of the Waikato section.</p> <p>The following rules implement the operative objectives and policies, including rules on building height, front and side setbacks.</p> <p>Appropriateness: The existing policies and rules predate the WRPS and provide an inconsistent approach for providing for residential amenity values, character and safety. It also does not integrate the Franklin and Waikato Sections of the ODP. In addition, the objectives and policies are not prescriptive to the Residential Zone. The operative policies and rules do not effectively address the issue of character and amenity values of the street scene.</p>		
<p><u>Option 6:</u> develop a completely new set of provisions which improves interface with the street scene via amenity values and character.</p> <p>Appropriateness: This option is too costly and time consuming and is unable to be completed in the specified timeframes and allocated resource, as such, it would not provide for economic, social and cultural well-being.</p>		
Opportunities for economic growth and employment		
<p>The Residential Zone provides for residents economic growth and employment through home occupations, working from home and subdivision, but in a manner that protects the Residential Zone.</p>		
Risk of acting or not acting		
<p>Uncertainty or insufficiency of information: Substantial information has been received through the consultation and feedback undertaken on the draft proposed plan. In determining whether proposed rule change will result in a cost or benefit, only a value judgement has been made in assessing whether the cost or benefit it's minor, moderate or high. Notwithstanding this, the level of cost/benefit analysis undertaken is considered to be appropriate to the extent and nature of the proposed changes to the existing rule package.</p> <p>Risk of acting or not acting: The risk of acting based on the information available on this topic is considered to be low. The risk of not acting is a Residential Zone with no direction or guidance for how it should develop, with a high risk of low quality unsafe residential development.</p>		

Efficiency and Effectiveness

Efficiency

These policies generally provide an efficient way to achieve Objective 4.2.1 and 4.2.3, and the benefits of providing a quality urban form with its outweigh the costs. The policies also maintain amenity and character of the District and ensure a quality residential environment. The rules enable residential development as a permitted activity provided the conditions are complied with. Any development outside these parameters will require a resource consent which ensures that any adverse effects are assessed.

Effectiveness

The proposed policies provide an effective framework to achieve Objective 4.2.1 and 4.2.3 by establishing clear conditions for development. This manages expectations of the community as to the development that can occur on adjoining sites and ensures an appropriate level of amenity.

5.4 Objective 4.2.9 - On Site Residential Amenity

The following provisions work as a package to achieve Objective 4.2.9:

- a) Policy 4.2.10 – Daylight and Outlook
- b) Policy 4.2.11 – Outdoor Living Court – Dwelling
- c) Policy 4.2.12 – Outdoor Living Court – Multi-Unit Development
- d) Policy 4.2.13 - Outdoor Living Court – Retirement Villages
- e) Residential Zone – permitted activities, Activity Specific Standards and Built Form Standards

5.4.1 Identification of options

In considering options for maintaining and enhancing on site residential amenity were taken into account including:

- Resource Management Act 1991;
- Waikato Regional Policy Statement;
- Feedback on the draft Proposed District Plan;
- Feedback from Council workshops.

Options considered for on-site residential amenity included:

- Retain the existing set of policies or whether a new or amended policy framework is more appropriate.
- Other options may include non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.4.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 9 Evaluation of provisions

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
a) Policy 4.2.10 – Daylight and Outlook b) Policy 4.2.11 - Outdoor Living Court – Dwelling c) Policy 4.2.12 - Outdoor Living Court – Multi-Unit Development d) Policy 4.2.13 - Outlook Living Court – Retirement Villages e) Rule 16.1.2 Permitted Activities f) Rule 16.1.3 Restricted Discretionary Activity g) Rule 16.3.5 Daylight admission h) Rule 16.3.7 Living Court i) Rule 16.3.8 Service Court	<p>Environmental: Policies 4.2.10 to 4.2.13 together will ensure functional and high quality living environments are achieved for the occupants of the sites.</p> <p>The benefit to the community of the policy and rule package is greater than the cost to individuals. Individuals also benefit from cumulative positive outcome on streets and neighbourhoods being of a high quality.</p>	<p>Environmental:</p>
	<p>Economic: The rules will not place unnecessary regulatory costs or delays on the markets ability to meet these requirements.</p>	<p>Economic: Carrying over the outdoor living court rule could result in increased regulation on the Franklin section of the district. There is a potential for increased resource consent applications for outdoor living court breaches.</p> <p>Carrying over the building coverage rule could be perceived to reduce land development rights in the Franklin section of the ODP.</p> <p>The requirements of the multi-unit design guides for outdoor living courts, may lead to more expensive design. This can lead to significantly more costs for the developer, which will be passed onto the buyer.</p>
	Social:	Social:

	<p>Policy 4.2.10 recognises that maintaining privacy, outlook and access to daylight and sunlight is of importance to ensure residents continue to enjoy their properties and their private investment in their property is not unduly compromised.</p> <p>The major benefit of the daylight admission rule is to ensure good access to daylight is achieved for all sites which has health benefits to occupants and benefits to greater efficiencies in home heating.</p> <p>Rule 16.1.3 Multi-unit development and policy 4.2.12 outdoor living court requires quality and accessible outdoor living courts, provisions provide flexibility for design, ensuring quality and accessible outdoor space is provided. Improving community well-being when on higher density sites.</p>	
	Cultural:	Cultural:
Options less or not as appropriate to achieve the objective		
<p><u>Status quo</u> – current policies and rules</p> <p>To address the issue of on-site residential amenity, the ODP contains primarily Objective 19.3.3 and policies 7, 10, 11, 12 and 13 within the Franklin section and Objective 13.4.1 and policies 13.4.2 (d), (l) and (m) of the Waikato section.</p> <p>The following rules implement the operative objectives and policies, including rules on building daylight admission, building coverage, living court, service court, building setbacks – all.</p> <p>Appropriateness:</p> <p>The existing policies and rules predate the WRPS and provide an inconsistent approach for providing for on-site residential amenity values. It also does not integrate the Franklin and Waikato Sections of the ODP. In addition, the objectives and policies are not prescriptive to the Residential Zone. The operative policies and rules do not effectively address the issue of on-site amenity.</p>		

Option 6: apply the operative Franklin section Residential Zone living court standards, service court, on site amenity and bulk and location standards and develop more prescriptive policies.

Appropriateness:

This option would provide for higher density development in general with smaller outdoor living areas etc. and is arguable that the level and quality of on-site amenity is compromised. The policy and rule framework of the preferred option generally provides for a more open space and open feel. It could be concluded that the preferred option provides for superior on site amenity in comparison to the status quo and this option 4.

Opportunities for economic growth and employment

The Residential Zone provides for minimal economic growth and employment through home occupations, working from home and subdivision, but in a manner that protects the Residential Zone.

Risk of acting or not acting

Uncertainty or insufficiency of information:

Advice has been received in regards to design guides in particular for multi-unit development. In terms of an economic impact assessment of the proposed rules has been undertaken in a qualitative nature. In determining whether proposed rule changes will result in a cost or benefit, only a value judgement has been made in assessing whether the cost or benefit is minor, moderate or high. Notwithstanding this, the level of cost/benefit analysis undertaken is considered to be appropriate to the extent and nature of the proposed changes to the existing rule package.

Risk of acting or not acting:

The risk of acting based on the information available on this topic is considered to be low. The risk of not acting is poorly designed dwellings with very low on-site amenity, and insufficient access to sunlight. There is also the potential that adjoining sites could be affected by tall and dominant buildings.

Efficiency and Effectiveness

Efficiency

These rules (conditions) will be efficient to achieve the relevant objectives as the benefits identified above outweigh the costs. Conditions are an efficient means of ensuring activities and buildings are appropriate for the zone/precinct in which they are located. Conditions ensure activities and buildings contribute to the role the zone plays in the District's residential environment. This approach ensures that every site and every residential activity has a basic level of on-site amenity, as development that complies with the conditions is a permitted activity.

Effectiveness

Compliance with the conditions in terms of Permitted activities ensures there is minimal impact on the amenity of the Residential Zone. This is an effective approach in achieving the objectives and retaining/enhancing the urban amenity of the District's residential environment.

5.6 Objective 4.2.14 Earthworks

The following provisions work as a package to achieve Objective 4.2.14

- (a) Policy 4.2.15 – Earthworks
- (b) Rule 16.2.4.1 – Earthworks – general

5.6.1 Identification of options

In considering options for earthworks were taken into account including:

- Waikato Regional Policy Statement;
- Waikato-Tainui Environmental Plan;
- Maniapoto Environmental Management Plan.

Options considered for earthworks included:

- Higher order policy direction for earthworks and soil management as a whole outlined in the Waikato-Tainui Environmental Plan and Maniapoto Environmental Management Plan. Other options were to retain the existing set of policies or whether a new or amended policy framework is more appropriate.
- Options include non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.6.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 11 Evaluation of provisions

Provisions most appropriate to achieve Objective 4.2.14	Effectiveness and Efficiency	
	Benefits	Costs
a) Policy 4.2.15- Earthworks b) Rule 16.2.4.1 Earthworks – general c) Definitions	Environmental: Stronger policies to manage effects from earthworks while providing for them to facilitate development.	Environmental:
	Economic: Less restriction on earthworks to provide development platforms, resulting in fewer infringements of earthworks rules and less resource consents required.	Economic: Requirements for technical reports to confirm ground is stable and suitable to be developed. May constrain the scale and location of earthworks and add cost to development.
	Social: Improved stability for adjoining sites as geotechnical reports are required to confirm ground stability for development.	Social:
	Cultural: Improved cultural benefits through managing potential sediment displacement into nearby water bodies.	Cultural:
Options less or not as appropriate to achieve the objective		
<p><u>Status quo</u> – current policies and rules</p> <p>To address the issue of unmanaged earthworks, the ODP contains Objective 15.5.1, policies (1) and (2) within the Franklin Section and Objective 4.2.1, policies 4.2.2, 4.2.3, 4.2.4, 4.2.5 and 4.2.6 within the Waikato Section.</p> <p>The following rules implement the operative objectives and policies, including rules on earthworks.</p>		

<p>Appropriateness: Retaining the existing policies and rules would provide for management of earthworks in relation to facilitating development within the Residential Zone, they are however convoluted and difficult to apply.</p>
<p><u>Option 6:</u> Adopt the district wide Franklin provisions with changes to create a more prescriptive policy framework.</p> <p>Appropriateness: Adopting the Franklin provisions with changes to create a more prescriptive policy framework would not provide for integration of the sections of the plan when compared to the preferred option. In comparing the Franklin section provisions the preferred option is more restrictive and has more of a zone based approach. In comparison the preferred option is more effective and efficient at managing earthworks.</p>
<p>Opportunities for economic growth and employment</p>
<p>Earthworks facilitate development which supports minimal economic growth.</p>
<p>Risk of acting or not acting</p>
<p>Uncertainty or insufficiency of information: The information available is considered sufficient to inform the review.</p> <p>Risk of acting or not acting: The risk of acting based on the information available on this topic is considered to be low.</p>
<p>Efficiency and Effectiveness</p>
<p>Efficiency These rules will be efficient to achieve the relevant objectives as the benefits identified above outweigh the costs. Conditions are an efficient means of ensuring activities and buildings are appropriate for the zone in which they are located. Conditions ensure earthworks do not create adverse effects.</p> <p>Effectiveness Compliance with the conditions in terms of Permitted activities ensures there is minimal impact on the sites and adjoining sites. This is an effective approach in achieving the objectives and retaining/enhancing the urban amenity of the District's residential environment.</p>

5.7 Objective 4.2.16 - Housing Options

The following provisions work as a package to achieve Objective 4.2.16:

- (a) Policy 4.2.17 – Housing Types
- (b) Policy 4.2.18 – Multi-unit Development
- (c) Policy 4.2.19 - Retirement Village
- (d) Rule 16.1.2 Permitted Activities and specific conditions
- (e) Rule 16.1.3 Restricted Discretionary Activities (multi-unit development)
- (f) Rule 16.3.1 Dwelling
- (g) Rule 16.3.2 Minor dwelling

5.7.1 Identification of options

In considering options for providing housing options were taken into account including:

- Waikato Regional Policy Statement;
- Feedback received from consultation indicated more flexibility was sought in regards to providing housing options. In particular, in regards to minor dwellings in terms of gross floor area, minimum lot sizes and general requirements.
- Feedback from Councillor workshops.

