

Section 32 Report – Part 2

Village Zone

prepared for the

Proposed Waikato District Plan

July 2018



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I OVERVIEW AND PURPOSE

This report fulfils the requirement of Section 32 of the Resource Management Act (RMA) for the Village Zone. The Village Zone is considered to be an urban zone, and is essentially a large lot residential form of development. This Section 32 report should be read in conjunction with Part I Section 32 Report – Introduction to the Evaluation Report, which provides the context and approach for the evaluation and consultation undertaken in the development of the whole Proposed Plan.

I.1 Chapter Description

The Village Zone is currently contained only within the Franklin Section of the Operative District Plan (ODP). The Village Zone by nature can be described as primarily large lot residential that is serviced by public reticulation, or on-site services where public reticulation is not available. Rural views are a key aspect of the context of this zone. The Village Zone does not necessarily appear within a village; some villages may be zoned Residential, Rural or Country Living.

The Village Zone is depicted by the minimum lot size usually between 1,000m² and 3,000m². In addition to carrying over the Village Zone from the Franklin section of the ODP, additional properties were identified for rezoning as Village Zone. Property suitability was largely determined by lot sizes and access to public reticulation. As a result, several properties that are currently zoned Rural, Country Living and Living are proposed to be Village Zone. The Village Zone is proposed to be applied in particular locations across the District, and forms the second residential zone.

The objectives and policies are contained in the Urban Environment Chapter (4) reflecting the residential nature of this zone. The zone rules are contained in Chapter 24 include rules managing:

- Activities
- Land use - effects
- Land use – buildings
- Subdivision

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

- Strategic Direction and Management of Growth;
- Infrastructure;
- Transport;
- Water Supply, Stormwater and Wastewater;
- Historic Heritage;
- Biodiversity;
- Landscapes and Natural Character; and
- Tangata Whenua.

1.2 Significance of this Topic

Residential areas are generally the primary living environments for communities, and Village Zone provides for an alternative form of residential development. The Village Zone is located in and only relevant to a few discrete parts of the district. The Village Zone works in conjunction with the Residential Zone to provide a wider range of residential living options.

The urban areas (including Village Zone) are the main areas for residential development. They are important in forming the foundation of communities. It is therefore imperative that residential areas maintain a high quality living environment for communities. Home owners generally view housing as an asset that provides for individual and community well-being and security.

1.3 Resource Management Issues to be Addressed

Waikato Section

There is currently no Village Zone in the Waikato Section of the ODP. The main resource management issues identified under the ODP are focussed around infrastructure and growth within the villages, these have generally been split into three categories which are:

- Villages suitably located and able to readily accommodate additional growth at an urban/village density.
- Villages suited to providing for self-sufficient residential type development but due to their sensitive and often rural and coastal locations are not able to provide for more intensive serviced forms of development.
- Villages subject to development constraints or locations that is simply not ready for further expansion for at least the life of this plan.

Franklin Section

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

- Villages are generally un-serviced. They are limited in the ability to meet expected growth capacity without substantial investment in infrastructure for water, wastewater and stormwater. Many dwellings within these villages have been long established using septic tanks on relatively small sites (less than 1000m²). However, they are unlikely to meet Regional Plan criteria for onsite wastewater treatment and disposal and a significantly restricted in terms of further subdivision and/ or additional dwellings;
- Existing on site wastewater disposal is not sustainable and there is an urgent need to provide new self-servicing technologies and/or reticulation and treatment facilities. Many of the villages in need of new services are not large enough for the economy of sale required to fund the provision of services. In such cases, making provision for further development opportunities and village growth will help share the cost of service provision;
- 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;
- 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.

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

- Maintaining and achieving good character and amenity within the Village Zone;
- Accommodating residential household demand and providing housing choice, through minor dwellings and providing smaller minimum lot sizes where sites are serviced by public reticulation;
- Managing non-residential activities within residential areas to provide for community needs whilst maintaining Village Zone 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 the same, with the exception of more emphasis and identification of the following:

- Providing improved housing choice through minor dwellings;
- Focusses on quality development at both land use and subdivision stage;
- Coordinating and integrating infrastructure with subdivision and land use;
- Addressing and managing non-residential activities within the Village Zone; and
- Focus on stability, displacement of overland flow paths and maintaining topography as a result of earthworks.

Summary

The existing issues addressed in the ODP are primarily related to servicing the Village Zone by public reticulation in conjunction with minimum lot sizes. The 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 housing choice, quality development, coordinating infrastructure, and addressing stability, overland flow paths, site topography as a result of earthworks.

1.4 Current Objectives, Policies, Rules and Methods

Objectives and policies are specific to villages and the Village Zone within the Franklin section of the ODP. The approach of the ODP Village Zone 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. Residential, farming, community facilities, education facilities and health care facilities are all listed as permitted activities. Few activities are listed as a non-complying activity.

The Franklin Section ODP objectives and policies focus on the following:

- Manage the growth of villages and business activities;
- Village amenity;
- Provision for opportunities of future intensification and servicing;
- Noise, signage and lighting are addressed collectively; and
- Earthworks are addressed as a district wide.

There is no zone equivalent to the Village Zone in the Waikato Section of the ODP.

1.5 Information and Analysis

The Council has commissioned technical advice and assistance to assist with setting the plan framework for the proposed Village Zone 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 the principles and a consistent approach to residential subdivision.
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.

1.6 Consultation Undertaken

While no specific consultation has been undertaken for the Village 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 Waiakto
- 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.

Feedback on the whole focused on the following:

- Prescriptive objectives and policies and distinguish between towns and villages;
- Alterations to minor dwelling definition to allow for increased gross floor area and mentioning decks and garages;
- Alteration to lot sizes with servicing versus un-serviced;
- Alteration to setbacks;
- Daylight recession plane angle, definition and its application;
- Relocated buildings require consent, seeking this to be a permitted activity or alteration to connection timeframes; and
- Confusion with earthworks rules interpretation.

As a result of consultation on the draft district plan and in conjunction with various open days, substantial feedback was received from the community. Feedback is summarised in Table 2. 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/consultant workshops/open days	Urban Design	Urban design is best practice
Multi-stakeholder workshops/consultant workshops/open days	Urban Design	Manage urban development very carefully.
Surveyor/Architect/Planner	Design Guides	Reference to CPTED should be removed.
Multi-stakeholder workshops/consultant workshops/open days	Affordable Housing	More economic houses/buildings.
Multi-stakeholder workshops/consultant workshops/open days	Subdivision	Every subdivision should have its own playground provided.
Statutory body	Objectives and policies	Objectives and policies are required for each zone section and provide clear cross reference between the objectives and policies and issues.
Resident	Rules	Rules do not have a clear direction, they are not prescriptive enough.
Surveyor/Architect/Planner	Objectives and policies	Different zones have difference amenity values, descriptions of objectives and policies specific to the zones should be used to provide clarity on the type and level of amenity expected in each area or zone.
Surveyor	Objectives and policies	Additional policy sought to direct development to be designed to respond to appropriately to the context of the site.
Surveyor/Architect/Planner	Objectives and policies	Seeking clarity on what the difference is between villages and towns and the role and function.
Surveyor/Architect/Planner	Objectives and policies	Support for housing diversity objectives.
Surveyor/Architect/Planner	Objectives and policies	Additional policies sought to: <ul style="list-style-type: none"> • Ensure development contributes to visual quality and interest of streets and other public places, • Pedestrian amenity movement and safety and convenience for people of all ages and abilities, • Commercial activity which primarily service local convenience needs and provides residential living opportunities.
Planner	General	Supports the use of the Village Zone and removal of Country Living Zone
Council	General	Requests that objectives and policies

Group	Subject Matter	Feedback
		clearly distinguish between towns and villages.
Surveyors	Signs General	Increase sign dimension to 1m ² to be consistent with Country Living Zone rather than Residential Zone
Multi-stakeholder workshops/consultant workshops/open days	Noise	Update to latest standards. Consider updating measurement location, consider notional boundary rather than site boundary.
Resident	Position of dwelling	Seeking amendment to rule about position of dwelling to comply with conditions of a resource consent or demonstrate viable alternative.
Surveyor/Architect/Planner	Minor dwelling	Seeking amendment to rule to remove requirement to connect to public reticulation.
Surveyor/Architect/Planner	Minor dwelling	Seeking a foot print limit compared to gross floor area limit.
Surveyor/Architect/Planner	Minor dwelling	Seeking flexibility in rule to allow for two storeys.
Surveyor/Architect/Planner	Minor dwelling	Gross floor area should be less restrictive and allow for an attached garage.
Resident	Minor dwelling	Minor dwelling should be able to be bigger 80m ² or 90m ² gross floor area.
Surveyor/Architect/Planner	Minor dwelling	Amend definition of minor dwelling to: <ul style="list-style-type: none"> • Mention garages and deck areas • Refer to primary dwellings rather than principal dwelling • Include ability for minor dwellings to be attached or detached from the primary dwelling
Surveyor/Architect/Planner	Dwelling	<ul style="list-style-type: none"> • Definition excludes sleep outs or detached garage/habitable rooms from being part of a single dwelling. It is not uncommon for dwellings to be made up of more than one building, but still containing a kitchen operating as a single household unit. • Definition of dwelling is outdated and does not reflect mixed households. Alter to refer to a building that has a place to sleeping, cooking and allusions
Surveyor/Architect/Planner	Kitchenette	<ul style="list-style-type: none"> • Definition of kitchenette was

