

# **Section 32 Report – Part 2**

## **Business Zone Tamahere**

prepared for the

### **Proposed Waikato District Plan**

**July 2018**



## TABLE OF CONTENTS

1	OVERVIEW AND PURPOSE.....	4
1.1	Topic Description.....	4
1.2	Significance of this Topic.....	6
1.3	Resource Management Issue to be Addressed.....	6
1.4	Current Objectives, Policies, Rules and Methods.....	6
1.5	Information and Analysis.....	6
1.6	Consultation Undertaken.....	8
1.7	Iwi Authority Consultation and Advice.....	9
1.7.1	Consultation.....	9
1.7.2	Advice.....	9
1.8	Decision-making.....	10
1.9	Reference to Other Relevant Evaluations.....	10
2	ISSUES, OBJECTIVES, POLICIES AND RULES.....	10
2.1	Higher Level Planning Documents and Legislation.....	11
2.1.1	Waikato Regional Policy Statement.....	12
2.1.2	Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy 2008.....	13
2.1.3	National Policy Statement for Urban Development Capacity.....	13
2.1.4	Iwi Environmental Plans.....	13
2.2	Issues.....	14
3	SCALE AND SIGNIFICANCE EVALUATION.....	14
4	EVALUATION OF OBJECTIVES.....	18
5	EVALUATION OF PROPOSED POLICIES, RULES AND METHODS.....	20
5.1	Identification of Reasonably Practicable Options – for Achieving Objectives.....	20
5.2	Evaluation of Selected Options.....	27
5.3	Objectives, policies and methods applicable to the preferred option.....	27
5.3.1	Identification of Options.....	30
5.3.2	Policy, Rule and Method Evaluation.....	30
6	CONCLUSION.....	35
	APPENDIX 1: PROVISION CASCADE TABLE.....	37
	APPENDIX 2: STATUTORY OBLIGATIONS AND HIGHER ORDER PLANNING DOCUMENTS.....	43
	APPENDIX 3 - TAMAHERE RESERVE WASTEWATER DISPOSAL REPORT.....	52
	APPENDIX 4 - TAMAHERE VILLAGE DEVELOPMENT: SITE SERVICES (3 WATERS) PRELIMINARY REPORT.....	53
	APPENDIX 5 - TAMAHERE RETAIL MARKET ASSESSMENT: ECONOMIC REPORT.....	55
	APPENDIX 6 - TAMAHERE VILLAGE NEIGHBOURHOOD CENTRE: PROPERTY ECONOMICS CORRESPONDANCE.....	57

APPENDIX 7 - TAMAHERE NEIGHBOURHOOD CENTRE DEVELOPMENT: ECONOMIC ASSESSMENT .....	59
APPENDIX 8 - TAMAHERE VILLAGE BUSINESS ZONE: TRAFFIC IMPACT ASSESSMENT 61	
APPENDIX 9 - TAMAHERE VILLAGE HUB: INTEGRATED TRANSPORT ASSESSMENT..	63
APPENDIX 10 - TAMAHERE COMMUNITY COMMITTEE: CONSULTATION LETTER...	65
APPENDIX 11 – APPROVED LAND USE CONSENT - NEIGHBOURHOOD CENTRE DEVELOPMENT .....	67

# I OVERVIEW AND PURPOSE

The purpose of this section 32 summary report is to outline the approach undertaken by Council for the review and development of the framework of objectives, policies and rules that relate to the use and development within the Business Zone in Tamahere.

This s32 summary report should be read in conjunction with Part I Section 32 Report – Introduction to the Evaluation Report, as Part I provides the overall broad context and approach for the evaluation and consultation undertaken in the development of the Proposed Waikato District Plan.

## I.1 Topic Description

The Business Zone Tamahere is located just southeast of Hamilton City and lies within the wider Tamahere Country Living Zone; an area principally characterised by low density, large lot residential properties typically ranging between 0.5 and 4 hectares in size. The Business Zone applies to a single 8,537m<sup>2</sup> site on the corner of Devine Road and Wiremu Tamihana Drive. The site formed part of a strategic land purchase by the Waikato District Council in 2010 to enable the development of a recreation reserve and a small scale neighbourhood centre.

The site and the area immediately surrounding it is generally referred to as the Tamahere Village. Although not defined in the district plan, the Tamahere Village generally includes the Tamahere Model Country School, the Tamahere Play Centre and Tamahere Community Centre as well as the recreation reserve that is currently being developed by Council for community recreation, including sports fields, a sports complex, associated carparking and a local purpose reserve to be developed into a public piazza area (Village Green). The business zone is directly adjacent to the recreation reserve, and more specifically, the Village Green which is to be fully developed and fully integrated with the neighbourhood centre development. The Tamahere Village has a small country village character that is distinctly different from the district's towns that have a more urban flavour.

Following the purchase of the land, the site was rezoned for commercial use in 2013 by way of Plan Change 3. Although the site was called the Tamahere Village Business Zone it was specifically identified through a schedule within the Business Zone chapter to provide for the application of site specific rules. It was intended that the provisions of the Tamahere Village Business Zone were to provide for the design and development of a small scale neighbourhood centre that would meet the future convenience retail and commercial service requirements of the surrounding rural / rural residential area.

It was also intended that future development be carried out in a manner that would both complement the character and qualities of the Tamahere Village and integrate with the adjacent village green and recreation reserve. It was envisioned that there would be consistency in the design of the neighbourhood centre and the future sports complex within the adjacent recreation reserve and that consistency in development would be managed through a suite of site specific provisions in the Tamahere Village Business Zone schedule, the Recreation Zone chapter and both would be guided by the Tamahere Village Design Guide and concept plan.

Provisions for the Tamahere Village Business Zone restrict the scale of the development through a maximum gross floor area (GFA) over the entire development of 2000m<sup>2</sup>. The GFA was based on the small size of the site, constraints on waste water disposal area, traffic generation and amount of retail required for the local catchment. In addition there is a cap on the total gross leasable floor area (GLFA) of each leasable retail unit to a minimum of 70m<sup>2</sup> and a maximum of 350m<sup>2</sup> with only two units having a GLFA between 250m<sup>2</sup> and 350m<sup>2</sup>. A GLFA over 350m<sup>2</sup> is prohibited. The size of the GLFA of each unit was informed by the Tamahere Retail Market Assessment prepared by Property Economics in June 2010.