Options considered for housing options included:

- Higher order policy direction for housing options and capacity comes from Policy 6.15 (density targets for Future Proof area) of the WRPS. Other options were to retain the existing set of policies or whether a new or amended policy framework is more appropriate.
- Other options may include non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.7.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 10 Evaluation of provisions

Provisions most appropriate to achieve Objective 4.2.16	Effectiveness and Efficiency	
	Benefits	Costs
a) Policy 4.2.17 – Housing types b) Policy 4.2.18 – Multi unit development c) Policy 4.2.19 – Retirement Village d) Rule 16.1.2 Permitted Activities and specific conditions e) Rule 16.1.3 Restricted Discretionary Activities (multi-unit development) f) Rule 16.3.1 Dwelling g) Rule 16.3.2 Minor dwelling	Environmental: Perceived quality of environment could be low as a result of multi-unit development rule. More efficient use of the land resource.	Environmental: May affect the residential amenity and character with additional dwellings in existing residential areas.
	Economic: Some property owners will result in a more efficient use of land for residential purposes and increased sustainability of using existing resources and infrastructure. Enables landowners to receive additional income from rental of minor dwellings. Provides an affordable housing option.	Economic: The multi- unit development guidelines may be too restrictive in design and result in higher building costs which are passed onto the future buyers. May increase the loading on three waters and transport infrastructure network.
	Social: This approach provides for a range of housing options which will assist in achieving the housing targets for the district. This option provides for more choice in housing providing for the communities needs at all stages of life. Enables extended families to remain together. Results in a more diverse community.	Social: May result in a loss of residential amenity and character depending on the current level of street character and amenity, and the quality and form of development undertaken. Increased number of people and increased likelihood of social problems.

	Allows people to remain in their community even though their housing needs may change through their life.	
	Cultural: Allows extended family units to remain together, resulting in a stronger family allowing them to meet their cultural needs.	Cultural:
Options less or not as appropriate to achieve the objective		
<p><u>Status quo</u> – current policies and rules</p> <p>To address the issue of providing an improved choice of housing options in the Residential Zone, the operative district plan contains primarily Objective 1A.4, and policy 1A.4.4 within the Waikato Section of the district plan and Objective 19.3.1 and policies 19.3.1(3), (6) within the Franklin Section.</p> <p>The following rules implement the operative objectives and policies, including rules on dwellings, multi-unit housing, dependent persons dwelling, and comprehensive residential development.</p> <p>Appropriateness: The existing policies and rules predate the WRPS and provide an inconsistent approach for providing for housing choice in the Residential Zone. It also does not integrate the Franklin and Waikato sections of the ODP. In addition, the policies are not prescriptive to the Residential Zone or for providing housing choice. The operative policies and rules do not effectively address the issue of housing options nor do they align with the direction of the WRPS.</p>		
<p><u>Option 5:</u> adopt the Waikato section Living Zone minimum lot sizes and replace dependent persons dwellings with minor dwellings.</p> <p>Appropriateness: This option provides some housing options, however, not as many as the preferred option which provides for multi-unit development. This option is not as effective or efficient in achieving the objective in comparison to the preferred option.</p>		
Opportunities for economic growth and employment		
<p>The Residential Zone provides for minimal economic growth and employment through home occupations, working from home and subdivision, but in a manner that protects the Residential Zone.</p>		

Risk of acting or not acting

Uncertainty or insufficiency of information:

Assessment of housing typologies and densities were undertaken through the development of the higher order documents, in particular through the development of the WRPS and in particular through the review and development of chapter 6 of the WRPS.

Waikato District is not the first Council to address this issue. A report was prepared by Hill Young Cooper Ltd, Auckland University May 2011 for the Kapiti Coast District Plan Review: Housing Choice and Affordability, May 2011 which is useful to apply some conclusions with regards to housing options and gross floor areas. For example the report indicates that when discussing the gross floor area of minor dwellings there is “no one correct figure”. It further states that minor dwelling gross floor areas vary from district to district ranging from 50m² to 80m². Attached duplex housing also provide for greater housing density, but the final built form generally appear as a detached dwelling and appear consistent with the “stand alone” character of a surrounding neighbourhood. Multi-unit development are also an option for providing improved housing choice.

As part of the district plan review a report was commissioned titled Waikato District Social and Economic Profile, District Plan Review – Section 32 Evaluation, dated 7 July 2017. It confirms in 2016 the household type within the Waikato District consisted of the following:

- 20% single person;
- 30% couple;
- 32% two parent family;
- 12% one parent family;
- 3% multi-family;

This confirms the need for a range of housing choice within the district.

Risk of acting or not acting:

The risk of acting based on the information available on this matter is considered to be low. The risk of not acting is that it does not allow people to meet their changing housing needs, and could result in a monoculture.

Efficiency and Effectiveness

Efficiency

These rules will be efficient to achieve the relevant objectives as the benefits identified above outweigh the costs. The provision of sufficient housing to accommodate population growth and providing housing choice is a key Objective of the NPS-UDC. This suite of provisions will assist Council in giving effect to the NPS-UDC .

Effectiveness

The proposed policies and rules provide an effective framework to achieve Objective 4.2.16 and a consolidated urban form and provide not only sufficient housing stock to accommodate growth, but also sufficient housing choice. The proposed policies recognise this through providing for a range of development densities, development/housing types and development areas. The risk is that economic growth is stymied through insufficient areas to accommodate population growth.

5.8 Objective 4.2.20 Maintain Residential Purpose

The following provisions work as a package to achieve Objective 4.2.20:

- (a) Policy 4.2.21 – Maintain Residential Purpose
- (b) Policy 4.2.22 – Bankart Street and Wainui
- (c) Policy 4.2.23 – Non-residential activities
- (d) Policy 4.2.24 – Home occupations
- (e) Policy 4.2.25 – Temporary Events
- (f) Policy 4.2.26 – Neighbourhood centres in structure plan areas
- (g) Rule 16.1.2 Permitted activities and specific conditions
- (h) Rule 16.1.2 Home Occupations (PI)
- (i) Rules 16.1.2, 16.1.3, 16.1.4 and 16.1.5 pertaining to land use activities
- (j) Rule 16.2.1 Noise
- (k) Rule 16.2.2 Servicing and hours of operation – Bankart Street and Wainui Road Business Overlay Area.

5.8.1 Identification of options

There is no specific higher order direction beyond the district plan relating to the provision or management of non-residential activities.

Options considered for maintaining the residential purpose of the residential zone included:

- Options were to retain the existing set of policies or whether a new or amended policy framework is more appropriate.
- Other options may include non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.8.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 13 Evaluation of provisions

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
Policy 4.2.21 – Maintain Residential Purpose Policy 4.2.22 – Bankart Street and Wainui Policy 4.2.23 – Non-residential activities Policy 4.2.24 – Home occupations Policy 4.2.25 – Temporary Events Policy 4.2.26 – Neighbourhood centres in structure plan areas Rule 16.1.2 Permitted activities and specific conditions Rule 16.1.2 Home Occupations (P1) Rules 16.1.2, 16.1.3, 16.1.4 and 16.1.5 pertaining to land use activities Rule 16.2.1 Noise Rule 16.2.2 Servicing and hours of operation – Bankart Street and Wainui Road Business Overlay Area	Environmental: Residential amenity is retained.	Environmental: There is potential for clustering of non-residential activities to occur. This could result in significant cumulative effects noise, traffic and signage.
	Economic: The approach to the management of non-residential activities is considered to have minor to moderate economic impacts or costs across a range of non-residential activities. There are small but positive net economic benefits.	Economic: The cost of business and industrial land increases because there is a shortage due to non-residential activities being forced into those zones.
	Small business and community services can establish in a cost-effective way, as they do not have to pay higher rental and land costs associated with commercial zones land.	Business activity may not be able to establish in the most cost-effective location. May constrain the operating requirements of a business.
	Social: Provides for the social (health), economic and environmental well-being of operators and their clients by potentially requiring less transport trips. The provisions enable community facilities, home occupations, travellers accommodation to locate within the residential areas close to their target market and customers Ensures retention of the residential amenity.	Social: Immediate neighbours will experience a change in character should the adjoining property use change from residential to non-residential. There may be an increase in traffic movements and localised congestion on the arterial and collector road network as a result of non-residential activities locating on such streets. A community facility such as church, library, or community hall may require resource consent if effects and building rules are unable to be met. The costs associated with a resource consent may mean that

		there are fewer community facilities able to establish within the residential zone which may affect the community to meet their cultural and social needs.
	Cultural:	Cultural:
Options less or not as appropriate to achieve the objective		
<p><u>Status quo</u> – current policies and rules</p> <p>To address the issue of maintaining the purpose and function of the Residential Zone, in particular managing non-residential activities, the operative district plan contains primarily Objective 19.3.3, policies 19.3.3 (1), (2), (3), (5) within the Franklin section and Objectives 11.2.1, 13.2.6 and policies 11.2.6, 13.2.7 and 13.2.8 within the Waikato section of the operative district plan.</p> <p>The following rules implement the operative objectives and policies, including rules on permitted activities, vehicle movements, noise, access, vehicle entrance, loading and manoeuvring, and bulk and location standards.</p> <p>Appropriateness:</p> <p>The outcomes and controls under the operative district plan are different in that the Franklin section is more prescriptive and directive with listed activities and maximum gross floor areas for certain activities. The Waikato section is holistic with community activities not specified. This option also does not integrate the Franklin and Waikato sections of the operative district plan. In addition, the policies are not prescriptive to the residential zone.</p>		
<p><u>Option 6:</u> apply more regulation and restriction by adopting the Franklin section of the district plan with changes to be more restrictive.</p> <p>Adopt the residential zones across the district and introduce changes to be more restrictive in terms of non-residential activities, in terms of reducing permitted gross floor area sizes etc.</p> <p>Appropriateness:</p> <p>This option may be appropriate, however, it would not be consistent with the approach of the proposed plan and is unable to be completed in the specified timeframes with the allocated resource. Additional zoning and specific activities and associated standards would be required.</p>		
Opportunities for economic growth and employment		
<p>The Residential Zone provides for minimal economic growth and employment through home occupations, working from home and subdivision, but in a manner that protects the Residential Zone.</p>		

Risk of acting or not acting
<p>Uncertainty or insufficiency of information: No information has been collated in regards to this matter.</p> <p>Risk of acting or not acting: The risk of acting based on the lack of information available on this matter is considered to be low. The risk of not acting is that the residential enmity is lost through lack of management of non-residential activities.</p>
Efficiency and Effectiveness
<p>Efficiency These rules will be efficient to retain the residential expectations of amenity. The rules will enable small scale non-residential activity, but in a way which limits the adverse effects.</p> <p>Effectiveness The proposed policies and rules provide an effective framework to achieve Objective 4.2.20 and a residential environment for primarily residential activities.</p>

5.9 Objective 4.4.1 - Adverse Effects of Land use and Development

The following provisions act as a package to achieve Objective 4.4.1:

- (a) Policy 4.4.2 – Noise
- (b) Policy 4.4.3 – Artificial Outdoor Lighting
- (c) Policy 4.4.4 – Outdoor Storage
- (d) Policy 4.4.5 – Objectionable odour
- (e) Policy 4.4.6 – Signage
- (f) Policy 4.4.7 – Managing the adverse effects of signs
- (g) Rule 16.2.1.1 Noise – General
- (h) Rule 16.2.1.2 Noise – Construction
- (i) Rule 16.2.2 – Servicing and hours of operation – Bankart Street and Wainui Business Overlay Area.
- (j) Rule 16.2.3 Glare and Artificial Light Spill
- (k) Rule 16.2.7.1 Signs - general
- (l) Rule 16.2.7.2 Signs – effects on traffic

5.9.1 Identification of options

In considering options for adverse effects of land use and development (relating to management of noise, lighting, odour and signs) the Waikato Regional Policy Statement was taken into account.