Group	Subject Matter	Feedback
		<p>only recently inserted into the district plan and should be retained.</p> <ul style="list-style-type: none"> • Definition should be removed.
Surveyor/Architect/Planner	Childcare	A childcare is contained within the definition of both child care centre and educational facility, ensure no conflicts between these two terms.
Surveyor/Architect/Planner	Home stay	No maximum duration of stay is listed in the definition. Need to distinguish between visitor accommodation and if this involves payment or not.
Surveyor/Architect/Planner	Notional boundary	Unsure how this will apply to land use consents for second dwellings.
Resident	Building setbacks - boundaries and roads	Seeking insertion of setbacks lot sizes 2999m ² or less and 3000m ² or greater.
Resident	frontage building platform off road walkways	Seeking amended activity status to be changed from controlled to restricted discretionary.
Surveyors	Non-residential building	Remove non-residential building rule as it doesn't make sense.
Surveyors	Building Coverage	Remove restriction on gross floor area 70m ² as overall building coverage captures the size of accessory buildings.
Resident	Building Coverage	Remove performance standard limiting accessory buildings to 70m ² and rely on building coverage.
Resident	Daylight admission	Inconsistent metrics for the daylight admission rule compared to almost every other district plan.
Business	Daylight admission plane	Exemption should be made where adjoining the legal right of way this rule should apply only on the far side of the right of way. Rule requires clarification to state it applies to boundaries adjoining all other zones.
Surveyor/Architect/Planner	Daylight admission plane	Seeks height definition included in the definition of the daylight admission plane.
Surveyor/Architect/Planner	Daylight admission plane	Alter reference to allotment to computer freehold register within definition.
Surveyor/Architect/Planner	Daylight admission plane	Current definition applies to the daylight admission plane to allotment boundaries not computer freehold register or title boundaries (i.e legal

Group	Subject Matter	Feedback
		boundaries)
Surveyor/Architect/Planner	Daylight admission plane	37 degrees is inconsistent with almost every other council.
Surveyor/Architect/Planner	Living Court	Amend definition to: <ul style="list-style-type: none"> • Accessibility requirements included and proximity to downstairs or upstairs of a dwelling. Swimming pool on its own is not sufficient. • Include covered decks • Remove reference and rule pertaining to orientation
Resident	Relocated building	Relocated buildings should require a resource consent and not listed as a permitted activity.
Resident	Relocated building	Relocated buildings take longer than 7 days to connect amend this requirement.
Business	Relocated building	Clarification on removal from a site and re-siting within a site. Seeking to extend 7 days to 1 month for connection.
Resident	Tiny houses	Provisions should be made for tiny houses.
Resident	Density	Seeking to make minimum lot size 1,000m ² and 3,000m ² conflicts with minimum site area of 2,500m ² .
Resident	Subdivision	The 3000m ² and 2500m ² doesn't work with minimum net site areas.
Surveyors	Subdivision	Support for the 3000m ² un-serviced lot size. Support for the 900m ² and 1200m ² serviced lot size.
Surveyors	Subdivision	Reevaluate the requirements for minimum and average lot sizes.
Surveyors	Subdivision	Support 3,000m ² minimum lot size requirement.
Surveyors	General Subdivision	Support 3,000m ² (un-serviced) and 900m ² (1200m ²) lot size.
Resident	General Subdivision	Seeking to reduce the minimum net site areas where connected to reticulation down to 900m ² .
Resident	Subdivision	Average lot sizes are unnecessary, seeking 1012m ² . Average lot sizes add unnecessary complexity.
Statutory	Subdivision	Amendments to provide clarity on

Group	Subject Matter	Feedback
		reading and using the rules consistency across the rules and matters of discretion.
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.
Multi-stakeholder workshops/consultant workshops/open days	Noise	Update to latest standards. Consider updating measurement location, consider notional boundary rather than site boundary.
Multi-stakeholder workshops/consultant workshops/open days	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 Consultation and 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 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 establish 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 undertook consultation with the relevant Iwi and Hapuu and through Te Kahui Mangai website and included the following:

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

A summary of the issues identified through consultation and Council's consideration of those issues are listed in Part 1 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 Village Zone by itself, the Village 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 ghetto type housing
Councillor workshop District Plan, Amenity 1 – 18/04/2017	Councillor workshop report	-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	-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	-Connectivity to be managed and regulated -Concerns around effective and efficient use of land resource for housing. -Maximum building coverage and paving requirements

		<p>would like to see these more lenient.</p> <ul style="list-style-type: none"> -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, Subdivision Rules – 23/08/2017	Councillor Workshop report	<ul style="list-style-type: none"> -Placement of dwellings in the un-serviced 3000m² to allow for future development. -Issues regarding servicing Villages.
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. - Seeking affordable housing provisions - Provide for tiny houses
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 ISSUES, OBJECTIVES, POLICIES AND RULES

2.1 Higher Level Planning Documents and Legislation

Under section 75(3) of the RMA, a district plan must give effect to the following:

- (a) any national policy statement; and
- (b) any New Zealand coastal policy statement; and
- (c) any regional policy statement.

In respect to infrastructure provisions, these statutory documents are discussed in terms of their relevance to the Village Zone.

Those strategic matters and provisions that have been specifically given effect or had regard to in this chapter are summarised in Table 5 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 4 Higher order and guiding documents

Document (statutory obligation in italics) and relevant provisions	Relevance for Village Zone provisions
Local Government Act 2002	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.
Hauraki Gulf Marine Park Act, 2000	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)	As the district plan must be reviewed within ten years, the short and medium term policies are the most relevant. ¹
<ul style="list-style-type: none"> - <i>Objective Group A – Outcomes for planning decisions (OA1 – OA3)</i> - <i>Objective Group B – Evidence and monitoring to support planning decisions (OB1)</i> - <i>Objective Group C – Responsive planning (OC1 & OC2)</i> - <i>Objective Group D – Coordinated planning evidence and decision-making (OD1 & OD2)</i> <p><i>Outcomes for planning decisions</i></p> <ul style="list-style-type: none"> - <i>Policies PA1 to PA4 apply to any urban environment that is expected to experience growth (PA1, PA2, PA3 & PA4)</i> <p><i>Evidence and monitoring to support planning</i></p>	<p>Policies PBI-PB7 relate to evidence and monitoring to support planning decisions. The application of these policies has informed the management of growth in the PDP.</p> <p>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</p>

¹ The National Policy Statement for Urban Development Capacity defines “medium term” as meaning between three and ten years.

<p>decisions</p> <ul style="list-style-type: none"> - 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) <p>Responsive planning</p> <ul style="list-style-type: none"> - 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) <p>Minimum targets</p> <ul style="list-style-type: none"> - 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>Future development strategy</p> <ul style="list-style-type: none"> - 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>Coordinated planning evidence and decision-making</p> <ul style="list-style-type: none"> - 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>long term.</p> <p>Of particular relevance to the PDP are Policies PC1 – PC4 which requires sufficient development capacity to be provided over and above projected growth.</p> <p>The PDP must set minimum targets for development capacity through objectives.</p> <p>Policies PC12-PC14 require the preparation 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 PB1 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 3 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</i> (the district plan is required to give effect to this)</p> <ul style="list-style-type: none"> - Objective 2 - Objective 6 - Policy 6 Activities in the coastal environment - Policy 7 Strategic planning 	<p>(the district plan is required to give effect to this)</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</p>

	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><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 	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><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 	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><i>Waikato-Tainui Environmental Plan (Tai Tumu Tai Pari Tai oa)</i></p> <ul style="list-style-type: none"> - Objective 21.3.1 - Effectively manage soil erosion - Policy – Retirement and restoration of marginal land - Policy – Land development - Objective 21.3.2 – The life supporting capacity of land and soils - Policy 21.3.2.1 – Soil and land management practices - Policy 21.3.2.2 – Land management - Objective 21.3.4 – Achieve integrated catchment management, including floodplain and drainage management - Policy 21.3.4.1 - Integrated catchment management plans and land use - Policy 21.3.4.2 – Collaboration with landowners and managers - Objective 25.3.1 – Approach to land use and development - Policy 25.3.1.1 - Approach to land use and development - Objective 25.3.2 – Urban and rural development - Policy 25.3.2.1 – Urban development 	<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>Directs the following:</p> <ul style="list-style-type: none"> -Land use and management protects the Maniapoto values and principles;

<ul style="list-style-type: none"> - Policy 18.3.1.1 - Policy 18.3.1.3 - Objective 18.3.3 Soil Conservation - Policy 18.3.3.1 - Policy 18.3.3.2 	<ul style="list-style-type: none"> -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>Whangarata Business Park Structure Plan (Tuakau)</i> b) <i>Pokeno Structure Plan Area</i> c) <i>Te Kauwhata Structure Plan</i> 	<p>Structure plans provide a very broad plan of how suburban centres or areas would ideally be arranged during a growth phase.</p>

2.2 Issues

2.2.1 Issue I

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

<p>Issue statement</p>	<p>Issue I – Character, Amenity and Function</p> <p>Recognise the different character of the Village Zone, through open space amenity, location and servicing opportunities and constraints.</p>
<p>Part 2, 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. 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 in the Village Zone is important for the wider district.</p> <p>The Village Zone is in essence large lot residential with the differences relating to a lack of public reticulation, and maintaining landscaped areas between housing with views of the hinterland beyond. The Village Zone suffers from servicing constraints with some areas being serviced by public reticulation whilst others are reliant on on-site servicing. In addition, there is a lack of prescriptive objectives and policies relating to character, setbacks and non-residential activities in the Village Zone. Maintenance of amenity values and a pattern of development consistent with the expectations of inhabitants is important and if not carefully managed results in the detriment of the character and amenity of the zone. During this review it was considered appropriate to support non-residential activities within the Village Zone which may be beneficial to the community.</p>	

2.2.2 Issue 2

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

Issue statement	<p>Issue 2 – Earthworks</p> <p>Mismanagement of earthworks can result in sediment loss, instability and nuisance to communities</p>
<p>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.</p>	

2.2.3 Issue 3

Issue statement	<p>Issue 3 – Noise, signs, lighting and odour</p> <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.</p>
<p>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.</p> <p>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 effect neighbourhood amenity, traffic safety and the amenity of adjoining properties and cause sleep disruption.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

2.2.4 Issue 4

Issue statement	<p>Issue 4 – Subdivision layout and design</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>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>In addition, 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>	

3 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 Village Zone Chapter and are of greater importance to ensure the objectives of the Village Zone Chapter (and other objectives where relevant) are achieved. The majority of changes proposed to the current provisions involve more prescriptive policies for the Village Zone improved focus on character, amenity and function, greater emphasis on quality development, coordination of development, and layout and design of subdivision.