Tamahere Village Business Zone site was purchased by Foster Develop Ltd in April 2016. Foster Develop has applied for, and was granted, a non-complying land use consent to develop a neighbourhood centre in May 2017. The consent approved 4 commercial buildings comprising 16 separate leasable units with a total gross floor area of 2929m<sup>2</sup> along with common facilities such as the car parking area, pedestrian ways and an onsite wastewater treatment system. The general breakdown of the gross leasable floor areas within the development included 13 units with a GLFA under 250m<sup>2</sup> and 4 units with a GLFA between 250m<sup>2</sup> and 350m<sup>2</sup>.

The application for resource consent included a retail market assessment of the current and projected retail demand within the catchment that supported the increase in the total GFA and the number of leasable units with a GLFA between 250m<sup>2</sup> and 350m<sup>2</sup>. The application also included a wastewater and stormwater report with recommendations for the waste water treatment and disposal system and stormwater retention and disposal systems and a traffic impact assessment that reviewed the impact of traffic effects based on the proposed increase in GFA.

In February 2018 Foster Develop applied for, and was granted, subdivision consent to subdivide the site into a total of 6 lots as follows:

- Four lots each containing one of the 4 consented commercial buildings;
- One lot comprising the carpark and wastewater treatment system (to be held as four undivided shares by the owners of Lots 1-4 as tenants in common); and
- One lot to vest in Council as road.

Changes are proposed to the operative provisions to update the rules to more closely align with the approved land use consent and to change the Tamahere Village Business Zone scheduled area to a specific purpose zone called Business Zone Tamahere and containing a full rule framework for the zone.

## **I.2 Significance of this Topic**

The Tamahere Village Business Zone was created to specifically manage the initial and ongoing use and development of a compact neighbourhood centre sized to meet the future convenience retail and commercial service requirements of a small rural residential/rural catchment. The catchment comprises approximately 1,800 individual households with an estimated net growth of 525 by 2033 and a population of approximately 5,200 people with an estimated net growth of 988. The proposal is to make minor updates to the existing provisions contained within a specific purpose zone called Business Zone Tamahere.

The scale of the proposed change is limited to the 8,537m<sup>2</sup> business zoned site. The proposed provisions are not significant and remain largely unchanged from the currently operative provisions that were introduced to the Waikato District Plan by a recent plan change. The proposed changes continue to focus on providing a commercially viable and high quality commercial development that serves the commercial services and convenience retail needs of the local catchment while also enhancing the amenity and existing character of the Tamahere Village.

## **I.3 Resource Management Issue to be Addressed**

The quality of the built environment can have a significant effect on the character of towns, villages and neighbourhoods, as well as effecting wellbeing of the local community. Low quality developments that do not correspond with or respect the context and established development patterns within the towns, villages or neighbourhoods in which they are located, can result in a loss of social coherence and sense of place.

Therefore the main issue to be addressed is:

Development of a community hub within Tamahere neighbourhood centre should be community focussed while also recognising the local context and maintaining or enhancing the existing local character of Tamahere.

## **I.4 Current Objectives, Policies, Rules and Methods**

Currently the objectives and policies for the Tamahere Village Business Zone are contained in Chapter 6 – Built Environment and Chapter 11 – Social, Cultural and Economic Wellbeing of the Operative Waikato District Plan (Waikato Section). Chapters 23, Schedule 23B, Appendix A – Traffic and Appendix B – Engineering Standards as well as the Tamahere Village Design Guide (including the Concept Plan) in Appendix D contain the rules and other methods of implementation applicable to the Tamahere Village Business Zone.

The relevant provisions in each of these chapters work together to provide a full suite of provisions that provide for the development and ongoing use of a neighbourhood centre within Tamahere Village Business Zone site.

## **I.5 Information and Analysis**

**Table 1: List of relevant background assessments and reports**

Title	Author	Description of Report
Tamahere Reserve Wastewater Disposal (March 2012)	Opus	This report was prepared on behalf of Waikato District Council and is an assessment of the wastewater flows for a commercial development at Tamahere Village based on the Tamahere Village Concept Plan. The report assesses wastewater disposal area and types of wastewater disposal systems. Full report in Appendix 3.
Tamahere Village Development – Site Services (3 Waters) Preliminary Report (Dec 2016)	BCD Group	This report accompanied the application for resource consent to develop the site lodged on May 2017. It provides recommendations for the supply of water to the property and the onsite management of wastewater and stormwater. Full report in Appendix 4.
Tamahere Retail Market Assessment (June 2010)	Property Economics	This report was prepared on behalf of Waikato District Council and provides a detailed understanding of the market demand/supply dynamics and identifies the retail activity that is appropriate and can be sustained by the local Tamahere retail catchment in the future. Full report in Appendix 5.
Additional economic advice regarding the Tamahere Village Neighbourhood Centre (January 2012)	Property Economics	This report was prepared on behalf of Waikato District Council and recommends the types and the appropriate scale of retail and commercial activities that will support a sustainable retail development within the Tamahere Village Neighbourhood Centre. Full report in Appendix 6.
Economic Report (Nov 2016)	Property Economics	The report accompanied the application for resource consent to develop the site lodged on May 2017. The report informed the maximum sustainable retail and commercial service Gross Floor Area, the number of individual retail units and the Gross Leasable Floor Area of each individual retail unit based on the key attributes of the identified core catchment. Full report in Appendix 7.
Tamahere Village Business Zone - Traffic Impact Assessment: (July 2012)	Bloxam Burnett and Olliver Limited	This report was prepared on behalf of Waikato District Council and assesses the traffic impacts associated with the rezoning and development of the Tamahere Village Business Zone based on the concept plan and Property Economics Retail Assessment. Full assessment in Appendix 8.