Options considered for managing adverse effects generated by noise, lighting, odour, and signs within the residential zone included:

- Options were to retain the existing set of policies or whether a new or amended policy framework is more appropriate.
- Other options may include non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.9.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 14 Evaluation of provisions

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
a) Policy 4.4.2 – Noise b) Policy 4.4.3 – Artificial Outdoor Lighting c) Policy 4.4.4 – Outdoor storage d) Policy 4.4.5 – Objectionable odour e) Policy 4.4.6 – signage f) Policy 4.4.7 – managing the adverse effects of signs g) Rule 16.2.1.1 Noise – General h) Rule 16.2.1.2 Noise – Construction i) Rule 16.2.2 – Servicing and hours of operation – Bankart Street and Wainui Business Overlay Area. j) Rule 16.2.3 Glare and Artificial Light Spill k) Rule 16.2.7.1 Signs - general l) Rule 16.2.7.2 Signs – effects on traffic	<p>Environmental: The proposed policies will appropriately manage noise, lighting, odour, signage and adverse effects associated with the above activities.</p> <p>Quality of the environment and amenity values are maintained.</p> <p>Sets a framework for management of effects arising from signs, noise, lighting, traffic and odour.</p> <p>Ensure noise is within a reasonable expectation for the Residential Zone and noise levels meet the zoning and noise levels meet the accepted minimum standards for the environment affected by noise.</p>	<p>Environmental: Reduced ability to signpost businesses in the residential zone</p>
	<p>Economic: Supports economic wellbeing, for home occupations, dairies etc within the residential zone by enabling activities to use signage.</p>	<p>Economic: The policy framework will have economic costs associated with them through monitoring the various standards, in particular noise.</p> <p>Noise generating activities will likely be subject to financial costs in order to meet the noise standards. to noise generating costs in order to meet the environments affected by</p> <p>Cost/time for the public in applying for consents and</p>

		associated time/uncertainty. Signage rules may not be adequate to advertise the location of a business.
	Social: The policy framework provides for social and cultural benefits as they provide for more liveable residential areas by taking into account non-residential activities and taking account of the likely effects these generate. This contributes to the social well-being of the residential areas. Provides certainty for businesses, community and council on the type and level of signage allowed.	Social:
	Cultural:	Cultural:
Options less or not as appropriate to achieve the objective		
<p><u>Status quo</u> – current policies and rules</p> <p>To address the issue of managing adverse effects arising from signage, noise, lighting and odour, the ODP contains primarily Objective 19.3.3, policy 19.3.3 (15) within the Franklin section of the ODP. The current objective and policies of the Franklin section deal with non-residential activities and adverse effects as a result of noise, signage, odour etc as a package. Objectives 13.2.1, 13.2.6 and policies 13.2.2, 13.2.3, 13.2.4, 13.2.5, and 13.2.9 of the Waikato section control adverse effects from noise, lighting, odour, signage as a package and not addressed with any specific land use activity.</p> <p>The following rules implement the operative objectives and policies, including rules on noise, glare and lighting, dust smoke and odour, and signs.</p> <p>Appropriateness:</p> <p>The Waikato and Franklin sections of the operative district plan manage noise, lighting, smoke and odour and signs differently. The Waikato section is more prescriptive with its policy framework whilst the Franklin section approaches it holistically. This option is not considered appropriate to manage the adverse effects from these activities in the district through two different approaches. I.e. there is not a unified approach to managing the effects generated by these activities.</p>		

Option 5: apply less regulation by adopting the Waikato section of the district plan with changes to be less restrictive.

Adopt the Waikato section signage, noise, lighting etc provisions across the Residential Zone and introduce changes to be less restrictive in the application. In particular more streamlined, reduce restrictions on signage and increase permitted noise and lighting levels.

Appropriateness:

This option may be appropriate, however, it has the potential to result in increased adverse effects from these activities resulting in eroded Residential Zone and loss of amenity, making it not a desirable place to live.

Opportunities for economic growth and employment

The Residential Zone provides for minimal economic growth and employment through home occupations, working from home and subdivision, but in a manner that protects the Residential Zone.

Risk of acting or not acting

Uncertainty or insufficiency of information:

Council has limited information regarding the functionality of the existing provisions of the ODP. Information held by council consists of regular complaints regarding the size and location of signage within the district.

No information has been collated in regards to this matter.

Risk of acting or not acting:

With regards to signage, the risk of not acting based on the limited information available is high given the frequency of complaints received regarding signage.

Efficiency and Effectiveness

Efficiency

These rules will be efficient to retain the residential expectations of amenity. The rules will enable routine residential activities to occur but will ensure that amenity effects are managed to support a residential level of amenity.

Effectiveness

The proposed policies and rules provide an effective framework to achieve Objective 4.4.1 and a residential environment with an appropriate level of amenity.

5.10 Objective 4.7.1 - Subdivision and Land Use Integration

The following provisions work as a package to achieve Objective 4.7.1:

- (a) Policy 4.7.2 – Subdivision location and design
- (b) Policy 4.7.3 – Residential Subdivision
- (c) Policy 4.7.4 – Lot sizes
- (d) Policy 4.7.5 – Servicing requirements
- (e) Policy 4.7.6 – Co-ordination between servicing and development and subdivision
- (f) Policy 4.7.7 – Achieving sufficient development density to support the provision of infrastructure services
- (g) Policy 4.7.8 – Staging of subdivision
- (h) Policy 4.7.9 – Connected neighbourhoods
- (i) Policy 4.7.10 – Recreation and access
- (j) Policy 4.7.11 – Reverse sensitivity
- (k) Policy 4.7.12 – Boundary adjustments and relocations
- (l) Policy 4.7.13 – Residential Zone – Te Kauwhata Ecological and West Residential Areas
- (m) Policy 4.7.14 – Structure and master planning
- (n) Rule 16.4.1 – Subdivision – general
- (o) Rule 16.4.2 – Subdivision – Te Kauwhata Ecological Residential Area
- (p) Rule 16.4.3 – Subdivision – Te Kauwhata West Residential Area
- (q) Rule 16.4.4 – Subdivision – Multi-unit development
- (r) Rule 16.4.5 – Subdivision – Boundary adjustments
- (s) Rule 16.4.6 – Subdivision – Amendments and updates to cross lease flats plans and conversion
- (t) Rule 16.4.7 – Subdivision – Title boundaries – contaminated land, notable trees, intensive farming activities, aggregate extraction areas
- (u) Rule 16.4.11 – Subdivision – Road frontage
- (v) Rule 16.4.12 – Subdivision – Building platform
- (w) Rule 16.4.13 – Subdivision creating reserves
- (x) Rule 16.4.15 – Subdivision of land containing mapped off-road walkways

5.10.1 Identification of options

In considering options for subdivision layout and design delivering zone based outcomes the following were taken into consideration:

- Waikato Regional Policy Statement;
- Feedback from Council consents planners.

Options considered for managing subdivision layout and design within the residential zone included:

- Options were to retain the existing set of policies or whether a new or amended policy framework is more appropriate.
- Other options may include non-regulatory incentives or methods. District Plan review options included whether regulatory intervention is an appropriate method for implementation.

5.10.2 Policy, Rule and Method Evaluation

This section assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 11 Evaluation of provisions

Provisions most appropriate to achieve Objective 4.7.1	Effectiveness and Efficiency	
	Benefits	Costs
a. Policy 4.7.2 – Subdivision location and design b. Policy 4.7.3 – Residential Subdivision c. Policy 4.7.4 – Lot sizes d. Policy 4.7.5 – Servicing requirements e. Policy 4.7.6 – Co-ordination between servicing and development and subdivision f. Policy 4.7.7 – Achieving sufficient development density to support the provision of infrastructure services g. Policy 4.7.8 – Staging of subdivision h. Policy 4.7.9 – Connected neighbourhoods i. Policy 4.7.10 – Recreation and access j. Policy 4.7.11 – Reverse sensitivity k. Policy 4.7.12 – Boundary adjustments and relocations l. Policy 4.7.13 – Residential Zone – Te Kauwhata Ecological and West Residential Areas m. Policy 4.7.14 – Structure and master planning n. Rule 16.4.1 – Subdivision general o. Rule 16.4.2 – Subdivision – Te Kauwhata Ecological Residential Area p. Rule 16.4.3 – Subdivision – Te Kauwhata West Residential Area q. Rule 16.4.4 – Subdivision – Multi-unit development	<p>Environmental: Ensures the health of people.</p> <p>Ensures the health of the ecosystems by reticulating wastewater and treating to a higher level than would be achieved with each site</p> <p>The comprehensive management of stormwater reduces the frequency, duration and scale of flooding</p> <p>Economic: Enhance provision and coordination of servicing during subdivision which will enhance future living environments.</p> <p>Policy framework will improve the efficiency and utilisation of land through subdivision.</p> <p>The comprehensive management of stormwater reduces potential damage to property</p> <p>Social: Stronger policies to guide and enhance design and amenity of the Residential Zone across the district, and thereby making the district more attractive to existing and future</p>	<p>Environmental: The management and disposal of stormwater and water supply will still have adverse environmental effects</p> <p>Any additional residential will have a certain level of adverse effects</p> <p>Economic: Potential increased costs for landowners, including resource consents and processing times due to more prescriptive policies.</p> <p>Social:</p>

<p>r. Rule 16.4.5 – Subdivision – Boundary adjustments</p> <p>s. Rule 16.4.6 – Subdivision – Amendments and updates to cross lease flats plans and conversion</p> <p>t. Rule 16.4.7 – Subdivision – Title boundaries – contaminated land, notable trees, intensive farming activities, aggregate extraction areas</p> <p>u. Rule 16.4.11 – Subdivision – Road frontage</p> <p>v. Rule 16.4.12 – Subdivision – Building platform</p> <p>w. Rule 16.4.13 – Subdivision creating reserves</p> <p>x. Rule 16.4.15 – Subdivision of land containing mapped off-road walkways</p>	<p>residents.</p> <p>Stronger policy framework will provide increased connectivity in residential neighbourhoods, thereby making the district a more attractive place to live.</p> <p>Ensures that sites can be built on</p> <p>Health effects of providing clean water, and transporting wastewater and stormwater away</p> <p>Ensures communities have sufficient recreation opportunities</p>	
	<p>Cultural: Will assist in preserving the mauri of water</p>	<p>Cultural:</p>
<p>Opportunities for economic growth and employment</p>		
<p>These policies and rules are unlikely to encourage economic growth and employment but infrastructure is required to support any growth. There may be a small area of additional economic opportunity through the provision of infrastructure and construction associated with it.</p>		
<p>Options less or not as appropriate to achieve the objective</p>		
<p><u>Status quo</u> – current policies and rules</p> <p>In managing the issue of lack of design and layout through subdivision, the ODP contains primarily Objective 19.3.7.1 and policy 19.3.7.2 (a) of the Franklin section, and Objectives 6.2.1, 13.4.1, policies 13.4.2, 13.4.3 and 13.4.3A within the Waikato section. Both sections of the plan deal with subdivision, connectivity and amenity holistically, the Franklin section of the plan deals with these matters for residential development and subdivision.</p> <p>Appropriateness:</p> <p>Status quo is not considered an appropriate option as it would not integrate both sections of the plan and provide holistic management of this issue. Furthermore, the policy and rule framework is not directive or prescriptive enough to adequately provide for good design, layout and connectedness.</p>		

Option 6: apply less regulation by adopting the Franklin section of the district plan minimum lot sizes of the residential zones and overlay area providing for higher density and develop more prescriptive policies.