Policies and rules have been evaluated as a package, as together they address a particular issue and seek to meet a specific objective.

The following table (Table 5) contains a summary of the policies and rules considered to be of a scale and significance to indicate where a more comprehensive evaluation of options is required.

Table 5 Scale and significance assessment

Issue	Provisions evaluated	Scale and Significance Reasoning
<i>Recognise the different character of the village zone, through open space amenity, location and servicing opportunities and constraints.</i>	<ul style="list-style-type: none"> i. Policy 4.3.2 – Character ii. Policy 4.3.3 – Future Development – Tuakau and Te Kowhai iii. Policy 4.3.5 – Building Setbacks iv. Policy 4.3.6 – Front Setback Character v. Policy 4.3.7 – Excessive Building Scale vi. Policy 4.3.8 – Residential Amenity and Function vii. Policy 4.3.9 – Height of buildings viii. Policy 4.3.10 – Daylight and Outlook ix. Policy 4.3.11 – Maintain Residential Function x. Policy 4.3.12 – Non-residential activities xi. Policy 4.3.13 – Existing non-residential activities xii. Permitted Activity standards, specific activity conditions xiii. Built Form Standards relating to dwelling, minor dwelling, height, daylight admission, building coverage, building setbacks – all boundaries 	<ul style="list-style-type: none"> a) Residential character, amenity and quality are district wide issues relevant to the Village Zone. b) Poor quality residential environments may fail to attract residents, workers and tourists to the district. c) Maintaining amenity values and quality of the environment are matters particular regard should be given under Section 7 of the Resource Management Act. d) The WRPS requires development to occur in a planned and coordinated manner which has regard to the existing built environment. e) Inappropriately located, scaled, designed activities can adversely affect people’s health and safety. f) Providing for these activities within residential areas is of district wide significance and of importance to all communities.
<i>Mismanagement of earthworks can result in sediment loss, instability and nuisance to communities</i>	<ul style="list-style-type: none"> i. Policy 4.3.15 – Earthworks ii. Rule 24.2.4.1 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.
<i>Adverse effects generated from noise, lighting, odour and excessive signage can affect the</i>	<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 	<ul style="list-style-type: none"> a) Residential amenity is a district wide issue relevant to the Village Zone. b) Poor quality residential amenity adversely affects people’s health and

Issue	Provisions evaluated	Scale and Significance Reasoning
<p>aesthetic qualities of the environment, compromise the safe operation of the transport network, and the health and well-being of people and communities.</p>	<p>iv. Policy 4.4.5 – <i>Objectionable odour</i> v. Policy 4.4.6 – <i>Signage</i> vi. Policy 4.4.7 – <i>Managing the adverse effects of signs</i> vii. Rules relating to:</p> <ul style="list-style-type: none"> • <i>Noise – General</i> • <i>Noise – Construction</i> • <i>Servicing and hours of operation</i> • <i>Glare and artificial light spill</i> • <i>Signs – general</i> • <i>Signs – effects on traffic</i> 	<p>wellbeing. c) Signage contributes to residential amenity and is a district wide issue relevant to the Village Zone. d) Signage can have a substantial adverse effect on road safety.</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>i. Policy 4.7.2 – <i>Subdivision and Land Use Integration</i> ii. Policy 4.7.3 – <i>Residential Subdivision</i> iii. Policy 4.7.4 – <i>Lot sizes</i> iv. Policy 4.7.5 – <i>Servicing requirements</i> v. Policy 4.7.6 – <i>Co-ordination between servicing and development and subdivision</i> vi. Policy 4.7.7 – <i>Achieving sufficient development density to support the provision of infrastructure services</i> vii. Policy 4.7.8 – <i>Staging of subdivision</i> viii. Policy 4.7.9 – <i>Connected neighbourhoods</i> ix. Policy – 4.7.10 <i>Recreation and access</i> x. Policy 4.7.11 – <i>Reverse sensitivity</i> xi. Policy 4.7.12 – <i>Boundary adjustments and relocations</i> xii. Policy 4.7.14 – <i>Structure and master planning</i></p>	<p>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. 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>xiii. <i>Subdivision rules (references in Appendix 1) relating to:</i></p> <ul style="list-style-type: none"> • <i>Subdivision General, matters of discretion relating to (i) shape, location and orientation of proposed lots layout, (ii) Matters referred to in the infrastructure chapter; (iii) Consistency with the matters contained within Appendix No. 4.1 (Residential Subdivision Design Guide), (iv) Impacts on stormwater and wastewater disposal, (vii) Roads and pedestrian networks.</i> • <i>Subdivision – Te Kowhai and Tuakau, matters of discretion relating to (i) Shape, location and orientation of proposed lots, (iii) matters referred to in the infrastructure chapter, (iv)</i> • <i>Consistency with the matters, and outcomes sought, in Appendix 3.1 (Residential Subdivision Guidelines); (v) Impacts on stormwater and wastewater disposal; and (viii) Roads and pedestrian networks.</i> • <i>Subdivision – Boundary adjustments, matters of control (i) Subdivision layout; (ii) (ii) Shape of lots and variation in lot sizes.</i> • <i>Subdivision – Amendments to cross</i> 	

Issue	Provisions evaluated	Scale and Significance Reasoning
	<p>lease and flats plans and conversions, matters of control, (i) site layout and design, (iii) Site layout and design of a cross lease or flats plan;</p> <ul style="list-style-type: none"> • Subdivision – Title boundaries – natural hazard area, contaminated and, Significant Amenity Landscape – Dune, notable trees and intensive farming activities, matters of discretion, (ii) Amenity values and character, (iii) reverse sensitivity; (iv) effects on existing buildings, (viii) effects on an intensive farming activity. • Road frontage, matters of discretion (a) Safety and efficiency of vehicle access and road network; (b) Amenity values and rural character. • Subdivision – Building platform, matters of discretion (i) Subdivision layout; (ii) Shape of allotments; (iii) Ability of allotments to accommodate a practical building platform; (iv) Likely location of future buildings and their potential effects on the environment; (vi) Geotechnical suitability for building; • Subdivision – Reserves (ii) Consistency with any relevant structure plan or master plan; (iii) 	

Issue	Provisions evaluated	Scale and Significance Reasoning
	<p><i>Reserve size and location; (iv) Proximity to other reserves; (vi) Whether the reserve is of suitable topography for future use and development; (viii) The type and standard of boundary fencing.</i></p> <ul style="list-style-type: none"> • <i>Subdivision of land containing mapped off-road walkways matters of discretion, (i) alignment of the walkway, (iii) standard of design and construction of the walkway, (v) amenity matters including batter slopes, (vi) connection to reserves</i> 	

4 EVALUATION OF OBJECTIVES

Below (Table 6) 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 3 Summary of objectives

Objective	Summary of evaluation
<p>4.3.1 Objective – Village Zone Character The character of the Village Zone is maintained.</p> <p>4.3.4 Objective – Village Built Form and Amenity (a) Neighbourhood residential amenity values in the Village Zone are maintained.</p>	<p>Objective 4.3.1 seeks to maintain the characteristics of the Village 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 maintaining the character of the Village Zone, Objective 4.3.1 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 maintaining 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 recognise the potential for activities and buildings to adversely affect the character, amenity and safety in the Village 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). The reason for objective 4.3.1 is to maintain the character of the Village Zone and ensure that new development is complementary facilitating the overall attractiveness and open spaciousness of the Village Zone. It recognises the maintenance of the established pattern of development of the Village Zone and its importance to the amenity of the zone.</p> <p>It is important to maintain amenity for</p>

	<p>occupants on their properties. Ensuring the quality of on-site amenity is appropriate through provision of adequate outlook and daylight and sunlight levels. Having a degree of control on the living environments of people's site amenity promotes quality development and attracts people to neighbourhoods.</p> <p>In maintaining amenity it is important to ensure residential activity is the dominant activity within the Village 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. Including these objectives 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>4.3.14 Objective – Earthworks Earthworks facilitate subdivision, use and development.</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 4.3.14. Subdivision, use and development in the Village 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. Earthworks are an integral part of the efficient use and development of land, this objective seeks to enable earthworks that necessary as part of subdivision, development and access.</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>4.4.1 Objective – Adverse Effects of Land use and Development The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.</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 Village Zone. For example home occupations,</p>

	<p>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 use), 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>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.</p>	<p>a. 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. Is more comprehensive and effective than the status quo in addressing resource management issue 4, 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 Village 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. ii. Aligns with the provisions of the Strategic Direction of the proposed District Plan, in particular the objectives and supporting policies. <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</p>

	<p>generations in accordance with Section 5(2).</p> <p>The Objectives 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 (Table 7) 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 comprise 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