Integrated Transport Assessment – Tamahere Village Hub (February 2017)	Gray Matter	This report was prepared on behalf of Waikato District Council to assess the potential adverse effects of traffic and parking related to the proposed commercial development and the traffic effects on the surrounding road network, in particular at the Devine Road/Birchwood Lane intersection. Full assessment report in Appendix 9.
Land Use Consent (LUC0318/17) dated 8 May 2017	Applicant – Foster Development Ltd	Approved land use consent to develop a neighbourhood centre within the Tamahere Business Zone. See Appendix 11.

## 1.6 Consultation Undertaken

Extensive consultation was undertaken with Iwi, key stakeholders, partner councils, Future Proof, the Tamahere Community Committee and the Tamahere Community on all aspects of Plan Change 3. The development of the Tamahere Village Concept Plan and Tamahere Village Design Guide were carried out in consultation with members of the Tamahere Community Committee and the concept plan and design guide were widely socialised with the local community at multiple public open days.

Plan Change 3 was notified in 28 July 2012. 40 submissions were received in total and no submissions opposed the proposed Business Zone and the provision for a neighbourhood centre. Table 2 sets out consultation dates and feedback.

**Table 2: Consultation processes**

Date	Group	Subject Matter	Feedback
Throughout 2011 and 2012	<ul style="list-style-type: none"> <li>• Tamahere Community</li> <li>• Key Stakeholders</li> <li>• Partner Councils</li> <li>• Iwi</li> <li>• Tamahere Community Committee</li> </ul>	Extensive consultation throughout Plan Change 3 – Specific consultation on Tamahere Business Zone location, development criteria and design guide.	Extensive feedback on all topics covered by Plan Change 3 including the proposed business zone and concept plan.
December 2016	Tamahere Community Committee	Consultation on design and development proposals for the Tamahere neighbourhood centre.	The Tamahere Community Committee confirmed that active consultation was undertaken on the feasibility and concept design phase on the Tamahere Village Development project by WDC and Foster Development Ltd since early 2015. The Committee confirms they are entirely supportive of the village



			development project. Full text in Appendix 10.
December 2017	Tamahere Community – Tamahere Open Day as part District wide consultation on Draft PDP	Draft Proposed District Plan including Tamahere Business Zone and associated provisions	No feedback on Tamahere Business Zone provisions.

## I.7 Iwi Authority Consultation and Advice

### I.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)

### I.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 I Section 32 Report – Introduction to the Evaluation Report.

## 1.8 Decision-making

A series of presentations and discussion documents have been presented to Councillors on the content and focus of the draft proposed district plan provisions. Whilst at the time none of these were presented specifically for the Business Zone Tamahere, the zone provisions and outcomes sought were bundled within the previous built environment, zoning and amenity topics which were all presented to Councillors.

**Table 3 Summary of decision-making processes**

Meeting / Feedback	Document	Decision/direction
Council Workshop 10 July 2017	Zoning and Growth Presentation	Seeking council's direction on proposed rezoning
Council Workshop 18 September 2017	Zoning and Growth Presentation	Seeking council's direction on proposed streamlining of zones
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.

## 1.9 Reference to Other Relevant Evaluations

This s32 topic report should be read in conjunction with the following evaluations:

- Infrastructure;
- Transport;
- Water supply, stormwater and wastewater.

## 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 the Business Zone Tamahere provisions, the relevant sections of these statutory documents are listed in Table 4. The relevant sections are set out in full in Appendix 2.

**Table 4: Higher order and guiding documents**

<b>Document (Statutory obligation in italics)</b>	<b>Relevant provisions the Business Zone Tamahere are required to take into account/give effect to</b>
<b>National Policy Statements – <i>must give effect to</i></b>	
Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy (incorporated into the Waikato Regional Policy Statement)	(in this section numeric references are to the Waikato Regional Policy Statement that the Vision and Strategy is incorporated into). 2.5.1 Vision for the Waikato River 2.5.2 Objectives (a) – (e) and (g), (h) and (j). 2.5.3 Strategies (i) and (k)
<b>Regional Policy Statement – <i>must give effect to</i></b>	
Waikato Regional Policy Statement 2016	3.12 Built Environment 3.21 Amenity Policy 6.1 Planned and Coordinated Subdivision Use and Development Policy 6.3 Coordinating growth and infrastructure Policy 6.16 Commercial development in the future proof sub-region 6A Development Principles
<b>Iwi Authority Documents – <i>Must take into account</i></b>	
Waikato Tainui Iwi Environmental Management Plan	Objective 25.3.1 Approach to Land Use and Development Policy 25.3.1.1 Approach to Land Use and Development Method 25.3.1.1(a)  Objective 25.3.2 Urban and Rural Development Policy 25.3.2.1 Urban Development Methods 25.3.2.1 (a) to (b), (e), (f), and (h) Policy 25.3.3.2 Rural Development Methods 25.3.3.2 (a) to (d)  Objective 25.3.3 Positive Environmental and Cultural Effects Policy 25.3.3.1 Positive Environmental and Cultural Effects

	<p>Methods 25.3.3.1 (a) to (e)</p> <p>Objective 21.3.2 The Life Supporting Capacity of Land and Soils</p> <p>Policy 21.3.2.1 Soil and Land Management Practices</p> <p>Methods 21.3.2.1(a) and (c)</p> <p>Policy 21.3.2.2 Land Management</p> <p>Methods 21.3.2.2(a) and (b)</p>
<b>Plans and strategies prepared under other Acts (must have regard to)</b>	
Waikato District Development Strategy	Regard has been had to the strategy in a holistic manner and the outcomes sought.
<b>District Plans of Neighbouring Territorial Authorities (must have regard to the extent to which the District plan should be consistent with these plans)<sup>1</sup></b>	
Waipa District Plan	Consideration must be given to the effects that development will have on neighbouring districts. In doing so it is important to ensure neighbourhood centres are the focal point for the community in which they serve and to support growth patterns. Business activities in centres should be at a scale that provides vibrant community focussed neighbourhood centres.
Hamilton City District Plan	Development in neighbourhood centres should ensure that they support Hamilton CBD and need to be consistent with the overall approach to growth and ensure that any neighbourhood centres at an appropriate scale.