Appropriateness:

This option is not considered to be as effective as the preferred option or status quo. With a lack of design guide for subdivision this may lead to poor design and layout. In addition, higher density for single dwellings may not be appropriate within the setting of small rural towns.

Risk of acting or not acting

Uncertainty or insufficiency of information:

A large portion of the existing lot sizes are not of a size which would facilitate further subdivision, according to council's capacity model. There is limited information regarding the demand for housing typology within the district.

There is uncertainty whether the growth projections will be realised. Many assumptions underpin the figures such as assuming that growth will continue at its present rate. There is a risk that Council will fund and plan infrastructure which will never be used.

Risk of acting or not acting:

Even though there is some uncertainty as to the accuracy of the growth projections, infrastructure must be available to service growth, if and when there is growth. With regards to subdivision, the risk of not acting based on the limited information available is low.

Efficiency and Effectiveness

Efficiency

The provisions will be efficient as they clearly set standards for a permitted activity. The policies recognise the need for integration of land use and infrastructure and the rules deliver this.

How will the suite of provisions be effective at achieving the objective?

The standards are clear with no ambiguity. The proposed policies are clear and directive and will be effective tools in directing how the objectives will be achieved with regard to infrastructure and development. They will be effective in ensuring that every newly created site has appropriate level of servicing.

6 CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, The Objective is considered the most appropriate way to achieve the Purpose of the RMA (Section 5) for addressing residential development.

It is considered that the recommended policies and methods outlined above are the most appropriate way for achieving the objective, having considered:

- (i) other reasonably practicable options for achieving the objective; and
- (ii) assessing the efficiency and effectiveness of the provisions in achieving the objective.

APPENDIX I PROVISION CASCADE

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
Incongruous built form results in poor residential character and is detrimental to the streetscape, safety and amenity.	<p>4.2.1 Objective – Residential Character (a) Residential character of the Residential Zone is maintained.</p> <p>4.2.3 Objective – Residential Built Form and Amenity (a) Maintain neighbourhood residential amenity values and facilitate safety in the Residential Zone.</p>	<p>4.1.10 Policy – Tuakau (a) Tuakau is developed to ensure; (i) Subdivision, land use and development in Tuakau’s new residential and business areas occurs in a manner that promotes the development of a variety of housing densities, diversity of building styles and a high quality living environment; (ii) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity by considering the location of new residential development; (iii) Future neighbourhood centres, roads, parks, pedestrian, cycle and bridle networks are developed in accordance with the Tuakau Structure Plan.</p> <p>4.1.11 Policy – Pokeno (a) Pokeno is developed to ensure; (i) Subdivision, land use and development of new growth areas does not compromise the potential further growth and development of the town; (ii) Walking and cycling networks are integrated with the existing urban area; (iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised.</p> <p>4.1.12 Policy - Te Kauwhata (a) Te Kauwhata is developed to ensure; (i) Development is avoided on areas with geotechnical and ecological constraints. (ii) Lakeside is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment. (iii) A variety of housing densities is provided for. (b) Development of the Lakeside Precincts provides for growth, achieves a compact urban form and creates a high level of amenity and sense of place. (i) Provides for medium density and higher density housing and including housing for the elderly and a range of housing typology on small lots to assist housing affordability;</p>	<p>16.1.2 Permitted activities <i>PI residential activity – Permitted Activity</i></p> <p>16.1.3 Restricted discretionary activities <i>RDI – A Multi-Unit development</i></p> <p>16.3.3. Height</p> <p>16.3.5 Daylight admission</p> <p>16.3.6 Building coverage</p> <p>16.3.7 Living court</p> <p>16.3.9 Building setbacks</p>	<p>Rule 16.1.3 Restricted discretionary activities (RDI) (b) The manner in which the provisions of the Multi-Unit Design contained in Appendix 3.4 have been incorporated (c) Contribution of the development to and engagement with adjacent streets and public open space (d) The visual quality and interest created through design such as the separation of buildings, variety in built form and architectural detailing, glazing, materials and colour; (f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout;</p> <p>Rule 16.3.5 Daylight admission (RDI) (i) Height of building (ii) Design and location of the building (iii) Extent of shading on adjacent sites (iv) Privacy on another sites (v) Effects on amenity values and residential character</p> <p>16.3.9.1 Building setbacks – all boundaries (RDI) (iii) Adverse effects on amenity (iv) Streetscape (vi) Daylight admission to adjoining properties (vii) Effects on privacy at adjoining sites</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>(ii) Manages the balance between creating areas for growth and open space, and retaining an appropriate size and capacity flood plain to assist flood management within the Waikato River system;</p> <p>(iii) Implement a high standard of urban design including lot orientation, outlook to Lake Waikare, streetscape design, connection to the open space network, and access to the Lake Waikare forshore;</p> <p>(iv) Creating an lwi reserve on the eastern most point of the Lakeside development and vesting this land in lwi;</p> <p>(v) Integrates with the Te Kauwhata Town Centre through improved connections to Lakeside and Lake Waikare, particularly walking and cycling;</p> <p>(vi) Mitigates the potential adverse effects on noise sensitive activities in the vicinity of the rail corridor arising from the operation of the North Island Main Trunk line (NIMT), including meeting minimum internal noise and vibration standards and improvements at the Te Kauwhata Road rail crossing.</p> <p>4.1.13 Policy – Huntly</p> <p>(a) Huntly is developed to ensure;</p> <p>(i) Infill and redevelopment of existing sites occurs;</p> <p>(ii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;</p> <p>(iii) Development is avoided on areas with hazard, geotechnical and ecological constraints.</p> <p>4.1.14 Policy – Taupiri</p> <p>(a) Taupiri is developed to recognise;</p> <p>(i) The changes that may result from the completion of the Waikato Expressway including the increased demand for housing;</p> <p>(ii) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Taupiri section of the Ngaaruwaaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan;</p> <p>(iii) The future development area of Taupiri is to the south of the existing village;</p> <p>(iv) Infill and redevelopment of existing sites occurs.</p> <p>4.1.15 Policy – Ngaruawahia</p> <p>(a) Ngaruawahia is developed to ensure:</p> <p>(i) Existing intensive farming and industrial activities are protected from the effects of reverse sensitivity when locating new residential</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>development;</p> <p>(ii) That future residential development is not located within the intensive farming setbacks from the two operating poultry farms until such time that the two poultry farms within the residential growth areas of Ngaruawahia cease to exist;</p> <p>(iii) Areas marked for future business expansion are managed so that the existing adjoining residential amenity is not compromised;</p> <p>(iv) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in accordance with the Ngaruawahia section of the Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan;</p> <p>(v) Infill and redevelopment of existing sites occurs.</p> <p>4.1.16 Policy – Horotiu</p> <p>(a) Horotiu is developed to ensure:</p> <p>(i) Future residential areas are connected to the existing village;</p> <p>(ii) Future residential development does not impact on the existing local road network;</p> <p>(iii) Reverse sensitivity effects from the strategic transport infrastructure networks are avoided or minimised;</p> <p>(iv) The strategic industrial node is protected by having an acoustic overlay on neighbouring sensitive land uses;</p> <p>(v) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Horotiu section of the Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan.</p> <p>4.1.17 Policy - Te Kowhai</p> <p>(a) The scale and density of residential development in the Te Kowhai Village Zone achieves;</p> <p>(i) lower density (3,000m² sections) where the development can be serviced by on site non-reticulated wastewater, water and stormwater networks; or</p> <p>(ii) higher density (1,000m² sections) where the development can be serviced by public reticulated wastewater, water and stormwater networks;</p> <p>(b) Open space character, feeling of spaciousness and connections to the rural landscape and walkways that are maintained and extended to new areas.</p> <p>(c) Placement of dwellings to protect the future ability to increase density should public reticulated wastewater and water networks become available.</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>(d) Future roads, parks, pedestrian and cycle networks are developed in accordance with the Te Kowhai section of the Ngaaruawaahia, Hopuhopu, Taupiri, Horotiu, Te Kowhai & Glen Massey Structure Plan.</p> <p>4.1.18 Policy – Raglan</p> <p>(a) Raglan is developed to ensure:</p> <ul style="list-style-type: none"> (i) Infill and redevelopment of existing sites occurs; (ii) A variety of housing densities is provided for; (iii) Rangitahi is the only area that provides for the medium term future growth and is developed in a manner that connects to the existing town and maintains and enhances the natural environment; (iv) There are connections between the town centre, the Papahua Reserve and Raglan Wharf. <p>4.2.2 Policy – Character</p> <p>(a) Ensure residential development in the Residential Zone:</p> <ul style="list-style-type: none"> (i) Provides road patterns that follow the natural contour of the landform; (ii) Promotes views and vistas from public spaces of the hinterland beyond; (iii) Is an appropriate scale and intensity, and setback from the road frontages to provide sufficient open space for the planting of trees and private gardens. <p>4.2.4 Policy – Front Setback</p> <p>(a) Ensure buildings are designed and set back from roads by:</p> <ul style="list-style-type: none"> (i) Maintaining the existing street character including the predominant building setback from the street; (ii) Allowing sufficient space for the establishment of gardens and trees on the site; and (iii) Providing for passive surveillance to roads and avoiding windowless walls to the street. <p>4.2.5 Policy – Setback: Side Boundaries</p> <p>(a) Require development to have sufficient side boundary setbacks to provide for:</p> <ul style="list-style-type: none"> (i) Planting; (ii) Privacy; and 		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>(iii) Sunlight and daylight.</p> <p>(b) Reduced side boundary setbacks occur only where it:</p> <p>(i) Enables effective development of sites where on-site topographic constraints occur; or</p> <p>(ii) Retains trees on the site.</p> <p>4.2.6 Policy – Height</p> <p>(a) Ensure building height is complementary to low rise character of the Residential Zone.</p> <p>4.2.7 Policy – Site Coverage and Permeable Surfaces</p> <p>(a) Ensure all sites have sufficient open space to provide for landscaping, on-site stormwater disposal, parking, and vehicles manoeuvring by maintaining maximum site coverage requirements for buildings in the Residential Zone.</p> <p>(b) Ensure a proportion of each site is maintained in permeable surfaces such as lawn and gardens, in order to ensure there is sufficient capacity to enable disposal of stormwater.</p> <p>4.2.8 Policy – Excessive building scale</p> <p>(a) Facilitate quality development by ensuring buildings are a complementary height, bulk and form for the site, and are in keeping with the amenity values of the street.</p>		
Uncontrolled and inappropriate development results in poor onsite amenity for occupants.	4.2.9 Objective – On Site Residential Amenity (a) Maintain amenity values within and around dwellings and sites in the Residential Zone.	<p>4.2.10 Policy – Daylight and Outlook</p> <p>(a) Maintain adequate daylight, and enable opportunities for passive solar gain by providing for the progressive reduction in the height of buildings.</p> <p>(b) Require the height, bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.</p> <p>(c) Maintain and enhance attractive open space character of residential areas by ensuring that development is compatible in scale to surrounding activities and structures and has generous on-site landscaping, screening and street planting.</p> <p>4.2.11 Policy – Outdoor Living Court - Dwelling</p> <p>(a) Require outdoor living courts to be accessible and usable.</p> <p>4.2.12 Policy – Outdoor Living Court – Multi- Unit Development</p> <p>(a) Enable multi-unit development to provide usable and accessible outdoor living courts in alternative ways that reflects the outcomes of section 7 (private residential amenity) of Waikato District Council's Multi-unit development Urban Design Guidelines, in particular by:</p>	<p>16.1.2 Permitted activities</p> <p><i>P1 Residential activity – Permitted Activity</i></p> <p><i>P3 A new retirement village or alterations to an existing retirement village – Permitted Activity</i></p> <p>16.1.3 Restricted discretionary activities</p> <p><i>RD1 – A Multi-Unit development that meets all of the following conditions (listed above).</i></p> <p>16.3.5 Daylight admission</p> <p>15.3.7 Living court</p> <p>16.3.8 Service Court</p>	<p>16.1.3 Restricted discretionary activities (RD1)</p> <p>...</p> <p>(f) Amenity values for occupants in respect of outlook, privacy, noise, light spill, access to sunlight, living court, orientation, site design, and layout.</p> <p>16.3.5 Daylight admission (RD1)</p> <p>(i) Height of building</p> <p>(ii) Design and location of building</p> <p>(iii) Extent of shading on adjacent sites</p> <p>(iv) Privacy on another sites</p> <p>(v) Effects on amenity values and residential character</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<ul style="list-style-type: none"> (i) Maximising light access, views and privacy; and (ii) Maximising the use and amenity opportunities of the site through well designed internal layout. <p>4.2.13 Policy – Outdoor Living Court – Retirement Villages</p> <p>(a) Require outdoor living courts or communal outdoor living courts to be usable and accessible.</p>		
Accommodating residential household demand and providing housing choice for growth and thriving communities.	<p>4.2.16 Objective – Housing Options</p> <p>(a) A wide range of housing options occurs in the Residential Zones of Huntly, Ngaruawahia, Pokeno, Raglan, Te Kauwhata and Tuakau.</p> <p>(b) Residential zoned land near the Business Town Centre Zone and close to transport networks is used for higher density residential living with access to public transport and alternative modes of transport.</p>	<p>4.2.17 Policy – Housing types</p> <p>(a) Enable a variety of housing types in the Residential Zone where it is connected to public reticulation, including:</p> <ul style="list-style-type: none"> (i) Integrated residential development such as low-rise apartments and multi-unit development; (ii) Retirement villages. <p>4.2.18 Policy – Multi unit Development</p> <p>(a) Ensure multi-unit residential subdivision and development is designed in a way that:</p> <ul style="list-style-type: none"> (i) Provides a range of housing types; (ii) Addresses and integrates with adjacent residential development, town centres and public open space; (iii) Addresses and responds to the constraints of the site, including typography, natural features and heritage values; (iv) Supports an integrated transport network, including walking and cycling connections to public open space network; (v) Maintains the amenity of neighbouring sites. <p>(b) Encourage developments that promote the outcomes of the Waikato District Council's multi-unit development urban design guidelines, in particular section 3 (site and context analysis), section 4 (movement, access and parking), section 5 (neighbourhood character), section 6 (street and public realm interface), and section 8 (communal open spaces and landscape treatment), in particular by:</p> <ul style="list-style-type: none"> (i) Responding to the immediate urban and built form; (ii) Designing and locating development to support connection to the surrounding context and local amenities; (iii) Promoting the safe movement of pedestrians and vehicles on site; (iv) Ensuring design is contextually appropriate and promotes local characteristics to contribute to community identity; (v) Designs that respond to and promote the public interface by the provision of: <ul style="list-style-type: none"> A. Streets and public spaces; 	<p>16.1.2 Permitted activities</p> <p><i>P1 residential activity – Permitted Activity</i></p> <p><i>P3 A new retirement village or alterations to an existing retirement village – Permitted Activity</i></p> <p><i>P9 – Home stay – Permitted Activity</i></p> <p>16.1.3 Restricted discretionary activities</p> <p><i>RD1 – A Multi-Unit development that meets all of the following conditions (listed above).</i></p> <p>16.3.1 Dwelling</p> <p>16.3.2 Minor dwelling</p> <p>16.3.7 Living court</p>	<p>16.1.3 Restricted Discretionary Activities (RD1)</p> <p>...</p> <ul style="list-style-type: none"> (b) The manner in which the provisions of the Multi-Unit Design contained in Appendix 3.4 have been incorporated (c) Contribution of the development to and engagement with adjacent streets and public open space (d) The visual quality and interest created through design such as the separation of buildings, variety in built form and architectural detailing glazing, materials and colour.