Objectives	<p>4.3.1 Objective – Village Zone Character The character of the Village Zone is maintained.</p> <p>4.3.4 Objective – Village Built Form and Amenity Neighbourhood residential amenity values in the Village Zone are maintained.</p>				
Options Approach to achieve objectives	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 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, potentially resulting in uncontrolled ad hoc development with incongruous built form that fails to reflect amenity values and open spaciousness of the Village 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 in terms of built form or development standards.</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 and rules)</p>	<p>Maintain existing objectives, policies and rules and continue to treat former district as two distinct areas.</p> <p>The Waikato Section of the ODP does not contain a Village Zone (effectively large lot residential zone), and as such does not have any provisions applicable to this zone.</p> <p>The Franklin section of the ODP provides prescriptive</p>	<p>This option would achieve the objective.</p> <p>However, 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>Confusion with implementing different provisions across the district (i.e Franklin section has a Village Zone and the Waikato section doesn't).</p> <p>This option does not integrate both sections of the ODP and would be seen to unfairly disadvantage the Waikato section of the district.</p> <p>This option has a medium 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 – one area of the district would have a Village Zone and the other wouldn't)</p> <p>Further inhibits the environmental, social, cultural and economic</p>	<p>Discard</p> <p>Inconsistent approach to number and type of residential zones across the district. This option does not achieve higher order statutory documents.</p>

	<p>objectives and policies regarding the management of growth of villages. These deal with the management of amenity values business activities, and reticulation and servicing.</p> <p>The existing methods do not provide integration of the Franklin and Waikato Sections of the ODP.</p>		<p>uncertainty of achieving the objective. It does not give effect to higher order statutory documents.</p>	<p>well-being of the area.</p>	
<p>Option 3 - apply the Waikato section of the ODP across the district with no changes.</p>	<p>Retain existing number of residential zones (i.e Living Zone (urban) and Country Living Zone (rural)) do not provide an additional Village Zone.</p> <p>Replace the Village Zone in the Franklin section of the ODP with Residential Zone.</p> <p>Apply bulk and location standards</p>	<p>This option would not achieve the objective it would not maintain the character and function of the Village Zone.</p> <p>It lacks more specific direction within the policies which would provide a more robust approach.</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>This option is within councils powers, is enforceable and able to be monitored.</p>	<p>This option would not integrate the sections of the ODP, nor would it be a fair distribution of impacts i.e. former Franklin area would be most impacted.</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>

	<p>for Living Zone to the Village Zone.</p> <p>No local variances in building bulk and location rules.</p>				
<p>Option 4 – apply the Franklin section of the ODP provisions across the district with no changes.</p>	<p>Apply Village Zone to all large lot residential sites across the district. I.e create an additional Residential Zone to be applied within the Waikato section of the district.</p> <p>Retain existing height, bulk and location rules of the Village Zone of the Franklin Section and apply across the district.</p>	<p>This option is effective in achieving the objective.</p>	<p>This option would partially give effect to objectives 3.1 and 3.12 of the WRPS.</p>	<p>Applying only the Franklin section of the ODP would not be equal or fair distribution of impacts between the former districts.</p> <p>This option would unlikely to be accepted at a community and political level.</p>	<p>Discard</p> <p>This option partially achieves the direction of the higher order statutory documents.</p>
<p>Option 5 – apply modified Franklin section of the ODP Village Zone provisions across the District.</p>	<p>Apply Village Zone provisions from the Franklin section of the ODP with changes to the number and type of</p>	<p>This option would be effective in achieving the objective.</p> <p>It provides for further</p>	<p>Confusion of implementing new provisions across the district.</p> <p>Amended provisions are realistic and</p>	<p>Distribution of impacts is more fairly balanced.</p> <p>This option could be viewed as more restrictive in terms of</p>	<p>Evaluate further</p> <p>Achieves the objective and would align with the strategic direction of the higher order</p>

	activities permitted within the zone, and develop a new policy framework.	development on the existing standards to improve integration between the sections of the ODP.	within the powers of council to implement, monitor and enforce, subject to adequate staff resource. There is low uncertainty and risk of not achieving the objective.	land development and subdivision (dependent on the previous zoning). This option could be viewed as having social and economic effects.	statutory documents.
Option 6 – apply the Living Zone provisions of the ODP Waikato section to the Village Zone with modifications.	Apply Village Zone district wide, adopt Waikato section approach in terms of fewer permitted activities listed, alter some bulk and location provisions and minimum lot size density requirements. Develop design guides for subdivision to improve layout and design.	This option is effective in achieving the objective. It provides for further development on the existing standards to improve integration between the sections of the ODP.	Confusion of implementing new provisions across the district. Amended provisions are realistic and within the powers of Council to implement, monitor and enforce, subject to adequate staff resource. There is low uncertainty and risk of not achieving the objective.	Distribution of impacts is more fairly balanced. This option could be viewed as more restrictive in terms of land development and subdivision (dependent on the previous zoning). This option could be viewed as having social and economic effects.	Evaluate further Achieves the objective and would align with the strategic direction of the higher order statutory documents.
Option 7– develop integrated provisions	New set of objectives, policies	This option would achieve the	This option achieves the higher order	This option could be acceptable, as a fair	Disregard Unable to be

of the ODP sections.	and rules developed across the district to provide for improved integration between the sections of the ODP.	objective. New policies and methods provide complete integration across the district to provide for almost rural residential feel of the Village Zone.	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.	and equal approach would be taken during development of the new policy and methods framework. However, Council does not have the time or resource to develop this option.	achieved within the time and resources available to Council.
Option 8 – 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 district plan.	Option 6 isn't effective in achieving the objective. 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 as a district.	Option 6 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 ad hoc, result in poor amenity values and development. Option 6 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.

Objective	4.3.14 Objective – Earthworks (a) Earthworks facilitate subdivision, use and development				
Options Approach to achieve the objective	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). 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. 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).

				earthworks. It would not provide for the social, economic, cultural or environmental well-being of the community.	
Option 2: Status Quo – retain existing and different provisions for Waikato and Franklin Sections of the ODP.	<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 more restrictive with the number of matters to be complied with, restricted to the building platforms, and restrictions of importation of clean fill and filling. Maximum volumes and areas of earthworks are aligned between the</p>	This option is effective in achieving the objective.	<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>	Different rules across the district may be confusing for plan users and does not integrate the two sections of the plan.	Discard

	Franklin and 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 ODP.
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.

	<p>the public through a development/earthworks panel.</p>	<p>earthworks 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>obligations with this option under the RMA. Nor would it achieve the purpose of the RMA or achieve higher order statutory documents.</p>	<p>This option would not provide for the social, economic, environmental and cultural well-being of its communities.</p>	
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Objective	4.4.1 Objective – Adverse Effects of Land use and Development 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 the objective	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 Village 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	Maintain existing objectives, polices, 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. The Franklin section of the ODP has a district wide section specifically for signage, whilst noise, lighting odour are addressed broadly within the policies. Rules specifically	This option would not achieve the objective.	This option does not integrate the operative sections of the plan. This option has a low risk and uncertainty of achieving the objective. It would not align with the strategic direction of integration of the WRPS.	This option would not have a high level of political acceptance as it would not integrate both sections of the plan (i.e inconsistent with council's strategic approach to create one plan). Further inhibits the environmental, social, cultural and economic well-being of the area.	Discard Inconsistent approach across the district.

	<p>address signage and noise.</p> <p>The Waikato section of the ODP manages noise, signs, lighting and odour specifically with objectives and policies across the zones. The Waikato section does not have a Village Zone.</p>				
<p>Option 3 – apply the Franklin section of the ODP across the district.</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 address noise and levels within the Village zone chapter. Signage is addressed through a district wide chapter.</p>	<p>This option is effective in achieving the objective.</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>Council has the ability to monitor and enforce this option.</p>	<p>Impacts are not distributed equally across the district. It would fail to gain community and political acceptance.</p>	<p>Discard</p> <p>Does not integrate both sections of the plan.</p>
<p>Option 4 – apply the Waikato section of the ODP across the district with changes.</p>	<p>Apply the operative signage, lighting and noise rules of the Living Zone across the proposed Village</p>	<p>This option is effective in achieving the objective.</p>	<p>This option is within the Councils powers responsibilities and resources to implement monitor</p>	<p>This option may be acceptable at a community and political level. The distribution of the</p>	<p>Evaluate further</p> <p>Achieves the objective and partially integrates both sections of the plan.</p>

	<p>Zone with changes to provide specific provisions for real estate agent signs.</p> <p>Streamline the rules in order to simplify them and develop a prescriptive policy framework.</p> <p>Update to refer to correct noise standards.</p>		and enforce.	impacts are one sided favouring the Waikato section.	
Option 5 – 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>	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>Evaluate further</p> <p>Improves the integration between both sections of the ODP.</p>
Option 6 – non statutory approach	Enforcement powers could be transferred to local community groups.	This option isn't effective in achieving the objective.	This option has a high risk of not achieving the objective. Council	Likely to be unacceptable politically and to the	<p>Discard</p> <p>This option would not support the objective and would not</p>

		<p>objective.</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>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 higher order statutory documents.</p>	<p>community.</p> <p>Amenity of the Village 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 its communities.</p>	<p>meet the requirements of the RMA and WRPS.</p>
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Objective	4.7.1 Objective – Urban Outcomes Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.				
Options Approach to achieve the objective	Description (brief)	Relevance	Feasibility	Acceptability	Recommendation
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.	This option 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>	
<p>Option 2: Status Quo – retain existing objectives and policies and rules from the Franklin and Waikato sections of the ODP</p>	<p>Maintain existing objectives, polices, and rules, and continue to treat as two distinct areas, with different policies and rules.</p> <p>The Franklin section of the ODP has a Village Zone and is an activities based plan.</p> <p>The Waikato section of the ODP does not</p>	<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 sections of the ODP. 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 within the district.</p>