## 2.1.1 Waikato Regional Policy Statement

The most relevant higher level planning document is the Waikato Regional Policy Statement 2016 (WRPS). The WRPS directs district plans to manage the built environment. Those strategic matters and provisions that have been specifically given effect to or had regard to in this chapter are discussed below. These documents broadly identify the resource management issues for the District and provide the higher level policy direction to resolve these issues.

Planning guidance for the built environment is set out in Section 6 and more specifically Policy 6.1 requires territorial authorities to make provision within district plans to ensure subdivision, use and development of the built environment occurs in a planned and co-ordinated manner. To achieve this, territorial authorities are directed to ensure development manuals and design codes allow and encourage development which is consistent with the principles in section 6A.

WRPS Policy 6.16 provides planning direction for commercial development in the Future Proof area that ensures commercial development that meets the wider community's social and economic needs are provided for. Any new commercial developments should be managed to ensure the vitality and viability of the major commercial centres listed in WRPS Table 6-4 are supported and sustained.

<sup>1</sup> s74(2)(c) When preparing a District plan, territorial authorities must have regard to the extent to which the District plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities

In regards to the Business Zone Tamahere, the major commercial centres of relevance are the Hamilton CBD and the town centres in Cambridge and Te Awamutu. The neighbourhood centre development within the Business Zone Tamahere has been scaled to provide commercial services and retail for the local community needs. It is not intended to attract customers from a wider catchment or to diminish the vitality or viability of commercial centres within Hamilton City or Waipa District.

### **2.1.2 Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy 2008**

The Waikato River Vision ‘is for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River and all it embraces for generations to come’<sup>2</sup>. Objectives include restoring the health and protecting the River and taking an integrated and coordinated approach to management of the River’s resources. The Vision and Strategy is incorporated into the Waikato Regional Policy Statement<sup>3</sup>. In the case of inconsistency with a National Policy Statement, New Zealand Coastal Policy Statement, or National Planning Standard, the Vision and Strategy prevails<sup>4</sup>.

A holistic view of development and the wellbeing of the River is required. To give effect to the Strategy and particularly to avoid cumulative effects and further degradation, land development within business areas needs to be controlled, including land disturbance and dust generation. Rules for earthworks within the Business Zone Tamahere include management of sediment and erosion within the site.

### **2.1.3 National Policy Statement for Urban Development Capacity**

The National Policy Statement for Urban Development Capacity (NPS UDC) directs local authorities to provide sufficient development capacity in their district plans to ensure that demand for business and residential development can be met. The NPS UDC does not strictly apply to Business Zone Tamahere as it is not located within an urban area. However the Business Zone Tamahere does supply business zoned land to enable opportunities to establish small scale commercial services and convenience retail business to meet the needs of the local community.

### **2.1.4 Iwi Environmental Plans**

---

<sup>2</sup> Waikato River Vision and Strategy 2008 P4 and Waikato Regional Policy Statement s2.5.1

<sup>3</sup> Waikato- Tainui Raupatu Claims (Waikato River) Settlement Act 2010 s11(1)

<sup>4</sup> Waikato – Tainui Raupatu Claims (Waikato River) Settlement Act 2010 s12

Waikato Tainui Iwi Environmental Management must be taken into account when reviewing planning documents. The most relevant policy applies to using development principles for land use and development and ensuring positive environmental and cultural effects.

## 2.2 Issues

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

**Table 5 Issue Statement**

<b>Issue statement</b>	<p><b>Quality of Development</b>  <i>Low quality development that does not correspond with or respect the context and established development patterns within the towns, villages or neighbourhoods in which they are located, can result in a loss of social coherence and sense of place.</i></p>
<p>The quality of the built environment can have a significant effect on the character of towns, villages and neighbourhoods, as well as effecting wellbeing of the local community. The quality of the built environment can have a significant effect on the character of towns, villages and neighbourhoods, as well as affecting the wellbeing of the local community.</p> <p>Development of a neighbourhood centre should be community focussed and recognise the local context while also maintaining or enhancing the existing character and amenity of the surrounding area.</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 Business Zone Tamahere and are of greater importance to ensure the objective of the Business Zone Tamahere chapter (and other objectives where relevant) are achieved. The majority of changes proposed to the current provisions involve the creation of a site specific (specific purpose) zone, a stand-alone zone chapter that contains all relevant rules for development, use and subdivision of the neighbourhood centre within the zone and an update of the objectives, policies and rules (including definitions) to reflect and provide consistency with the approved land use consent and technical evidence that supported the consent.

Policies and rules have been evaluated as a package, as together they address a particular issue and seek to meet specific objectives. Some rules implement more than one policy, for example Policy 9.4.2.6 – Managing the adverse effects of activities and therefore have been referred to multiple times.

The following table contains a summary of the policies and rules for the Business Zone Tamahere along with an assessment of the scale and significance while having regard to the matters listed in (a) to (h) above. This assessment is to determine scale and significance, and if the scale and significance is considered to be high, a more comprehensive evaluation of policy options is required.