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>B. Pedestrian safety and amenity; C. Side setbacks; D. Variation in roof form.</p> <p>(vi) Ensuring a communal outdoor living court is provided where private individual outdoor living courts are limited.</p> <p>4.2.19 Policy – Retirement Village</p> <p>(a) Provide for the establishment of new retirement villages and care facilities that:</p> <p>(i) Offer a diverse range of housing types, including care facilities, for the particular needs and characteristics of older people;</p> <p>(ii) Promote visual integration with the street scene, neighbourhoods and adjoining sites;</p> <p>(iii) Are comprehensively designed and managed and offer a variety of accommodation and accessory services that meet the needs of residents, including those requiring care or assisted living;</p> <p>(iv) Housing and care facilities for older people can require higher densities;</p> <p>(v) Provide high quality on-site amenity;</p> <p>(vi) Integrate with local services and facilities, including public transport;</p> <p>(vii) Connect to alternative transport modes to Village, Residential or Business Zones.</p> <p>(b) Enable alterations and additions to existing retirement villages that:</p> <p>(i) Promote visual integration with the street scene, neighbourhoods and adjoining sites;</p> <p>(ii) Recognise that housing and care facilities for older people can require higher densities;</p> <p>(iii) Provide high quality on-site amenity;</p> <p>(iv) Integrate with local services and facilities, including public transport and alternative transport modes.</p>		
Managing non-residential activities within residential areas to provide for community needs whilst maintain residential amenity and character.	4.2.20 Objective – Maintain Residential Purpose Residential activities remain the dominant activity in the Residential Zone.	<p>4.2.21 Policy – Maintain Residential Purpose</p> <p>(a) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within a residential zone, and the effects of such activities on the character and amenity of residential zones are insignificant.</p> <p>4.2.22 Policy – Bankart Street and Wainui</p> <p>(a) Provide for the ongoing change in the mixture of residential and commercial activities bordering identified commercial areas at Raglan.</p> <p>4.2.23 Policy – Non-residential activities</p>	<p>16.1.2 Permitted activities</p> <p><i>P1 - residential activity – Permitted Activity</i></p> <p><i>P2 - A Marae Complex or Papakainga Housing Development on Maaori Freehold Land or on Maaori Customary Land – Permitted Activity</i></p> <p><i>P3 - A new retirement village or alterations to an existing retirement village – Permitted Activity</i></p> <p><i>P4 - Home occupation – Permitted Activity</i></p> <p><i>P5 - Temporary event – Permitted Activity</i></p>	<p>16.2.3 Glare and Artificial Light Spill (RD1)</p> <p>(i) Effects on amenity values</p> <p>(ii) Light spill levels on other sites</p> <p>(iii) Road safety</p> <p>(iv) Duration and frequency</p> <p>(v) Location and orientation of the light source</p> <p>(vi) Mitigation measures.</p> <p>16.2.7.1 Signs – general (RD1)</p> <p>(i) Amenity values</p> <p>(ii) Character of the locality</p> <p>(iii) Effects on traffic safety</p> <p>(iv) Glare and artificial light spill</p> <p>(v) Content, colour and location of the sign</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>(a) Maintain the Residential Zone for residential activities by:</p> <p>(i) Ensuring the number of non-residential activities are not dominant within a residential block;</p> <p>(ii) Ensuring non-residential activities are in keeping with the scale and intensity of development anticipated by the Residential Zone and contribute to the amenity of the neighbourhood;</p> <p>(iii) Enabling activities that provide for the health and well-being of the community and that service or support an identified local need;</p> <p>(iv) Avoiding the establishment of new non-residential activities on rear sites, or sites located on cul-de-sacs, or that have access to strategic roads;</p> <p>(v) Ensuring that the design and scope of non-residential activities and associated buildings:</p> <p>A. Maintain residential character including the scale and design of buildings and their location on the site, and on-site parking and vehicle manoeuvring areas; and</p> <p>B. Mitigate adverse effects related to traffic generation, access, noise, vibration, outdoor storage of materials and light spill, to the extent that they minimise adverse effects on residential character and amenity and the surrounding transport network.</p> <p>(vi) Enabling existing non-residential activities to continue and support their redevelopment and expansion provided they do not have a significant adverse effect on the character and amenity of the Residential Zone.</p> <p>4.2.24 Policy – Home occupations</p> <p>(a) Provide for home occupations to allow flexibility for people to work from their homes.</p> <p>(b) Manage the adverse effects on residential amenity through limiting home occupations to a scale that is compatible with the level of amenity anticipated in the residential environment.</p> <p>4.2.25 Policy - Temporary Events</p> <p>(a) Enable temporary events and associated temporary structures, provided any adverse effects on the residential environment are managed by:</p> <p>(i) Limits on the timing, number and duration of events;</p> <p>(ii) Meeting the permitted noise limits for the</p>	<p><i>P6 – Cultural event on Maaori Freehold Land containing a Marae Complex</i></p> <p><i>P7 – Community activity – Permitted Activity</i></p> <p><i>P8 – Neighbourhood parks – Permitted Activity</i></p> <p><i>P9 – Home stay – Permitted Activity</i></p> <p><i>P10 – Agricultural, horticultural and viticultural activities – Permitted Activity</i></p> <p><i>P11 – Neighbourhood centre – Permitted Activity</i></p> <p><i>P12 Commercial activity – Permitted Activity</i></p> <p>16.1.3 Restricted discretionary activities <i>RD1 – A Multi-Unit development that meets all of the following conditions (listed above).</i></p> <p>16.2.1 Noise</p> <p>16.2.2 Servicing and house of operation – Bankart Street and Wainui Road Business Overlay Area</p> <p>16.2.3 Glare and artificial light spill</p> <p>16.2.7.1 Signs – general</p> <p>16.2.7.2 Signs – effects on traffic</p>	