	<p>have a Village Zone.</p> <p>This option would include maintaining existing zoning rules and development standards (i.e one half of the district with a Village Zone and the other with no Village Zone).</p>		<p>the Village Zone 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>		
<p>Option 3 – apply the Waikato section of the ODP across the district with no changes.</p>	<p>Apply operative minimum lot sizes for the Living Zone across the Village Zone within the Waikato section of the plan and apply across the district. I.e remove the Village Zone.</p>	<p>This option would not achieve the objective. No specific policies to achieve the outcome of the Village Zone, through 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>	<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>	<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>It 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</p>	<p>Discard</p> <p>Inconsistent with the approach for integrated management of the WRPS.</p>

				political acceptance. This option further inhibits the environmental, social, cultural and economic well-beings.	
Option 4 – apply the Franklin section of the ODP across the district with no changes.	Apply Franklin section of the ODP across the district. Apply Village Zone to relevant sized lots within the Waikato section of the district and apply relevant Village Zone subdivision standards. Creation of additional zone within the Waikato section.	This option partially achieves the objective. It would not facilitate the outcomes of the Village Zone in terms of integrated layout and design.	This option is within council's powers and responsibilities. This option has a medium risk and uncertainty of not achieving the objective. It also does not give effect to the strategic direction of the WRPS.	Distribution of impacts would fail to gain community and political acceptance. Does not integrate both sections of the ODP. Further inhibits the environmental, social, cultural and economic well-beings.	Discard Inconsistent with the approach for integrated management of the WRPS.
Option 5 – apply the Waikato section of the ODP with changes.	Retain operative Living Zone bulk and location standards and apply district wide to the Village Zone. Develop new minimum lot sizes for serviced and un serviced based on	This option would achieve the objective. Further development of policies and methods to provide for improved layout and design during subdivision phase,	Confusion of implementing new provisions across the district. Amended provisions are realistic and within the powers of council to implement, monitor and enforce, subject	This option would be acceptable at a political and social level. Distributions of impacts are generally favouring the Waikato section of the district. This option provides	Evaluate further Achieves the objective and integrates both sections of the ODP.

	the approach for the operative Village Zone within the Franklin section. Develop new policy framework and design guide for residential subdivision to support this option.	whilst integrating with infrastructure. This option provides for good quality design, layout, and coordination with infrastructure efficient use of land etc.	to adequate staff resource. Low uncertainty and risk of achieving the objective.	for the social, cultural, economic and environmental well-being of the community.	
Option 6 – apply the Village Zone provisions of the Franklin section of the ODP with changes across the district.	Retain operative Village Zone bulk and location standards and apply to relevant areas within the Waikato section of the district. Develop new minimum lot sizes for serviced and un-serviced lots. Develop a new policy framework and residential subdivision design guide.	This option achieves the objective. It achieves the outcome of the Village Zone, providing for improved design, layout and amenity through subdivision.	This option is within council's powers and responsibilities. This option has a low risk and uncertainty of not achieving the objective.	This option would be acceptable at a political and community level. Distribution of impacts is favouring the Franklin section of the district. This option provides for the social, cultural, economic and environmental well-being of the community.	Evaluate further This option achieves the objective and integrates both sections of the ODP.
Option 7 – develop a completely new set of provisions for the	New set of policies and methods developed for the	This option would achieve the objective.	This option achieves the higher order documents, WRPS	This option could be acceptable, as a fair and equal approach	Discard This option is costly and is unable to be

Village Zone.	Village Zone. New bulk location standards, increased number of permitted activities, one minimum lot size for serviced or un-serviced.	New policies and methods provide consistent approach across the district to provide for improved quality subdivision through layout and design.	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.	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 community.	completed within the specified timeframe with the allocated resource.
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 objective. 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 and would not be fulfilling responsibilities and obligations 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 addressing Village Zone character, built form, function and amenity are bundled together and assessed as a whole. The suite of 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 largely on the Franklin provisions. Whilst there is no Village Zone within the Waikato section of the ODP, the Village Zone provisions have been blended from the Franklin and Waikato sections.

The preferred approaches will be delivered by a suite of policies and rules which are outlined in the Section 5.1 of this report.

5.3 Objectives – Village Zone Character & Village Built Form and Amenity

The Objectives are:

4.3.1 Objective – Village Zone Character

- (a) The character of the Village Zone is maintained.

4.3.4 Objective – Village Built Form and Amenity

- (a) Neighbourhood residential amenity values in the Village Zone are maintained.

The following provisions act as a package to achieve the objectives:

- a. 4.3.2 Policy – Character
- b. 4.3.3 Policy – Future Development – Tuakau and Te Kowhai
- c. 4.3.5 Policy – Building Setbacks
- d. 4.3.6 Policy – Front Setback Character
- e. 4.3.7 Policy – Excessive Building Scale
- f. 4.3.8 Policy – Residential Amenity and Function
- g. 4.3.9 Policy – Height of buildings
- h. 4.3.10 Policy – Daylight and Outlook
- i. 4.3.11 Policy – Maintain Residential Function
- j. 4.3.12 Policy – Non-residential activities
- k. 4.3.13 Policy – Existing non-residential activities

- l. 24 Village Zone – permitted Activities, Activity specific conditions, bulk and location rules.
- m. Definitions

5.3.1 Identification of Options

In considering options for managing and enabling character, built form and amenity, and function within the Village Zone, the Waikato Regional Policy Statement was taken into consideration.

Considerations for Village Zone 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 (Table 8) 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
a) 4.3.2 Policy – Character b) 4.3.3 Policy – Future Development – Tuakau and Te Kowhai c) 4.3.5 Policy – Building Setbacks d) 4.3.6 Policy – Front Setback Character e) 4.3.7 Policy – Excessive Building Scale f) 4.3.8 Policy – Residential Amenity and Function g) 4.3.9 Policy – Height of buildings h) 4.3.10 Policy – Daylight and Outlook i) 4.3.11 Policy – Maintain Residential Function j) 4.3.12 Policy – Non-residential activities k) 4.3.13 Policy - Existing non-residential activities l) Rule 24.1.1 P1 Residential Activity P3 Home occupation; P4 Temporary event; P5 Community activity; P6 Neighbourhood park; P7 Home stay; P8 Farming; m) Rule 24.1.2 Discretionary Activities; n) Rule 24.1.3 Non Complying Activities; o) Rule 24.3.1 Dwelling p) Rule 24.3.2 Minor Dwelling q) Rule 24.3.3.1 Height – building general	<p>Environmental:</p> <p>The ability to build as a permitted activity significantly increases efficiency while permitted activities will be effective at achieving objectives and policies to maintain character and amenity values.</p> <p>Will result in a consistent built form.</p> <p>The new front and side setback policies will increase opportunities for views to the rural hinterlands beyond, reducing the domination of driveways and car parking. Over time this will benefit the site owners and also the wider street and area.</p>	<p>Environmental:</p>
	<p>Economic:</p> <p>The ability for some areas to have infill development or higher densities will be an economic benefit.</p>	<p>Economic:</p> <p>The daylight recession plane and setback rules together place the most limitation on the amount of development that can be accommodated on a site. 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>

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
r) Rule 24.3.4 Daylight admission s) Rule 24.3.5 Building coverage t) Rule 24.3.6.1 Building setbacks – all boundaries u) Rule 24.3.6.2 Building setback – sensitive land use v) Definitions		Inefficient use of residential land with the large sites. Inefficient servicing requirements – higher cost of servicing as the sites are larger and further apart.
	Social: The proposed provisions introduce clearer parameters for permitting anticipated activities, while providing direct policies to gauge the appropriateness of non-residential or community activities, or activities that can have a significant impact on amenity. Provides an alternative residential housing choice. Cumulative positive outcome on streets and neighbourhoods being high quality. The provisions provide more certainty for the Council and persons contemplating activities in the Village Zone.	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. Controlling density requirements relative to public reticulation availability could be viewed as a loss of individual freedom and private property rights.
	Cultural:	Cultural:
	Opportunities for economic growth and employment	
These provisions are unlikely to result in any economic growth or employment.		
Options less or not as appropriate to achieve the objective		
Status quo – current policies and rules To address the issue of Village Zone character, amenity, and function the ODP contains primarily Objectives 6, 7, 8 and all policies contained within 17B.3.2. Adopt the operative objectives and policies, including rules on building height, front, height in relation to boundary recession		

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
planes and side setbacks.		
<p>Appropriateness: The existing policies and rules pre-date the WRPS and do not provide an integrated approach to residential urban areas. It also does not integrate the Franklin and Waikato Sections of the ODP. Due to the lack of integration with both sections of the ODP status quo is not considered to be appropriate.</p>		
<p><u>Option 5</u> Application of the Franklin section of the ODP Village Zone provisions with changes. This option includes applying Village Zone provisions from the Franklin section of the ODP with changes to the number and type of activities permitted within the zone, and developing a new policy framework.</p> <p>Appropriateness: This option is more likely to compromise the residential nature of the Village Zone with non-residential activities. This option is time consuming to be completed within the specified timeframes and allocated resource, as such, it would not provide for economic, social and cultural well-being.</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 that the character of the Village Zone would be eroded, and would not offer an alternative choice of housing.</p>		
Efficiency and effectiveness		
<p>Efficiency These policies generally provide an efficient way to achieve Objective 4.3.1 and 4.3.4, and the benefits of providing a quality urban form which outweigh the costs. The policies also maintain amenity and character of the District and ensure a quality residential environment. The rules</p>		

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
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.		
<p>Effectiveness</p> <p>The proposed policies provide an effective framework to achieve Objective 4.3.1 and 4.3.4 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.</p>		

5.4 Objective 4.3.14 Earthworks

The following provisions achieve the Objective:

- (a) Policy 4.3.15 – Earthworks
- (b) Rule 24.2.4.1 – Earthworks – general

5.4.1 Identification of Options

In considering options for managing and enabling earthworks a number of factors 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.