**Table 6 Scale and significance assessment**

Issue	Provisions evaluated	Scale and Significance Reasoning
<p><b>Quality of Development</b>  <i>Low quality development that does not correspond with or respect the context and established development patterns within the towns, villages or neighbourhoods in which they are located, can result in a loss of social coherence and sense of place.</i></p>	<p><b>Policies</b>            9.4.1.1 Policy – Development            9.4.1.2 Policy – Design Guides            9.4.1.3 Policy – Subdivision            9.4.2.1 Policy – Noise            9.4.2.2 Policy – Artificial Outdoor Lighting            9.4.2.3 Policy – Outdoor storage            9.4.2.4 Policy –Signage            9.4.2.5 Policy – Managing the adverse effects of signs            9.4.2.6 Policy – Managing the adverse effects of activities            9.4.2.7 Policy – Managing effluent disposal</p> <p><b>Rules</b>            19.1.1 PI to P6 - Permitted activities            19.1.2 RD1 – Restricted discretionary activities            19.1.3 D1 and D2 – Discretionary activities            19.1.4 NCI to NC5 – Non-complying activities            19.2.1.1 – Noise general            19.2.1.2 – Construction noise            19.2.2 – Servicing hours            19.2.3 – Glare and artificial light spill            19.2.4 – Earthworks            19.2.5- Hazardous substances            19.2.6.1 - Signs general            19.2.6.2 – Signs effects on traffic</p>	<p>The scale and significance of the Business Zone Tamahere is considered to be low for the following reasons:</p> <p>(a) The zone is required to provide small scale commercial services and retail for a local community and is not of either regional or district wide significance;</p> <p>(b) No resources of national importance as described in Section 6 of the Act are affected by the proposed change;</p> <p>(c) No part of the proposed change will adversely affect the wellbeing or the health and safety of people or communities;</p> <p>(d) The proposed change to the existing provisions in the Operative Waikato District Plan are minor and are required to better reflect the recently approved land use consent for the development of a neighbourhood centre;</p> <p>(e) The proposed neighbourhood centre will result in a significant change to the character and amenity of the Tamahere Village but this change is considered to be positive and through the extensive consultation undertaken through Plan Change 3 and the content of submissions as well as more recent consultation on the concept planning and design of the commercial complex prior to the application for resource consent it is fair to say the development is predominantly supported by the local community;</p> <p>(f) Local iwi were consulted as part of Plan Change 3 and the creation of a new Business Zone to enable a neighbourhood centre did not raise any significant issues. Local cultural values were reflected in the Tamahere Village Design Guide and in the naming of the adjacent road;</p> <p>(g) The neighbourhood centre will provide convenience retail and commercial services to the local community, thereby reducing the need to travel to the City, via the expressway, to fulfil these needs;</p>



	<p>19.2.7 – Outdoor storage  19.3.1 – Height building  19.3.2 - Buildings, structures, vegetation and objects within an airport obstacle limitation surface  19.3.3 – Daylight admissions  19.3.4 – Gross floor area  19.3.5 – Gross leasable floor area  19.3.6 – Building setbacks  19.4.1 – Subdivision</p> <p><b>Communal Management Structure</b></p> <p><b>Development Plan Guidelines</b></p> <p><b>Tamahere Village Design Guide</b></p>	<p>(h) The proposal has had significant community input and provides for future development to be of a high quality. It is considered that it will not generate adverse effects that will require remedy in the future;</p> <p>(i) All effects on the Waikato Expressway and state highway network have been assessed and where there is potential for adverse effects to occur (additional traffic generation onto SH21), these have been managed by restricting the scale of development;</p> <p>(j) The provision for development of a neighbourhood centre in Tamahere is not explicitly considered in the Waikato Regional Policy Statement however it does require territorial authorities to plan for, and provide for, a range of commercial developments that meets the wider community’s social and economic needs; and</p> <p>(k) There are no significant costs or other financial burdens to be placed on individuals or the local community associated with the development.</p>
--	--	--

## 4 EVALUATION OF OBJECTIVES

The objectives set out in Table 8 are considered to be the most appropriate way to achieve the purpose of the Act. The criteria listed in Table 7 have been used to guide the evaluation.

**Table 7: Criteria Used to Evaluate Objectives**

<b>Relevance</b>
Achieves purpose and principles of RMA
Addresses a resource management issue
Assists Council to carry out its statutory function
Within the scope of higher level documents
<b>Feasibility</b>
Acceptable level of uncertainty and risk
Realistically able to be achieved
<b>Acceptability</b>
Consistent with identified Iwi and community outcomes
Will not result in unjustifiably high costs on the community or parts of the community

**Table 8 Summary of objectives**

<b>Objective</b>	<b>Summary of evaluation</b>
<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p>	<p><b><u>Relevance</u></b></p> <p><b>Achieves purpose and principles of RMA</b></p> <p>In combination, the objectives address the sustainable development of the land resource, in a way that enables individuals and the local community to provide for their social and economic well-being, while ensuring any adverse effects of use and development on the environment are avoided or mitigated.</p> <p>A neighbourhood centre in Tamahere will be a focal point for the community. It is important for it to be functional and attractive and to provide opportunities for people to provide for their wellbeing, particularly social and economic wellbeing. The objectives clearly set a high standard of amenity and have regard to s7(c) RMA.</p> <p><b>Addresses a resource management issue</b></p> <p>Objective 9.4.1 and 9.4.2 address Issue 1 above by enabling a neighbourhood centre to develop in Tamahere Village and for this to be an attractive community hub and the focus for small scale commercial services and convenience retail to fulfil the needs of the local community. Objective 9.4.2 addresses effects of the development and activities within the centre that may potentially adversely affect</p>
<p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>	

	<p>surrounding land uses.</p> <p><b>Assists Council to carry out its statutory function</b></p> <p>Objectives 9.4.1 and 9.4.2 assist Council to carry out its function under:</p> <ul style="list-style-type: none"> <li>• s31(1)(a) to manage effects of land and associated natural and physical resources. and</li> <li>• s31(1)(aa) to ensure there is sufficient development capacity in respect of business land, and</li> <li>• s31(1)(d) to control the emission of noise and the mitigation of noise effects.</li> </ul> <p><b>Within the scope of higher level documents</b></p> <p>Creating functional and attractive neighbourhood centres that are a focus for the community and commercial activities gives effect to the Waikato Regional Policy Statement; particularly Objective 3.12, Policy 6.1, 6.16 and the Development Principles set out in Section 6A of the Regional Policy Statement.</p> <p><b><u>Feasibility</u></b></p> <p><b>Acceptable level of uncertainty and risk</b></p> <p>There is a high level of certainty in respect to the effects of development of a neighbourhood centre in Tamahere and a low level of risk. The community are supportive of the establishment of the neighbourhood centre that functions as not only a focal point for community activities but also to provide the convenience retail and commercial services needs of the community. The population and attributes of the catchment to which the neighbourhood centre will serve has informed the size and scale of both the commercial services and retail space within, and the overall size of, the neighbourhood centre and is consider sufficient and appropriate for its purpose.</p> <p><b>Realistically able to be achieved</b></p> <p>It is realistic to expect that objectives 9.4.1 and 9.4.2 can be achieved, through the implementation of the suite of policies and rules applicable to the zone. All are within both Councils jurisdiction under the RMA and as they work to achieve a high quality community focused neighbourhood centre, have a high level of support from the community.</p> <p><b><u>Acceptability</u></b></p> <p><b>Consistent with identified Iwi and community</b></p>
--	---