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>zone.</p> <p>4.2.26 Policy – Neighbourhood centres in structure plan areas</p> <p>(a) Provide for new neighbourhood centres within structure plan areas or master plan areas, that:</p> <p>(i) Are for the daily retail and service needs of the community;</p> <p>(ii) Are located within a walkable catchment.</p>		
Mismanagement of earthworks can result in sediment loss, instability and nuisance to communities.	4.2.14 Objective – Earthworks Earthworks facilitate subdivision, use and development	<p>4.2.15 – Policy - Earthworks</p> <p>(a) Manage the effects of earthworks to ensure that:</p> <p>(i) Erosion and sediment loss is avoided or mitigated;</p> <p>(ii) Changes to natural water flows and established drainage paths are mitigated;</p> <p>(iii) Adjoining properties and public services are protected;</p> <p>(iv) The importation of cleanfill is avoided in the Residential Zone.</p> <p>(b) Earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.</p> <p>(c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, dust, lighting and traffic effects.</p> <p>(d) Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics.</p> <p>Manage the geotechnical risks to ensure the ground remains sound, safe and stable for the intended land use.</p>	16.2.4.1 Earthworks – general	<p>16.2.4.1 Earthworks – general (RD1)</p> <p>(i) Amenity values and landscape effects</p> <p>(ii) Volume, extent and depth of earthworks</p> <p>(iii) Nature of fill material</p> <p>(iv) Contamination of fill material</p> <p>(v) Location of the earthworks to waterways, significant indigenous vegetation and habitat</p> <p>(vi) Compaction of the fill material</p> <p>(vii) Volume and depth of fill material</p> <p>(viii) Protection of the hauraki Gulf Catchment Area</p> <p>(ix) Geotechnical stability</p> <p>(x) Flood risk, including natural water flows and established drainage paths</p> <p>(xi) Land instability, erosion and sedimentation</p>
Adverse effects generated from noise, lighting, odour and excessive signage can affect the aesthetic qualities of the environment, compromise the safe operation of the transport network, and the health and well-being of people and communities.	4.4.1 Objective – Adverse Effects of Land use and Development (a) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.	<p>4.4.2 Policy – Noise</p> <p>(a) The adverse effects of noise on residential amenity are minimised by:</p> <p>(i) Ensuring that the maximum sound levels are compatible with the surrounding residential environment;</p> <p>(ii) Limiting the timing and duration of noise-generating activities, including construction and demolition activities;</p> <p>(iii) Maintaining appropriate setback distances between high noise environments and sensitive land uses;</p> <p>(iv) Managing the location of sensitive land uses, particularly in relation to lawfully-established high noise generating activities; and</p> <p>(v) Requiring acoustic insulation where sensitive activities are located within high noise environments.</p> <p>4.4.3 Policy – Artificial Outdoor Lighting</p> <p>(a) Provide for artificial outdoor lighting to enable night</p>	<p>16.2.1.1 Noise – general</p> <p>16.2.1.2 Noise – construction</p> <p>16.2.2 Servicing and hours of operation – Bankart Street and Wainui Road Business Overlay Area</p> <p>16.2.3 Glare and artificial light spill</p> <p>16.2.7.1 Signs – general</p> <p>16.2.7.2 Signs – effects on traffic</p>	<p>16.1.3 Restricted Discretionary Activities (RD1)</p> <p>...</p> <p>(f) Amenity values for occupants and neighbours in respect of outlook, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout.</p> <p>16.2.1.2 Noise – construction (RD1)</p> <p>(i) Effects on amenity values</p> <p>(ii) Hours of construction</p> <p>(iii) Noise levels</p> <p>(iv) Timing and duration</p> <p>(v) Methods of construction</p> <p>16.2.3 Glare and artificial light spill (RD1)</p> <p>(i) Effects on amenity values</p> <p>(ii) Light spill levels on other sites</p> <p>(iii) Road safety</p> <p>(iv) Duration and frequency</p> <p>(v) Location and orientation of the light source</p> <p>(vi) Mitigation measures</p> <p>16.2.7.1 Signs – general (RD1)</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>time work, farming activities, recreation activities, outdoor living, transport and security.</p> <p>(b) Manage the adverse effects of glare and lighting to adjacent sites.</p> <p>(c) Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.</p> <p>4.4.4 Policy – Outdoor storage</p> <p>(a) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.</p> <p>4.4.5 Policy – Objectionable odour</p> <p>(a) Ensure that the effects of objectionable odour do not detract from the amenity of other sites.</p> <p>(b) Maintain appropriate setback distances between new sensitive land uses and existing lawfully established activities that generate objectionable odour.</p> <p>4.4.6 Policy – signage</p> <p>(a) Provide for the establishment of signs where they are directly associated with the activity carried out on the site on which they are located; and</p> <p>(b) Recognise that public information signs provide a benefit to community well-being and support infrastructure and commercial and community activities.</p> <p>(c) Provide for signage that is compatible with the character and sensitivity of the residential environment.</p> <p>4.4.7 Policy – Managing the adverse effects of signs</p> <p>(a) The location, colour, content, and appearance of signs directed at traffic is controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users;</p> <p>(b) Discourage signs that generate adverse effects from illumination, light spill, flashing or reflection.</p>		<p>(i) Amenity values</p> <p>(ii) Character of the locality</p> <p>(iii) Effects on traffic safety</p> <p>(iv) Glare and artificial light spill</p> <p>(v) Content, colour and location of the sign</p>
<p>Inadequate provision for good design and amenity through subdivision and inappropriate layout results in disconnected and inaccessible communities with low amenity values.</p>	<p>4.7.1 Objective – Subdivision and Land Use Integration</p> <p>(a) Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.</p>	<p><i>Layout and Design</i></p> <p>4.7.2 Policy – Subdivision location and design</p> <p>(a) Ensure subdivision, is located and designed to:</p> <p>(i) Be sympathetic to the natural and physical qualities and characteristics of the surrounding environment;</p> <p>(ii) Establish boundaries that avoid buildings and structures dominating adjoining land or public places, the coast, or fresh waterbodies;</p> <p>(iii) Arrange allotments to allow for view sharing, where possible;</p> <p>(iv) Retain existing access to public space;</p> <p>(v) Promote safe communities through quality</p>	<p>16.4.1 Subdivision – general</p> <p>16.4.2 Subdivision – Te Kauwhata Ecological Residential Area</p> <p>16.4.3 Subdivision – Te Kauwhata West Residential Area</p> <p>16.4.4 Subdivision – Multi-unit development</p> <p>16.4.5 Subdivision – boundary adjustments</p>	<p>16.1.3 Restricted Discretionary Activities (RDI)</p> <p>(a) Density of the development</p> <p>...</p> <p>(c) Contribution of the development to and engagement with the adjacent streets and public open space</p> <p>(d) The visual quality and interest created through design such as the separation of buildings, variety in built form and architectural detailing, glazing, materials and colour</p> <p>...</p> <p>(f) Amenity values for occupants and neighbours in respect of outlooks, privacy, noise, light spill, access to sunlight, living court orientation, site design and layout</p> <p>...</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>urban design;</p> <p>(vi) Accommodate building platforms and vehicle accesses that are safe and stable;</p> <p>(vii) Promote consistent grid layout.</p> <p>4.7.3 Policy – Residential Subdivision</p> <p>(a) Development responds to the outcomes of Waikato District Council’s Urban Design Guidelines Residential Subdivision, section 4 (Connectivity and Movement Networks), section 5 (Neighbourhood Character), section 6 (Residential Block and Street Layout), section 7 (Open Space and Landscape Treatment), and section 8 (Low Impact Urban Design), in particular by:</p> <p>(i) Designs that promote walkability and pedestrian safety;</p> <p>(ii) Promoting accessibility and connectivity of public spaces, employment areas, services, facilities, and amenities, both within the subdivision and wider context;</p> <p>(iii) Integrating staging to ensure multi-modal connectivity;</p> <p>(iv) Limiting the number and length of cul-de-sacs;</p> <p>(v) Ensuring connection to existing and future public transport nodes;</p> <p>(vi) Promoting connectivity and permeability by ensuring new connections to existing and future development, including green linkages.</p> <p>(vii) Promoting the street layout to reflect the underlying topography;</p> <p>(viii) Ensuring pedestrian access is consistent with the Crime Prevention through Environmental Design (CPTED);</p> <p>(ix) Discouraging the creation of rear lots;</p> <p>(x) Promoting adequate lighting levels in publicly accessible spaces;</p> <p>(xi) Ensuring design promotes local characteristics;</p> <p>(xii) Ensuring lots are orientated in a way that:</p> <p style="padding-left: 40px;">A. Maximizes solar access; and</p> <p style="padding-left: 40px;">B. Addresses the street frontage and public places.</p> <p>(xiii) Creating lots that can accommodate a variety of density with a mix of usable lot types;</p> <p>(xiv) Efficient design which enables the future connection to services and facilities;</p> <p>(xv) Ensuring public open space is distributed,</p>	<p>16.4.6 Subdivision – Amendments and updates to cross lease flats plans and conversion to freehold</p> <p>16.4.7 Title boundaries – Contaminated land, notable trees, intensive farming and aggregate extraction areas</p> <p>16.4.11 Subdivision – Road frontage</p> <p>16.4.12 Subdivision – Building platform</p> <p>16.4.15 Subdivision of land containing mapped off-road walkways</p>	<p>(j) Provision of infrastructure to individual units</p> <p>16.4.1 Subdivision – general (RD1)</p> <p>(i) Subdivision layout</p> <p>(ii) Shape of lots and variation of lot sizes</p> <p>(iii) Ability of lots to accommodate a practical building platform including geotechnical stability for building</p> <p>(iv) Likely location of future buildings and their potential effects on the environment</p> <p>(vi) Amenity values and streetscape landscaping</p> <p>(vii) Consistency with the matters contained within Appendix 3.4 (Residential Subdivision Design Guide)</p> <p>(viii) Vehicle and pedestrian networks</p> <p>(ix) Consistency with any relevant structure plan or master plan including the provision of neighbourhood parks, reserves and neighbourhood centres</p> <p>(x) Provision of infrastructure</p> <p>16.4.2 Subdivision – Te Kauwhata Ecological Residential Area (Same matters as 15.4.1)</p> <p>16.4.3 Subdivision – Te Kauwhata West Residential Area (Same matters as 16.4.1)</p> <p>16.4.4 Subdivision – Multi-unit development (RD1)</p> <p>(i) Subdivision layout including common boundary and party walls for the Multi-Unit development</p> <p>(ii) Provision of common areas for shared spaces, access and services</p> <p>(iii) Provision of infrastructure to individual residential units</p> <p>(iv) Avoidance or mitigation of natural hazards</p> <p>(v) Geotechnical suitability of site for buildings</p> <p>(vi) Amenity values and streetscape</p> <p>(vii) Consistency with the matters contained, and outcomes sought, in Appendix 3.4 (Multi-Unit Development Guideline)</p> <p>(viii) Consistency with any relevant structure plan or master plan, including the provision of neighbourhood parks, reserves and neighbourhood centres</p> <p>(ix) Vehicle, pedestrian and cycle networks</p> <p>(x) Safety, function and efficiency of road network and any internal roads or accessways</p> <p>16.4.5 Subdivision – boundary adjustments (C1)</p> <p>(i) Subdivision layout</p> <p>(ii) Shape of titles and variation in lot size</p> <p>16.4.6 Subdivision – Amendments and updates to cross lease flats plans and conversion to freehold</p> <p>C1</p> <p>...</p> <p>(iii) Site layout and design</p> <p>C2</p> <p>...</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>located and sized to reflect its context and provides for a range of different activities and users;</p> <p>(xvi) Ensuring infrastructure is designed to manage stormwater in a sustainable manner by:</p> <p>A. Minimising environmental impacts, maintenance costs, and reduce stormwater discharging to existing reticulated networks; and</p> <p>B. Promoting and maintaining riparian margins.</p> <p><i>Urban Outcomes</i></p> <p>4.7.4 Policy – Lot sizes</p> <p>(a) Minimum lot size and dimension of lots enables the achievement of the character and density outcomes of each zone.</p> <p>4.7.5 Policy – Servicing requirements</p> <p>(a) Require urban subdivision and development to be serviced to a level that will provide for the anticipated activities approved in a structure plan, or otherwise anticipated within the zone, including through the provision of:</p> <p>(i) Reserves for community, active and passive recreation;</p> <p>(ii) Pedestrian and cycle connections;</p> <p>(iii) Roads;</p> <p>(iv) Public transport infrastructure, e.g. bus stops;</p> <p>(v) Telecommunications;</p> <p>(vi) Electricity;</p> <p>(vii) Stormwater collection, treatment and disposal;</p> <p>(viii) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes;</p> <p>(ix) Connections to identified adjacent future growth areas.</p> <p>4.7.6 Policy – Co-ordination between servicing and development and subdivision</p> <p>(a) Ensure development and subdivision:</p> <p>(i) Is located in areas where infrastructural capacity has been planned and funded;</p> <p>(ii) Is located in areas subject to an approved structure plan and provide sufficient infrastructure capacity to meet the demand identified in the structure plan;</p> <p>(iii) Achieves the lot yield anticipated in an</p>		<p>(iii) Site layout and design of cross lease or flats plan</p> <p>16.4.11 Subdivision – road frontage (RD1)</p> <p>(i) Safety and efficiency of vehicle access and road network</p> <p>(ii) Amenity values and rural character</p> <p>16.4.12 Subdivision – building platform (RD1)</p> <p>(i) Subdivision layout</p> <p>(ii) Shape of allotments</p> <p>(iii) Ability of allotments to accommodate a practical building platform</p> <p>(iv) Likely location of future buildings and their potential effects on the environment</p> <p>(v) Avoidance or mitigation of natural hazards</p> <p>(vi) Geotechnical suitability for building</p> <p>(vii) Ponding areas and primary overland flow paths.</p> <p>16.4.15 Subdivision of land containing mapped off-road walkways</p> <p>...</p> <p>(v) Amenity matters including batter slopes</p> <p>(vi) Connection to reserves</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>approved structure plan;</p> <p>(iv) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections.</p> <p>4.7.7 Policy – Achieving sufficient development density to support the provision of infrastructure services</p> <p>(a) In areas where there is no structure plan, ensure that the maximum potential yield for the zone is achieved to support infrastructure provision.</p> <p>(b) Recognise that the minimum potential yield may not be achieved where there are proven geotechnical constraints.</p> <p>4.7.8 Policy – Staging of subdivision</p> <p>(a) Require any staging of subdivision to be undertaken in a manner that promotes efficient development and integration of infrastructure and community facilities.</p> <p>4.7.9 Policy – Connected neighbourhoods</p> <p>(a) Require subdivision to provide street and block patterns that support the concepts of a liveable, walkable and connected neighbourhood including:</p> <p>(i) A road network that achieves all of the following:</p> <p>A. Easy and safe to use for pedestrians and cyclists;</p> <p>B. Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas;</p> <p>C. Connected to public transport, shops, schools, employment, open spaces and other amenities.</p> <p>(ii) Vehicle crossings and associated access designed and located to provide for safe and efficient movement to and from sites and minimising potential conflict between vehicles, pedestrians, and cyclists on the adjacent road network.</p> <p>4.7.10 Policy – Recreation and access</p> <p>(a) Subdivision provides for the recreation and amenity needs of residents by:</p> <p>(i) Encouraging open spaces which are prominent and accessible by pedestrians;</p> <p>(ii) Requiring the number and size of open spaces in proportion to the future density of the neighbourhood;</p> <p>(iii) Enabling for pedestrian and/or cycle linkages.</p> <p>4.7.11 Policy – Reverse sensitivity</p> <p>(a) Development and subdivision design minimises</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>reverse sensitivity effects on adjacent sites, adjacent activities, or the wider environment.</p> <p>(b) Avoid potential reverse sensitivity effects of locating new dwellings in the vicinity of an intensive farming, extraction industry or industrial activity.</p> <p>4.7.12 Policy – Boundary adjustments and relocations</p> <p>(a) Boundary adjustments and boundary relocations are designed to provide for more efficient use of land.</p> <p>4.7.13 Policy – Residential Zone – Te Kauwhata Ecological and West Residential Areas</p> <p>(a) Subdivision is designed and located in Te Kauwhata Ecological Residential Area to:</p> <ul style="list-style-type: none"> (i) Promote the natural features and landscapes of the Whangamarino Wetland and Lake Waikare; (ii) Achieve the minimum lot size; (iii) Recognise the ecological values of the wetland environments of Whangamarino Wetland and Lake Waikare. <p>(b) Subdivision is designed and located in the Te Kauwhata West Residential Area to achieve the minimum lot size and recognise the views of natural features and landscapes.</p> <p><i>Structure and master plans</i></p> <p>4.7.14 Policy – Structure and master planning</p> <p>(a) Ensure that development and subdivision within approved structure or master plan areas is integrated with the development pattern and infrastructure requirements specified in an approved structure or master plan.</p>		