5.4.2 Policy, Rule and Method Evaluation

This section (Table 10) assists to identify the provisions (i.e. policies, rules and methods) that are the most appropriate to achieve the objective.

Table 4 Evaluation of provisions

Provisions most appropriate to achieve Objective 4.3.1		Effectiveness and Efficiency	
		Benefits	Costs
a) Policy Earthworks 4.3.15- b) Rule Earthworks 24.2.4.1 – c) Definitions general		Environmental: Stronger policies to manage effects from earthworks while providing for them to facilitate development. Manages environmental effects through the permitted activity conditions	Environmental:
		Economic: Less restriction on earthworks to provide development platforms, resulting in fewer infringements of earthworks rules and less resource consents required.	Economic: Costs associated with the requirements for technical reports to confirm ground is stable and suitable to be developed.
		Social: Improved stability of adjoining sites as geotechnical reports are required to confirm ground stability for development. Ability to contain all effects on-site through permitted activity conditions.	Social:
		Cultural: Improved cultural benefits through managing potential sediment displacement into nearby water bodies. Maintains the mauri of waterbodies by limiting runoff	Cultural:
Opportunities for economic growth and employment			
There are not likely to be any notable opportunities for economic growth and employment.			
Options less or not as appropriate to achieve the objective			
<u>Status quo</u> – current policies and rules 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. Appropriateness: Retaining the existing policies and rules would provide for management of earthworks in relation to facilitating development within the Village Zone, they are however convoluted			

and difficult to apply.

Risk of acting or not acting

Uncertainty or insufficiency of information:

The information available is considered sufficient to inform the review.

Risk of acting or not acting:

The risk of acting based on the information available on this topic is considered to be low.

Efficiency and effectiveness

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.

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.

5.5 Objective 4.4.1 Adverse Effects of Land use and Development

The following provisions achieve the Objective:

- (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 24.2.1 Noise – General
- (h) Rule 24.2.2 Noise – Construction
- (i) Rule 24.2.3 Glare and Artificial Light Spill
- (j) Rule 24.2.7.1 Signs - general
- (k) Rule 24.2.7.2 Signs – effects on traffic

5.5.1 Identification of options

There is no specific higher order direction beyond the district plan relating to the management of noise, lighting, odour and signs.

Options considered for managing adverse effects generated by noise, lighting, odour, and signs within the Village 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.

5.5.2 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 II Evaluation of provisions

Provisions most appropriate to achieve Objective 4.4.1	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 24.2.1 Noise – General h) Rule 24.2.2 Noise – Construction i) Rule 24.2.3 Glare and Artificial Light Spill j) Rule 24.2.7.1 Signs - general k) Rule 24.2.7.2 Signs – effects on traffic l) Definitions	<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>Set 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 Village Zone and noise levels meet the zoning and noise levels meet the accepted minimum standards for the environment affected by noise.</p>	<p>Environmental:</p>
	<p>Economic: Supports economic wellbeing, for home occupations, dairies etc within the Village 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.</p> <p>Cost/time for the public in applying for consents and associated time/uncertainty.</p>
	<p>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</p>	<p>Social: May constrain the activities that can be undertaken on sites.</p>

	<p>effects these generate. This contributes to the social well-being of the residential areas.</p> <p>Provides certainty for businesses, community and council on the type and level of signage allowed.</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 managing adverse effects arising from signage, noise, lighting and odour, the ODP contains primarily Objective 19.3.3, policy 17B.3.2 (8), (9) and (13) within the Franklin section of the ODP. The Village Zone does not exist within the Waikato section of the ODP.</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: The Franklin section of the ODP manages noise, lighting, smoke and odour and signs differently. The Franklin section has more prescriptive with its policy framework. This option is not considered appropriate as it does not integrate two sections of the plan.</p>		
<p><u>Option 4:</u> apply less regulation by adopting the Waikato section of the district plan with changes to be less restrictive.</p> <p>Adopt the Waikato section signage, noise, lighting etc provisions across the Village 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.</p> <p>Appropriateness: This option may be appropriate; however, it has the potential to result in increased adverse effects from these activities resulting in eroded Village Zone and loss of amenity, making it not a desirable place to live.</p>		
Opportunities for economic growth and employment		
There are not likely to be any notable opportunities for economic growth and employment.		
Risk of acting or not acting		
<p>Uncertainty or insufficiency of information: The information Council has to inform the review is considered adequate.</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>		
Efficiency and effectiveness		
<p>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.</p> <p>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.</p>		

5.6 Objective 4.7.1 Subdivision and Land Use Integration

The following provisions achieve the Objective:

- (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 4.7.14 – Structure and master planning
- (m) Rule 24.4.1 – Subdivision – general
- (n) Rule 24.4.2 – Subdivision – Te Kowhai and Tuakau
- (o) Rule 24.4.3 – Subdivision – Boundary adjustments
- (p) Rule 24.4.4 – Subdivision – Amendments and updates to cross lease flats plans and conversion
- (q) Rule 24.4.5 – Subdivision – Natural hazard area, contaminated land, Significant Amenity Landscape – Dune, notable trees and intensive farming activities
- (r) Rule 24.4.9 – Road frontage
- (s) Rule 24.4.10 – Subdivision – Building platform
- (t) Rule 24.4.11 – Subdivision – Reserves
- (u) Rule 24.4.13 – Subdivision of land containing mapped off-road walkways

5.6.1 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;

Options considered for managing subdivision layout and design within the Village 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.

5.6.2 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 12 Evaluation of provisions

Provisions most appropriate	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	Environmental: Ensures there are appropriate levels of servicing Achieves a quality design. Achieves coordinated and integrated development.	Environmental:
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	Economic: Enhance provision and coordination of servicing during subdivision which will enhance future living environments. Policy framework will improve the efficiency and utilisation of land through subdivision.	Economic: Potential increased costs for landowners, including resource consents and processing times due to more prescriptive policies. Minimum lot sizes are an inefficient use of urban land.
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 4.7.14 – Structure and master planning m. Rule 24.4.1 – Subdivision general	Social: Stronger policies to guide and enhance design and amenity of the Village Zone across the district, and thereby making the district more attractive to existing and future residents. Stronger policy framework will provide increased connectivity in residential neighbourhoods, thereby making the district a more attractive place to live. Ensures appropriate location and form of reserves to enable recreation.	Social:

<p>n. Rule 24.4.2 – Subdivision – Te Kauwhata and Tuakau</p> <p>o. Rule 24.4.3 – Subdivision – Boundary adjustments</p> <p>p. Rule 24.4.4 – Subdivision – Amendments and updates to cross lease flats plans and conversion</p> <p>q. Rule 24.4.5 – Subdivision – Title boundaries – natural hazards, contaminated land, Significant Amenity Landscape – Dune, notable trees and intensive farming activities</p> <p>r. Rule 24.4.9 – Subdivision – Road frontage</p> <p>s. Rule 24.4.10 – Subdivision – Building platform</p> <p>t. Rule 24.4.11 – Subdivision of reserves</p> <p>u. Rule 24.4.13 – Subdivision of land containing mapped off-road walkways</p>	<p>Enable an alternative form of housing and provides choice.</p> <p>Enables a community with the full demographic spectrum.</p>	
	<p>Cultural: Providing a range of housing options including minor dwellings as a permitted activity enables people to meet their housing needs appropriate for their culture.</p>	<p>Cultural:</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 17B.2 (1), policies 17B.3.2 (1) and (2) within the Franklin section. The Franklin section of the ODP address layout and design at a high level, they focus primarily on growth in villages.</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 - Retain operative Village Zone bulk and location standards and apply to relevant areas within the Waikato section of the district. Develop new minimum lot sizes for serviced and un-serviced lots and new policy framework and residential design guide.

Appropriateness:

This option is not considered to be as effective as the preferred option or status quo. There is insufficient time to develop and apply this option and in addition it would be too costly. With a lack of design guide for subdivision this may lead to poor design and layout.

Risk of acting or not acting

Uncertainty or insufficiency of information:

The information Council has to inform the review is considered adequate.

Risk of acting or not acting:

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.

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 objectives (objectives 4.3.1, 4.3.4, 4.3.14, 4.4.1 and 4.7.1) addressed in this report are considered the most appropriate way to achieve the Purpose of the RMA (Section 5) for addressing the Village Zone.