	<p><b>outcomes</b></p> <p>Achieving the objectives will be consistent with the overall outcome expressed broadly in the Waikato Tainui Environmental Plan of applying development principles to development; strengthening communities and creating a sense of identity through providing for well planned developments and ensuring positive environmental and cultural effects.</p> <p><b>Will not result in unjustifiably high costs on the community or parts of the community</b></p> <p>With reference to the later evaluation of provisions in this report, the objective will not result in unjustifiably high costs on the community or parts of the community.</p>
--	--

## 5 EVALUATION OF PROPOSED POLICIES, RULES AND METHODS

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

### 5.1 Identification of Reasonably Practicable Options – for Achieving Objectives

The following assessment consists of an examination of all reasonably practicable options for achieving Objectives 9.4.1 and 9.4.2. 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 evaluated in the table comprise the broad approach to achieve the objectives, rather than including a full detailed list of provisions. The options range from do nothing (no site specific policy intervention to achieve the objectives) to a more restrictive approach (a highly prescriptive policy framework).

**Table 9 Reasonably Practicable Options for Achieving Objective**

<b>Options</b>	<b>Description (brief)</b>	<b>Relevance</b>	<b>Feasibility</b>	<b>Acceptability</b>	<b>Recommendation</b>
<b>Objectives</b>	<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p> <p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>				
<b>Option 1 - Do nothing</b> – (remove all policies and associated methods that specifically relate to the Business Zone in Tamahere and only rely on the Business Zone provisions)	This option involves removing all policies and methods that relate directly to the development and use of the Business Zone Tamahere and rely on the Business Zone provisions to guide development	No site specific urban design outcomes would be required.  Generally permissive business zone provisions would apply and the scale of development and individual retail units would not be controlled. Potentially large scale retail activities could be established and this would not agree with the findings of the	Is within Council's powers and resources.  Information base is relatively robust. Uncertainty about outcomes is low.  High risk associated with not acting, in regards to community aspirations by allowing potentially ad hoc	This option applies general business zone provisions across the entire district.  The application of general provisions will not take into account the attributes of the local environment and therefore cannot guarantee good environmental outcomes will be achieved.  Impacts on the cultural and social	<b>Discard</b>  This option would not be effective for achieving community aspirations for the site or acceptable to the community

<b>Objectives</b>	<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p> <p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>				
<b>Options</b>	<b>Description (brief)</b>	<b>Relevance</b>	<b>Feasibility</b>	<b>Acceptability</b>	<b>Recommendation</b>
		<p>Property Economics Report which recommended small scale commercial services and convenience retail based on the size and attributes of the catchment to which the neighbourhood centre would serve.</p> <p>Community aspirations for a high quality neighbourhood centre may not be achieved.</p> <p>Rules would not require development to be integrated with and connected to the</p>	<p>or poorly designed commercial development.</p> <p>No controls over the nature and scale of activities and development may adversely impact on community wellbeing and result in a lost opportunity to create a village hub that reflects the aspirations of the local community.</p>	<p>wellbeing of the community would not be addressed and the opportunity to develop a high quality commercial centre and community hub would potentially be lost.</p>	

<b>Objectives</b>	<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p> <p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>				
<b>Options</b>	<b>Description (brief)</b>	<b>Relevance</b>	<b>Feasibility</b>	<b>Acceptability</b>	<b>Recommendation</b>
		<p>adjoining recreation reserve and village green and may not achieve an integrated and cohesive community hub.</p> <p>Adverse effects of the ongoing use of the centre would be addressed in a general sense but not consider the specific environment surrounding the business zone in Tamahere.</p>			
<b>Option 2 - Status quo</b> – (retain existing policies and apply through site	This option is to retain current provisions relating to development,	The existing development standards and the design guidelines are sufficient	This option is within Council's powers and	The current approach is likely to achieve a high level of community	<b>Discard</b> The district plan review provides the

<b>Objectives</b>	<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p> <p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>				
<b>Options</b>	<b>Description (brief)</b>	<b>Relevance</b>	<b>Feasibility</b>	<b>Acceptability</b>	<b>Recommendation</b>
specific rules with reference to relevant provisions in the Business Zone)	design criteria and use of the neighbourhood centre that are contained in a site specific schedule within the Business Zone chapter. This option will retain existing guidelines in their current form and other supporting development guidelines and guidelines for ongoing management of communal	and still appropriate for the development of the neighbourhood centre. Resource consent has been granted for the development and was generally consistent with the policy framework and design guidance. The approved consent does allow for a greater scale of development overall and for additional larger retail units. The ongoing use and development of the site will rely on existing provisions that are	resources. The current approach will achieve the objectives and has a reasonable level of certainty with regards to achieving good outcomes.	acceptance. There is however a mismatch between the current provisions and the recommendations of the technical evaluations that supported the approval of the resource consent to develop the site.	opportunity to update provisions in accordance with the recommendations of the technical reports that supported the resource consent and to be more consistent with the approved resource consent.