APPENDIX 2 KEY STRATEGIC DOCUMENTS AND DIRECTIONS

Waikato Regional Policy Statement, 2016	
Objective 3.1 – Integrated management	<p>Natural and physical resources are managed in a way that recognises:</p> <ul style="list-style-type: none"> a) the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River; b) natural processes that inherently occur without human management or interference; c) the complex interactions between air, water, land and all living things; d) the needs of current and future generations; e) the relationships between environmental, social, economic and cultural wellbeing; f) the need to work with agencies, landowners, resource users and communities; and g) the interrelationship of natural resources with the built environment.
Objective 3.10 – Sustainable and efficient use of resources	<p>Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.</p>
Objective 3.12 – Built environment	<p>Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:</p> <ul style="list-style-type: none"> a) promoting positive indigenous biodiversity outcomes; b) preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development; c) integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors; d) integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;

Waikato Regional Policy Statement, 2016	
	<p>e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;</p> <p>f) protecting access to identified significant mineral resources;</p> <p>g) minimising land use conflicts, including minimising potential for reverse sensitivity;</p> <p>h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;</p> <p>i) providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;</p> <p>j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and</p> <p>k) providing for a range of commercial development to support the social and economic wellbeing of the region.</p>
Objective 3.21 – Amenity	The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.
Policy 4.1 - Integrated approach	<p>An integrated approach to resource management will be adopted that:</p> <p>a) recognises the inter-connected nature of natural and physical resources (including spatially and temporally) and the benefits of aligning the decisions of relevant management agencies across boundaries;</p> <p>b) maximises the benefits and efficiencies of working together;</p> <p>c) recognises the multiple values of natural and physical resources including ecosystem services;</p> <p>d) responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur;</p> <p>e) maximises opportunities to achieve multiple objectives;</p> <p>f) takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends;</p> <p>g) applies consistent and best practice standards and processes to decision making; and</p> <p>h) establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.</p>

Waikato Regional Policy Statement, 2016	
Policy 6.1 – Planned and co-ordinated subdivision , use and development	<p><i>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</i></p> <ul style="list-style-type: none"> <i>a) has regard to the principles in section 6A;</i> <i>b) recognises and addresses potential cumulative effects of subdivision, use and development;</i> <i>c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and</i> <i>d) has regard to the existing built environment.</i>
Policy 6.3 - Co-ordinating growth and infrastructure	<p><i>Management of the built environment ensures:</i></p> <ul style="list-style-type: none"> <i>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: <ul style="list-style-type: none"> <i>i) optimise the efficient and affordable provision of both the development and the infrastructure;</i> <i>ii) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;</i> <i>iii) protect investment in existing infrastructure; and</i> <i>iv) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;</i> </i> <i>b) the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated;</i> <i>c) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and</i> <i>d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and</i> <i>e) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.</i>

Waikato-Tainui Environmental Plan	
Objective 21.3.1 – Effectively manage soil erosion	<i>Activities that accelerate soil erosion are managed effectively, including through the reforestation and retirement of marginal lands from existing intensive and environmentally unsustainable land uses.</i>
Policy 21.3.1.1 – Retirement and restoration of marginal land	<i>To encourage local authorities and landowners to retire highly erodible land from farming and to restore and protect highly erodible lands.</i>
Objective 21.3.2 – The life supporting capacity of land and soils	<i>The life supporting capacity of land and soils effectively manages soil nutrient loss and water quality so there is minimal impact on nutrient loss to waterways.</i>
Policy 21.3.2.1 – Soil and land management practices	<i>To promote the adoption of best practice land and soil management that minimises soil erosion, nutrient leaching, and sediment and nutrient runoff.</i>
Policy 21.3.2.2 – Land management	<i>Promote and encourage the development and adoption of land management practices that protects waterways from suspended sediments, nutrients and pollutants.</i>
Objective 21.3.4 – Achieve integrated catchment management, including floodplain and drainage management	<i>Integrated catchment management occurs across the entire rohe of Waikato-Tainui, including in catchments that impact on, or flow into the Waikato-Tainui rohe. Integrated catchment management includes the effective and sustainable management of floodplains and drainage areas to promote natural habitat enhancement.</i>
Policy 21.3.4.1 – Integrated catchment management plans and land use	<i>To promote the development and use of integrated catchment management plans that adequately considers land use, floodplain and drainage management and that promotes habitat restoration.</i>
Policy 21.3.4.2 – Collaboration with landowners and managers	<i>To ensure that landowners and land managers that impact on the rohe manage land sustainably and effectively. This includes land that is upstream of the Waikato-Tainui rohe.</i>
Objective 25.3.1 – Approach to land use and development	<i>Development principles are applied to land use and development (urban and rural) and, in particular, development in new growth cells, that enhance the environment.</i>
Policy 25.3.1.1 – Approach to land use and development	<i>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.</i>
Objective 25.3.2 – Urban and rural development	<i>Urban and rural development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.</i>
Policy 25.3.2.1 – Urban development	<i>To ensure that urban development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.</i>

<i>National Policy Statement on Urban development capacity, 2016</i>	
Objective Group A – Outcomes for planning decisions (OA1 – OA3)	<i>OA1: Effective and efficient urban environments that enable people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing.</i>
	<i>OA2: Urban environments that have sufficient opportunities for the development of housing and business land to meet demand, and which provide choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses.</i>
	<i>OA3: Urban environments that, over time, develop and change in response to the changing needs of people and communities and future generations.</i>
Objective Group B – Evidence and monitoring to support planning decisions (OB1)	<i>OB1: A robustly developed, comprehensive and frequently updated evidence base to inform planning decisions in urban environments.</i>
Objective Group C – Responsive planning (OC1 & OC2)	<i>OC1: Planning decisions, practices and methods that enable urban development which provides for the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long-term.</i>
	<i>OC2: Local authorities adapt and respond to evidence about urban development, market activity and the social, economic, cultural and environmental wellbeing of people and communities and future generations, in a timely way.</i>
Objective Group D – Coordinated planning evidence and decision- making (OD1 & OD2)	<i>OD1: Urban environments where land use, development, development infrastructure and other infrastructure are integrated with each other.</i>
	<i>OD2: Coordinated and aligned planning decisions within and across local authority boundaries.</i>
Outcomes for planning decisions Policies PA1 to PA4 apply to any urban environment that is expected to experience growth (PA1, PA2, PA3 & PA4)	<i>PA1: Local authorities shall ensure that at any one time there is sufficient housing and business land development capacity according to the table below:</i> <i>Short term: Development capacity must be feasible, zoned and serviced with development infrastructure.</i> <i>Medium term: Development capacity must be feasible, zoned and either:</i> <ul style="list-style-type: none"> <i>• serviced with development infrastructure, or</i> <i>• 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.</i>