It is considered that the recommended policies and methods outlined in this report 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
<p>Recognise the different character of the village zone, through open space amenity, location and servicing opportunities and constraints.</p>	<p>4.3.1 Objective – Village Zone Character</p> <p>(a) The character of the Village Zone is maintained.</p> <p>4.3.4 Objective – Village Built Form and Amenity</p> <p>(a) Neighbourhood residential amenity values in the Village Zone are maintained.</p>	<p>4.4.2 Policy – Character</p> <p>(a) Buildings and activities within the Village Zone are designed, located, scaled and serviced in a manner that:</p> <ul style="list-style-type: none"> (i) Is low density; (ii) Maintains the semi-rural character; (iii) Recognises lower levels of infrastructure and the absence of Council wastewater services. <p>(b) Require activities within the Village Zone to be self-sufficient in the provision of on-site water supply, wastewater and stormwater disposal, unless a reticulated supply is available.</p> <p>4.3.3 – Policy – Future Development – Tuakau and Te Kowhai</p> <p>(a) Buildings and access are located in a position to enable future subdivision and development in Tuakau and Te Kowhai when infrastructure and services become available.</p> <p>(b) Ensure buildings are positioned in a manner that provides for transition</p>	<p>Rule 24.1.1 Permitted Activities</p> <p>P1 – residential activity</p> <p>P2 - A Marae Complex or Papakaainga Housing Development on Māori Freehold Land or on Māori Customary Land.</p> <p>P3 – home occupation</p> <p>P4 – temporary event</p> <p>P5 – community activity</p> <p>P6 – neighbourhood park</p> <p>P7 – home stay</p> <p>P8 – farming</p> <p>Rule 24.1.2 Discretionary Activities</p> <p>Rule 24.1.3 Non-complying Activities</p> <p>Rule 24.3.1 Dwelling</p>	<p>24.3.4 RDI</p> <p>(b) Council’s discretion is restricted to the following:</p> <ul style="list-style-type: none"> (i) Height of the building; (ii) Design and location of the building; (iii) Extent of shading on adjacent sites; (iv) Privacy on other sites; and (v) Effects on amenity values and residential character. <p>Rule 24.3.6.1 RDI</p> <p>(b) Council’s discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (i) Road network safety and efficiency; (ii) Reverse sensitivity effects; (iii) Adverse effects on amenity; (iv) Streetscape; (v) Potential to mitigate adverse effects; (vi) Daylight admission to any adjoining site; and (vii) Effects on privacy at any adjoining site.

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>from large lots to smaller lots in Tuakau and Te Kowhai.</p> <p>4.4.5 Policy – Building Setbacks (a) Maintain existing and promote new vistas and views between buildings in the Village Zone when viewed from a road.</p> <p>4.3.6 Policy – Front Setback Character (a) Maintain the existing character of streets.</p> <p>4.3.7 Policy – Excessive Building Scale (a) Enable development to exceed height, bulk and form only where it is in keeping with the amenity values of the street.</p> <p>4.3.8 Policy – Residential Amenity and Function (a) Limit the establishment of non-residential activities in the Village Zone except where: (i) They have a functional need to locate within the Village Zone; or (ii) Provide for the health and well-being of the community.</p> <p>4.3.9 Policy – Height of buildings</p>	<p>Rule 24.3.2 Minor dwelling</p> <p>Rule 24.3.3.1 Height – building general</p> <p>Rule 24.3.4 Daylight admission</p> <p>Rule 24.3.5 Building coverage</p> <p>Rule 24.3.6.1 Building setbacks – all boundaries</p>	

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>(a) Ensure building height does not result in loss of privacy or cause over shadowing on adjoining sites or detract from amenity of the area.</p> <p>4.3.10 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 closer they are located to a boundary, except a road boundary.</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>4.3.11 Policy – Maintain Residential Function</p> <p>(a) Restrict the establishment of commercial or industrial activities, unless the activity has a strategic or operational need to locate within the Village Zone, and the effects of such activities on the character and amenity are insignificant.</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>4.3.12 Policy – Non-residential activities</p> <p>(a) Ensure that the design and scope of non-residential activities and associated buildings:</p> <p>(i) 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>(ii) 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 Village Zone character and amenity and the surrounding transport network.</p> <p>4.3.13 Policy – Existing non-residential activities</p> <p>(a) Enable existing non-residential activities to continue and support their redevelopment and expansion, provided they do not have a significant adverse</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		effect on the character and amenity of Village Zone.		
Mismanagement of earthworks can result in sediment loss, instability and nuisance to communities	4.3.14 Objective – Earthworks (a) Earthworks facilitate subdivision, use and development.	4.3.15 Policy - Earthworks (a) Manage the effects of earthworks to ensure that: (i) Erosion and sediment loss is avoided or mitigated; (ii) Changes to natural water flows and established drainage paths is avoided or mitigated; and (iii) Adjoining properties and public services are protected. (b) Ensure any fill material brought to site is suitable for its purpose. (c) Manage the amount of land being disturbed at any one time to avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects. (d) Subdivision and development occurs in a manner that maintains fundamental shape, contour and landscape characteristics. (e) The ground is geo-technically sound and remains safe and stable for the duration of the intended land use	24.2.4.1 Earthworks – general	24.2.4.1 Earthworks – general RDI (i) Amenity values and landscape effects; (ii) Volume, extent and depth of earthworks; (iii) Nature of fill material; (iv) Contamination of fill material; (v) Location of the earthworks to waterways, significant indigenous vegetation and habitat; (vi) Compaction of the fill material; (vii) Volume and depth of fill material; (viii) Protection of the Hauraki Gulf Catchment Area; (ix) Geotechnical stability; (x) Flood risk, including natural water flows and established drainage paths; (xi) Land instability, erosion and sedimentation.
Adverse effects generated from noise, lighting, odour and	4.4.1 Objective – Adverse Effects of Land use and Development	4.4.2 Policy – Noise a) The adverse effects of noise on residential amenity are minimised by: (i) Ensuring that the maximum	24.2.1 Noise – general 24.2.2 Noise – Construction	24.2.2 Noise – Construction RDI (i) Effects on amenity values; (ii) Hours and days of construction; (iii) Noise levels;

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
<p>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.</p>	<p>(a) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development.</p>	<p>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 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>24.2.3 Glare and artificial light spill</p> <p>24.2.7.1 Signs – general</p> <p>24.2.7.2 Signs – effects on traffic</p>	<p>(iv) timing and duration; and (vi) methods of construction.</p> <p>24.2.3 Glare and artificial light spill RDI</p> <p>(i) Effects on amenity values; (ii) Light spill levels on other sites; (iii) Road safety; (iv) Duration and frequency; (v) Location and orientation of the light source; and (vi) Mitigation measures.</p> <p>24.2.7.1 Signs – general RDI</p> <p>(i) Amenity values; (ii) Character of the locality; (iii) Effects on traffic safety; (iv) Glare and artificial light spill; (v) Content, colour and location of the sign; and (vi) Effects on notable trees (vii) Effects on the heritage values of any heritage item due to the size, location, design and appearance of the sign; (viii) Effects on cultural values of any Maori site of significance; (ix) Effects on notable architectural features of the building.</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<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 (a) The adverse visual effects of outdoor storage are mitigated through screening or landscaping.</p> <p>4.4.5 Policy – Objectionable odour (a) Ensure that the effects of objectionable odour do not detract from the amenity of other sites. (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 (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 (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</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>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>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>Layout and Design</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</p>	<p>24.4.1 Subdivision – general</p> <p>24.4.2 Subdivision – Te Kowhai and Tuakau</p> <p>24.4.3 Subdivision – Boundary adjustments</p> <p>24.4.4 Subdivision – Amendments to cross lease and flats plans and conversions</p> <p>24.4.5 Title boundaries – natural hazards area, contaminated land,</p>	<p>24.4.1 Subdivision – general RDI</p> <p>(b) Councils discretion is restricted to the following matters:</p> <p>(i) Shape, location and orientation of proposed lots;</p> <p>(ii) Matters referred to in the infrastructure chapter;</p> <p>(iii) Consistency with the matters, and outcomes sought, in Appendix 4.1 (Residential Subdivision Guidelines);</p> <p>(iv) Impacts on stormwater and wastewater disposal;</p> <p>(v) Impacts on Significant Natural Areas;</p> <p>(vi) Impacts on identified Maaori Sites of Significance; and</p> <p>(vii) Roads and pedestrian networks.</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>for view sharing, where possible;</p> <ul style="list-style-type: none"> (iv) Retain existing access to public space; (v) Promote safe communities through quality urban design; (vi) Accommodate building platforms and vehicle accesses that are safe and stable; (vii) Promote consistent grid layout. <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> <ul style="list-style-type: none"> (i) Designs that promote walkability and pedestrian safety; (ii) Promoting accessibility and connectivity of public spaces, 	<p>significant amenity landscape – Dune, notable trees and intensive farming activities</p> <p>24.4.9 Road frontage</p> <p>24.4.10 Subdivision – Building platform</p> <p>24.4.11 Subdivision – Reserves</p> <p>24.4.13 Subdivision of land containing mapped off-road walkways</p>	<p>24.4.2 Subdivision – Te Kowhai and Tuakau RD1</p> <p>(b) Councils discretion is restricted to the following matters:</p> <ul style="list-style-type: none"> (i) Shape, location and orientation of proposed lots; (ii) Position of buildings and driveways to ensure future subdivision is not compromised; (iii) Matters referred to in the Infrastructure chapter; (iv) Consistency with the matters, and outcomes sought, in Appendix 4.1 (Residential Subdivision Guidelines); (v) Impacts on stormwater and wastewater disposal; (vi) Impacts on Significant Natural Areas; (vii) Impacts on identified archaeological sites and Maaori Sites of Significance; and (viii) Roads and pedestrian networks. <p>24.4.2 Subdivision – Te Kowhai and Tuakau RD2</p> <p>(Same matters of discretion as 24.4.2 RD1 above)</p> <p>24.4.3 Subdivision – Boundary adjustments C1</p> <p>(b) Council’s control is reserved over the following matters:</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>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</p>		<p>(i) Subdivision layout;</p> <p>(ii) Shape of lots and variation in lot sizes.</p> <p>24.4.4 Subdivision – Amendments to cross lease and flats plans and conversions C1</p> <p>(b) Council’s control is reserved to the following matters:</p> <p>(i) Effect on existing buildings;</p> <p>(ii) Site layout and design;</p> <p>(ii) Compliance with building rules.</p> <p>24.4.4 Subdivision – Amendments to cross lease flats plans and conversions C2</p> <p>(b) The Council’s control shall be limited to the following matters:</p> <p>(i) Purpose of the boundary adjustment;</p> <p>(ii) Effect on existing buildings;</p> <p>(iii) Site layout and design of a cross lease or flats plan;</p> <p>(iii) Compliance with permitted building rules.</p> <p>24.4.5 Title boundaries – natural hazards area, contaminated land, significant amenity landscape – Dune, notable trees and intensive farming activities RD I</p> <p>(b) Council’s discretion is restricted to the following matters:</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>way that:</p> <p>A. Maximizes solar access; and</p> <p>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, 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</p>		<p>(i) Landscape values;</p> <p>(ii) Amenity values and character;</p> <p>24.4.9 Road frontage RDI</p> <p>(b) Council’s discretion is restricted to the following matters:</p> <p>(a) Safety and efficiency of vehicle access and road network;</p> <p>(b) Amenity values and rural character.</p> <p>24.4.10 Subdivision – Building platform RDI</p> <p>(b) Council’s discretion is restricted to the following matters:</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>(vi) Geotechnical suitability for building;</p> <p>(vii) Ponding areas and primary overland flow paths.</p> <p>24.4.11 Subdivision Creating Reserves RDI</p> <p>(b) Council’s discretion is restricted to the following matters:</p> <p>...</p> <p>(ii) Consistency with any relevant structure plan or master plan;</p> <p>(iii) Reserve size and location;</p>