<b>Objectives</b>	<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p> <p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>				
<b>Options</b>	<b>Description (brief)</b>	<b>Relevance</b>	<b>Feasibility</b>	<b>Acceptability</b>	<b>Recommendation</b>
	facilities.	inconsistent with approved resource consent conditions.			
<b>Option 3</b> – Create a specific purpose zone and incorporate existing policy framework with some minor amendments	This option is to create a specific purpose Business Zone for Tamahere; to broadly retain current provisions relating to development, design criteria and use of the neighbourhood centre and make some minor amendments that support the	The existing policy framework and design guideline is sufficient and still appropriate for the development of the neighbourhood centre.  Resource consent has been granted for the development and was generally consistent with the policy framework and design guidance.  The scale of the approved development	This option is within Council’s powers and resources.  This option updates the current approach and will achieve the objectives while providing a reasonable level of certainty with regards to achieving good outcomes.	Based on the current proposed development and the level of community consultation through the development of a concept design, it is considered that amendments to the current approach are likely to achieve a high level of community acceptance.	<b>Preferred option – evaluate further</b>  This option allows for more certainty for future development of the site; provides a site specific zone containing all applicable rules which offers more clarity for plan users and retains all provisions, design guidance and other guideline documents

<b>Objectives</b>	<p><b>9.4.1 Objective – Community Hub</b> Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.</p> <p><b>9.4.2 Objective – Adverse Effects of Land use</b> The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.</p>				
<b>Options</b>	<b>Description (brief)</b>	<b>Relevance</b>	<b>Feasibility</b>	<b>Acceptability</b>	<b>Recommendation</b>
	<p>approved resource consent and the findings of the economic and environmental impact reports supporting the resource consent application.</p> <p>This option will retain existing design guide and other supporting development guidelines in their current form with only very minor amendments.</p>	<p>was greater than the plan provisions permitted. This was considered appropriate and was supported by technical environmental and economic evidence. Technical evidence is also sufficient to support amendments to policy and provisions.</p>			<p>required to ensure a high level of amenity is achieved and maintained.</p>

## 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.

Provisions have been bundled as they all work together to achieve the objective. 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 outlines the evaluation undertaken.

## 5.3 Objectives, policies and methods applicable to the preferred option

### Objective 9.4.1 – Community Hub

- (1) Development within the Business Zone Tamahere contributes to a community hub that is integrated, cohesive and sustainable.

### Objective 9.4.2 – Adverse Effects of Land Use

- (1) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Business Zone Tamahere.

The following provisions work as a package to achieve Objectives 9.4.1 and 9.4.2.

### Policies

#### 9.4.1.1 Policy – Development

- (1) Development within the Business Zone Tamahere:
  - (a) Is carried out in accordance with development plan;
  - (b) Is integrated and connected with the Reserve Zone and Village Green;
  - (c) Is at a scale that achieves sustainable economic and environmental outcomes;
  - (d) Provides for a compact and commercially vibrant neighbourhood centre consisting of a diverse range of small-scale retail activities; and
  - (e) Ensures subdivision takes into account any shared facilities that are managed under a communal management structure.

#### 9.4.1.2 Policy – Design Guides

- (1) Ensure new development is complementary to the Tamahere Village Design Guide, and in particular:
  - (a) Acknowledges local cultural and historic values;
  - (b) Achieves consistency of building scale, form, layout and design theme across the Tamahere Business Zone, Reserve Zone and Village Green;
  - (c) Promotes a village character;

- (d) Provides amenity planting that minimises the adverse visual effects of hard structures, car parking areas, outdoor storage and servicing areas; and
- (e) Promotes vehicle and pedestrian safety.

#### **9.4.1.3 Policy – Subdivision**

- (l) Subdivision of leasable units provides for the ongoing management and use of common facilities.

#### **9.4.2.1 Policy – Noise**

- (l) Adverse effects of noise on sensitive land uses are minimised by:
  - i) Ensuring that the maximum sound levels are compatible with activities permitted in the Business Zone Tamahere and the adjacent Country Living Zone;
  - ii) Limiting the timing and duration of noise-generating activities, including construction and demolition activities; and
  - iii) Limiting the timing and duration of servicing and operation of commercial activities.

#### **9.4.2.2 Policy – Artificial Outdoor Lighting**

- (a) Provide for artificial outdoor lighting to enable night time work, recreation activities, outdoor dining, transport and security.
- (b) Control the intensity and direction of artificial lighting to avoid significant glare and light spill to adjacent sites.
- (c) Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.

#### **9.4.2.3 Policy – Outdoor storage**

- a) The adverse visual effects of outdoor storage are managed through screening or landscaping.

#### **9.4.2.4 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;
- (b) Recognise that public information signs provide a benefit to community well-being; and
- (c) Enable the establishment of signage to support the commercial function of the Business Zone Tamahere with controls on the size, location, appearance and number of signs to ensure they do not detract from the visual amenity and character of the neighbourhood centre.

#### **9.4.2.5 Policy – Managing the adverse effects of signs**

- (a) The location, colour, content, and appearance of signs directed at traffic are controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users;
- (b) Enable signs in the Business Zone Tamahere that contribute to an efficient, attractive and vibrant neighbourhood centre;
- (c) Avoid signs that generate adverse effects from illumination, light spill, flashing or reflection; and
- (d) Ensure that the placement of signs do not obstruct the free movement of:

- i) pedestrians along the footpath; and
- ii) vehicle use of the road carriageway.

#### **9.4.2.6 Policy – Managing the adverse effects of activities**

- (1) Avoid activities such as large scale retail and drive through services that will detract from the character and amenity of a small scale neighbourhood centre;
- (2) Avoid residential activities, travellers' accommodation and overnight health care facilities given the physical constraints of the land area available for effective wastewater disposal.

#### **9.4.2.7 Policy – Managing effluent disposal**

- (1) Any effluent disposal system in the Tamahere Business Zone shall be designed, installed and managed to:
  - (a) provide a means of treating and disposing of sanitary wastewater to ensure that there is no detectable increase in effluent discharge across the boundary of the site, except where a cross boundary effluent disposal system is agreed between the owner/s of land within the Business Zone Tamahere and Waikato District Council;
    - (i) reflect the nature of the site conditions and constraints associated with the property and building development, demonstrating that the soil and ground water conditions have been considered in the design;
    - (ii) meet the Australian/New Zealand standard for Onsite Domestic Wastewater Management AS/NZS 1547:2012; and
    - (iii) demonstrate that ground water and surface water quality is not degraded as a result of the discharge or in combination with other discharges.