	<i>PA2: Local authorities shall satisfy themselves that other infrastructure required to support urban development are likely to be available.</i>
	<i>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:</i> <i>a) Providing for choices that will meet the needs of people and communities and future generations for a range of dwelling types and locations, working environments and places to locate businesses;</i> <i>b) Promoting the efficient use of urban land and development infrastructure and other infrastructure; and</i> <i>c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.</i>
	<i>PA4: When considering the effects of urban development, decision-makers shall take into account:</i> <i>a) The benefits that urban development will provide with respect to the ability for people and communities and future generations to provide for their social, economic, cultural and environmental wellbeing; and</i> <i>b) The benefits and costs of urban development at a national, inter-regional, regional and district scale, as well as the local effects.</i>
	<i>PA1: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:</i> <i>a) Estimates the demand for dwellings, including the demand for different types of dwellings, locations and price points, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and</i> <i>b) Estimates the demand for the different types and locations of business land and floor area for businesses, and the supply of development capacity to meet that demand, in the short, medium and long-terms; and</i> <i>c) Assesses interactions between housing and business activities, and their impacts on each other.</i>
Evidence and monitoring to support planning decisions Policies PB1 to PB7 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth urban area within their district or region (PB1, PB2, PB3, PB4, PB5, PB6, PB7)	<i>PB2: PB2: The assessment under policy PB1 shall use information about demand including:</i> <i>a) Demographic change using, as a starting point, the most recent Statistics New Zealand population projections;</i> <i>b) Future changes in the business activities of the local economy and the impacts that this might have on demand for housing and business land; and</i> <i>c) Market indicators monitored under PB6 and PB7.</i>
	<i>PB3: The assessment under policy PB1 shall estimate the sufficiency of development capacity provided by the relevant local authority plans and proposed and operative regional policy statements, and Long Term Plans and Infrastructure Strategies</i>

	<p>prepared under the Local Government Act 2002, including:</p> <ul style="list-style-type: none"> a) The cumulative effect of all zoning, objectives, policies, rules and overlays and existing designations in plans, and the effect this will have on opportunities for development being taken up; b) The actual and likely availability of development infrastructure and other infrastructure in the short, medium and long term as set out under PA1; c) The current feasibility of development capacity; d) The rate of take up of development capacity, observed over the past 10 years and estimated for the future; and e) The market's response to planning decisions, obtained through monitoring under policies PB6 and PB7. <p>PB4: The assessment under policy PB1 shall estimate the additional development capacity needed if any of the factors in PB3 indicate that the supply of development capacity is not likely to meet demand in the short, medium or long term.</p> <p>PB5: In carrying out the assessment under policy PB1, local authorities shall seek and use the input of iwi authorities, the property development sector, significant land owners, social housing providers, requiring authorities, and the providers of development infrastructure and other infrastructure.</p> <p>PB6: To ensure that local authorities are well-informed about demand for housing and business development capacity, urban development activity and outcomes, local authorities shall monitor a range of indicators on a quarterly basis including:</p> <ul style="list-style-type: none"> a) Prices and rents for housing, residential land and business land by location and type; and changes in these prices and rents over time; b) The number of resource consents and building consents granted for urban development relative to the growth in population; and c) Indicators of housing affordability. <p>PB7: Local authorities shall use information provided by indicators of price efficiency in their land and development market, such as price differentials between zones, to understand how well the market is functioning and how planning may affect this, and when additional development capacity might be needed.</p>
<p>Responsive planning Policies PC1 to PC4 apply to all local authorities that have part, or all, of either a medium-growth urban area or high-growth</p>	<p>PC1: To factor in the proportion of feasible development capacity that may not be developed, in addition to the requirement to ensure sufficient, feasible development capacity as outlined in policy PA1, local authorities shall also provide an additional margin of feasible development capacity over and above projected demand of at least:</p> <ul style="list-style-type: none"> • 20% in the short and medium term, and • 15% in the long term. <p>PC2: If evidence from the assessment under policy PB1, including information about the rate of take-up of development capacity,</p>

<p>urban area within their district or region (PC1, PC2, PC3, PC4)</p>	<p><i>indicates a higher margin is more appropriate, this higher margin should be used.</i></p> <p><i>PC3: When the evidence base or monitoring obtained in accordance with policies PB1 to PB7 indicates that development capacity is not sufficient in any of the short, medium or long term, local authorities shall respond by:</i></p> <p><i>a) Providing further development capacity; and</i></p> <p><i>b) enabling development in accordance with policies PA1, PC1 or PC2, and PC4. A response shall be initiated within 12 months.</i></p> <p><i>PC4: A local authority shall consider all practicable options available to it to provide sufficient development capacity and enable development to meet demand in the short, medium and long term, including:</i></p> <p><i>a) Changes to plans and regional policy statements, including to the zoning, objectives, policies, rules and overlays that apply in both existing urban environments and greenfield areas;</i></p> <p><i>b) Integrated and coordinated consenting processes that facilitate development; and</i></p> <p><i>c) Statutory tools and other methods available under other legislation.</i></p>
<p>Minimum targets Policies PC5 to PC11 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region (PC5, PC6, PC7, PC8, PC9, PC10, PC11)</p>	<p><i>PC5: Regional councils shall set minimum targets for sufficient, feasible development capacity for housing, in accordance with the relevant assessment under policy PB1 and with policies PA1 and PC1 or PC2, and incorporate these minimum targets into the relevant regional policy statement.</i></p> <p><i>PC6: A regional council's minimum targets set under policy PC5 shall be set for the medium and long term, and shall be reviewed every three years.</i></p> <p><i>PC7: When the relevant assessment required under policy PB1 shows that the minimum targets set in the regional policy statement are not sufficient, regional councils shall revise those minimum targets in accordance with policies PC5, and shall incorporate these revised targets into its regional policy statement.</i></p> <p><i>PC8: Regional councils shall amend their proposed and operative regional policy statements to give effect to policies PC5 to PC7 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.</i></p> <p><i>PC9: Territorial authorities shall set minimum targets for sufficient, feasible development capacity for housing, as a portion of the regional minimum target, in accordance with the relevant assessment under policy PB1, and with policies PA1, PC1 or PC2, and PD3 and incorporate the minimum targets as an objective into the relevant plan.</i></p> <p><i>PC10: If a minimum target set in a regional policy statement is revised, the relevant territorial authorities shall also revise the minimum targets in their plans in accordance with policy PC9.</i></p> <p><i>PC11: Territorial authorities shall amend their relevant plans to give effect to policies PC9 and PC10 in accordance with section 55(2A) of the Act without using the process in Schedule 1 of the Act.</i></p>

<p>Future development strategy Policies PC12 to PC14 apply to all local authorities that have part, or all, of a high-growth urban area within their district or region (PC12, PC13 & PC14)</p>	<p><i>PC12: Local authorities shall produce a future development strategy which demonstrates that there will be sufficient, feasible development capacity in the medium and long term. This strategy will also set out how the minimum targets set in accordance with policies PC5 and PC9 will be met.</i></p>
	<p><i>PC13: The future development strategy shall:</i></p> <ul style="list-style-type: none"> <i>a) identify the broad location, timing and sequencing of future development capacity over the long term in future urban environments and intensification opportunities within existing urban environments;</i> <i>b) balance the certainty regarding the provision of future urban development with the need to be responsive to demand for such development; and</i> <i>c) be informed by the relevant Long Term Plans and Infrastructure Strategies required under the Local Government Act 2002, and any other relevant strategies, plans and documents.</i>
	<p><i>PC14: The future development strategy can be incorporated into a non-statutory document that is not prepared under the Act, including documents and strategies prepared under other legislation. In developing this strategy, local authorities shall:</i></p> <ul style="list-style-type: none"> <i>a) Undertake a consultation process that complies with:</i> <ul style="list-style-type: none"> <i>• Part 6 of the Local Government Act; or</i> <i>• Schedule 1 of the Act;</i> <i>b) be informed by the assessment under policy PB1; and</i> <i>c) have particular regard to policy PA1.</i>
<p>Coordinated planning evidence and decision-making Policies PD1 and PD2 apply to all local authorities that have part, or all, of either a medium growth urban area or high-growth urban area within their district or region (PD1, PD2, PD3 & PD4)</p>	<p><i>PD1: Local authorities that share jurisdiction over an urban area are strongly encouraged to work together to implement this national policy statement, having particular regard to cooperating and agreeing upon:</i></p> <ul style="list-style-type: none"> <i>a) The preparation and content of a joint housing and business development capacity assessment for the purposes of policy PB1; and</i> <i>b) The provision and location of sufficient, feasible development capacity required under the policies PA1, PC1 and PC2.</i>
	<p><i>PD2: To achieve integrated land use and infrastructure planning, local authorities shall work with providers of development infrastructure, and other infrastructure, to implement policies PA1 to PA3, PC1 and PC2.</i></p>
	<p><i>PD3: Local authorities that share jurisdiction over an urban area are strongly encouraged to collaborate and cooperate to agree upon:</i></p> <ul style="list-style-type: none"> <i>a) The specification of the minimum targets required under PC5 and PC9 and their review under policies PC6, PC7 and PC10; and</i>

	<p><i>b) The development of a joint future development strategy for the purposes of policies PC12 to PC14.</i></p> <p><i>PD4: Local authorities shall work with providers of development infrastructure, and other infrastructure, in preparing a future development strategy under policy PC12.</i></p>
New Zealand Coastal Policy Statement, 2010	
Objective 2	<p><i>Objective 2</i></p> <p><i>To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> <i>•recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> <i>•identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and</i> <i>•encouraging restoration of the coastal environment.</i>
Objective 6	<p><i>Objective 6</i></p> <p><i>To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</i></p> <ul style="list-style-type: none"> <i>• the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</i> <i>• some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</i> <i>• functionally some uses and developments can only be located on the coast or in the coastal marine area;</i>
Policy 6 Activities in the coastal environment	<p><i>(1) In relation to the coastal environment:</i></p> <p><i>(a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities;</i></p> <p><i>(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;</i></p> <p><i>(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;</i></p> <p><i>(d) recognise tangata whenua needs for papakāinga³, marae and associated developments and make appropriate provision for them; consider where and how built development on land should be controlled so that it does not compromise activities of</i></p>

	<p><i>national or regional importance that have a functional need to locate and operate in the coastal marine area;</i></p> <p><i>(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;</i></p> <p><i>(g) take into account the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of future generations;</i></p> <p><i>(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;</i></p> <p><i>(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and</i></p> <p><i>(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.</i></p> <p><i>(2) Additionally, in relation to the coastal marine area:</i></p> <p><i>(a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations;</i></p> <p><i>(b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;</i></p> <p><i>(c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;</i></p> <p><i>(d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and</i></p> <p><i>(e) promote the efficient use of occupied space, including by:</i></p> <p><i>(i) requiring that structures be made available for public or multiple use wherever reasonable and practicable;</i></p> <p><i>(ii) requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and</i></p> <p><i>(iii) considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.</i></p>
Policy 7 Strategic planning	<p><i>(1) In preparing regional policy statements, and plans:</i></p> <p><i>(a) consider where, how and when to provide for future residential, rural residential, settlement, urban development and other</i></p>

	<p><i>activities in the coastal environment at a regional and district level, and:</i></p> <p><i>(b) identify areas of the coastal environment where particular activities and forms of subdivision, use and development:</i></p> <p><i>(i) are inappropriate; and</i></p> <p><i>(ii) may be inappropriate without the consideration of effects through a resource consent application, notice of requirement for designation or Schedule 1 of the Act process; and provide protection from inappropriate subdivision, use, and development in these areas through objectives, policies and rules.</i></p> <p><i>(2) Identify in regional policy statements, and plans, coastal processes, resources or values that are under threat or at significant risk from adverse cumulative effects. Include provisions in plans to manage these effects. Where practicable, in plans, set thresholds (including zones, standards or targets), or specify acceptable limits to change, to assist in determining when activities causing adverse cumulative effects are to be avoided.</i></p>
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APPENDIX 3 RESIDENTIAL SUBDIVISION GUIDELINES

APPENDIX 4 WAIKATO URBAN DESIGN GUIDELINES MULTI-UNIT DEVELOPMENT

APPENDIX 5 COSTS AND BENEFITS

APPENDIX 6 ASSESSMENT OF OPTIONS FOR URBAN DESIGN GUIDANCE

APPENDIX 7 LAKESIDE DECISION REPORT