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>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> <ul style="list-style-type: none"> (i) Reserves for community, active and passive recreation; (ii) Pedestrian and cycle connections; (iii) Roads; (iv) Public transport infrastructure, e.g. bus stops; (v) Telecommunications; (vi) Electricity; (vii) Stormwater collection, treatment and disposal; (viii) Wastewater treatment and reticulation, water provision for domestic and fire fighting purposes; (ix) Connections to identified adjacent future growth areas. <p>4.7.6 Policy – Co-ordination between</p>		<p>24.4.13 Subdivision of land containing mapped off-road walkways RDI</p> <p>(b) Council’s discretion is restricted to the following matters:</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>servicing and development and subdivision</p> <p>(a) Ensure development and subdivision:</p> <ul style="list-style-type: none"> (i) Is located in areas where infrastructural capacity has been planned and funded; (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; (iii) Achieves the lot yield anticipated in an approved structure plan; (iv) Includes infrastructure provision for both the strategic infrastructure network and local infrastructure connections. <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>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<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> <ul style="list-style-type: none"> A. Easy and safe to use for pedestrians and cyclists; B. Connected with a variety of routes within the immediate neighbourhood and between adjacent land areas; C. Connected to public transport, shops, schools, employment, open spaces and other amenities. <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</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>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 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</p>		

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
		<p>for more efficient use of land.</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 DIRECTION

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; <p>and</p> <ul style="list-style-type: none"> g) the interrelationship of natural resources with the built environment.
Objective 3.10 – Sustainable and efficient use of resources	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.
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; e) recognising and protecting the value and long-term benefits of regionally significant infrastructure; f) protecting access to identified significant mineral resources; g) minimising land use conflicts, including minimising potential for reverse sensitivity; h) anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;

Waikato Regional Policy Statement, 2016	
	<ul style="list-style-type: none"> 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; j) promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and k) providing for a range of commercial development to support the social and economic wellbeing of the region.
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> <ul style="list-style-type: none"> 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; b) maximises the benefits and efficiencies of working together; c) recognises the multiple values of natural and physical resources including ecosystem services; d) responds to the nature and values of the resource and the diversity of effects (including cumulative effects) that can occur; e) maximises opportunities to achieve multiple objectives; f) takes a long-term strategic approach which recognises the changing environment and changing resource use pressures and trends; g) applies consistent and best practice standards and processes to decision making; and h) establishes, where appropriate, a planning framework which sets clear limits and thresholds for resource use.
Policy 6.1 – Planned and co-ordinated subdivision, use and development	<p>Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</p> <ul style="list-style-type: none"> a) has regard to the principles in section 6A; b) recognises and addresses potential cumulative effects of subdivision, use and development; c) is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and d) has regard to the existing built environment.
Policy 6.3 - Co-ordinating growth and infrastructure	<p>Management of the built environment ensures:</p> <ul style="list-style-type: none"> 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) optimise the efficient and affordable provision of both the development and the infrastructure; ii) maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure; iii) protect investment in existing infrastructure; and

Waikato Regional Policy Statement, 2016	
	<p>iv) ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;</p> <p>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;</p> <p>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</p> <p>d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and</p> <p>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.</p>

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>

Maniapoto Environmental Management Plan	
Objective 18.3.1 – Unsustainable and inappropriate land use practices	<i>Land management and land use enhance and protect the holistic functioning and interconnected relationships of the natural environment and are compatible with Maniapoto values and principles.</i>
Policy 18.3.1.1	<i>Land management and land use is sustainable and the mauri of land is protected and enhanced.</i>
Policy 18.3.1.3	<i>Urban planning and development is conducted in accordance with best practice principles, and infrastructure services provide for the environmental, social, economic, and cultural needs of Maniapoto within the financial capacity of the community.</i>
Objective 18.3.3	<i>To effectively manage the mauri of land and soils by reducing soil nutrient loss, nutrient leaching and runoff to water bodies</i>
Policy 18.3.3.1	<i>Best practice land and soil management techniques are implemented to minimise erosion and soil degradation or loss as a result of land development and use.</i>
Policy 18.3.3.2	<i>Land use prioritises the protection and restoration of the mauri of land and its resources.</i>

National Policy Statement on Urban development capacity, 2016	
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 (OBI)	<i>OBI: 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: Short term: Development capacity must be feasible, zoned and serviced with development infrastructure. 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> <ol style="list-style-type: none"> <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>

	<p><i>c) Limiting as much as possible adverse impacts on the competitive operation of land and development markets.</i></p> <p><i>PA4: When considering the effects of urban development, decision-makers shall take into account:</i></p> <p><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></p> <p><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></p>
<p>Evidence and monitoring to support planning decisions</p> <p>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)</p>	<p><i>PB1: Local authorities shall, on at least a three-yearly basis, carry out a housing and business development capacity assessment that:</i></p> <p><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></p> <p><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></p> <p><i>c) Assesses interactions between housing and business activities, and their impacts on each other.</i></p> <p><i>PB2: PB2: The assessment under policy PB1 shall use information about demand including:</i></p> <p><i>a) Demographic change using, as a starting point, the most recent Statistics New Zealand population projections;</i></p> <p><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></p> <p><i>c) Market indicators monitored under PB6 and PB7.</i></p> <p><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 prepared under the Local Government Act 2002, including:</i></p> <p><i>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;</i></p> <p><i>b) The actual and likely availability of development infrastructure and other infrastructure in the short, medium and long term as set out under PA1;</i></p> <p><i>c) The current feasibility of development capacity;</i></p> <p><i>d) The rate of take up of development capacity, observed over the past 10 years and estimated for the future; and</i></p> <p><i>e) The market's response to planning decisions, obtained through monitoring under policies PB6 and PB7.</i></p>

	<p><i>PB4: The assessment under policy PBI 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.</i></p> <p><i>PB5: In carrying out the assessment under policy PBI, 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.</i></p> <p><i>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:</i></p> <p><i>a) Prices and rents for housing, residential land and business land by location and type; and changes in these prices and rents over time;</i></p> <p><i>b) The number of resource consents and building consents granted for urban development relative to the growth in population; and</i></p> <p><i>c) Indicators of housing affordability.</i></p> <p><i>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.</i></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 urban area within their district or region (PC1, PC2, PC3, PC4)</p>	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>• 20% in the short and medium term, and</i> <i>• 15% in the long term.</i> <p><i>PC2: If evidence from the assessment under policy PBI, including information about the rate of take-up of development capacity, 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 PBI 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</i></p>

	<p><i>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 PBI 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 PBI 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 PBI, 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> <p><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></p> <p><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></p> <p><i>c) be informed by the relevant Long Term Plans and Infrastructure Strategies required under the Local Government Act 2002,</i></p>

	<p><i>and any other relevant strategies, plans and documents.</i></p> <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> <p><i>a) Undertake a consultation process that complies with:</i></p> <ul style="list-style-type: none"> <i>• Part 6 of the Local Government Act; or</i> <i>• Schedule 1 of the Act;</i> <p><i>b) be informed by the assessment under policy PB1; and</i></p> <p><i>c) have particular regard to policy PA1.</i></p>
<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> <p><i>a) The preparation and content of a joint housing and business development capacity assessment for the purposes of policy PB1; and</i></p> <p><i>b) The provision and location of sufficient, feasible development capacity required under the policies PA1, PC1 and PC2.</i></p>
	<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> <p><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> <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>
<p>New Zealand Coastal Policy Statement, 2010</p>	
<p>Objective 2</p>	<p>Objective 2</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</i>

	<p>from such activities; and</p> <ul style="list-style-type: none"> •encouraging restoration of the coastal environment.
Objective 6	<p>Objective 6</p> <p>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:</p> <ul style="list-style-type: none"> • the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits; • 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; • functionally some uses and developments can only be located on the coast or in the coastal marine area;
Policy 6 Activities in the coastal environment	<p>(l) In relation to the coastal environment:</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(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 national or regional importance that have a functional need to locate and operate in the coastal marine area;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space,</p>

	<p><i>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 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>

APPENDIX 3 WAIKATO URBAN DESIGN GUIDELINES – RESIDENTIAL SUBDIVISION