#### **Rules**

- 19.1.1 Permitted Activities
- 19.1.2 Restricted Discretionary Activities (Development within Business Zone Tamahere)
- 19.1.3 Discretionary Activities
- 19.1.4 Non-Complying Activities
- 19.2.1.1 Noise
  - 19.2.1.2 Construction Noise
- 19.2.2 Servicing Hours
- 19.2.3 Glare and Artificial Light Spill
- 19.2.4 Earthworks
- 19.2.5 Hazardous Substances
- 19.2.6.1 Signs
  - 19.2.6.2 Signs – Effects on Traffic
- 19.2.7 Outdoor Storage
- 19.3.1 Height Building
- 19.3.2 Buildings, structures, vegetation and objects within an airport obstacle limitation surface
- 19.3.3 Daylight admission
- 19.3.4 Gross Floor Area
- 19.3.5 Gross Leasable Floor Area
- 19.3.6 Building setbacks
- 19.4.1 Subdivision – Restricted Discretionary Activities

### 5.3.1 Identification of Options

In considering options for managing and enabling Objectives 9.4.1 and 9.4.2 a number of factors were taken into account including:

- The Waikato Regional Policy Statement policy guidance for planned and coordinated subdivision use and development; coordinating growth and infrastructure; commercial development in the future proof sub-region and 6A Development Principles.
- Future Proof Growth Strategy and Implementation Plan (2009). This document defines a land use and settlement pattern for Hamilton, Waipa, and Waikato Districts based on integrated planning principles. Both Future Proof and the Waikato Regional Policy Statement state that Hamilton is to be the primary urban centre supported by other centres throughout the sub-region.
- The strategic direction for the plan (set out in Chapter 4.1 of the Proposed Plan) is to create liveable, thriving and connected communities that are sustainable, efficient and co-ordinated. The provisions for neighbourhood centre needs to support the strategic direction for the District.
- The characteristics of the District were considered, including growth pressure and population projections as well as demographic analysis on the structure of the population of the Waikato District and its economy. Population growth and demographic changes within the Tamahere catchment are likely to increase the viability of a neighbourhood centre in Tamahere.
- The National Policy Statement for Urban Capacity does not strictly apply to Business Zone Tamahere as it is not within an urban area. However the NPS UDC does require business land capacity to be considered and provided. The approach selected will provide business capacity at a scale appropriate for the local community.
- The submissions and decision on Plan Change 3;
- The information to support the resources consents.

### 5.3.2 Policy, Rule and Method Evaluation

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

As the policies and rules work as a package, they have been grouped under one evaluation. The provisions to achieve Objectives 9.4.1 and 9.4.2, which provide for the development and ongoing use of a community hub include provision for the development, design details, subdivision and land use activities to support a sustainable, attractive, vibrant and functional neighbourhood centre.

As a whole, the evaluation concludes that provisions to support Option 3 are the most appropriate to achieve Objectives 9.4.1 and 9.4.2.

**Table 10 Evaluation of provisions**

Provisions most appropriate	Effectiveness and Efficiency	
	Benefits	Costs
<p>The following provisions work as a package to achieve the objectives:</p> <ul style="list-style-type: none"> <li>(a) Policy 9.4.1.1 – Development</li> <li>(b) Policy 9.4.1.2 – Design Guides</li> <li>(c) Policy 9.4.1.3 - Subdivision</li> <li>(d) Policy 9.4.2.1- Noise</li> <li>(e) Policy 9.4.2.2 – Artificial outdoor lighting</li> <li>(f) Policy 9.4.2.3 – Outdoor storage</li> <li>(g) Policy 9.4.2.4 – Signage</li> <li>(h) Policy 9.4.2.5 Managing the adverse effects of signs</li> <li>(i) Policy 9.4.2.6 – Managing the adverse effects of activities</li> <li>(j) Policy 9.4.2.7 – Managing effluent disposal</li> <li>(k) Rule 19.1.1 Permitted Activities</li> <li>(l) Rule 19.1.2 Restricted Discretionary Activities (Development within Business Zone Tamahere)</li> <li>(m) Rule 19.1.3 Discretionary Activities</li> <li>(n) Rule 19.1.4 Non-Complying Activities</li> <li>(o) Rule 19.2.1.1 Noise</li> <li>(p) 19.2.1.2 Construction Rule Noise</li> <li>(q) Rule 19.2.2 Servicing Hours</li> <li>(r) Rule 19.2.3 Glare and Artificial Light Spill</li> <li>(s) Rule 19.2.4 Earthworks</li> <li>(t) Rule 19.2.5 Hazardous Substances</li> <li>(u) Rule 19.2.6.1 Signs</li> </ul>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• Provides design guidance through the Tamahere Village Design Guide and regulates scale of development through building rules. These methods work together to achieve a compact and vibrant development of a high visual quality</li> <li>• Rules regulate the size and scale of development to ensure it is both economically and environmentally sustainable</li> <li>• Rules regulating scale of the development to ensure the site can accommodate effective wastewater disposal and stormwater management systems while also ensuring offsite effects are minimised</li> <li>• Rules regulate the size and scale of development to ensure the site can accommodate the required parking, manoeuvring, access, pedestrian linkages and outdoor storage areas</li> <li>• Rules to regulate any cross boundary adverse effects on the amenity of surrounding land</li> <li>• Rules and design guidance ensure effective connectivity and integration with the adjoining recreation reserve and village green creating a vibrant community focussed commercial hub</li> <li>• Neighbourhood centre that provides for local commercial services and retail needs will reduce the number of trips to Hamilton City or</li> </ul>	<p>Environmental:</p> <ul style="list-style-type: none"> <li>• N/A</li> </ul>

(v) Rule 19.2.6.2 Signs – Effects on Traffic (w) (x) Rule 19.2.7 Outdoor Storage (y) Rule 19.3.1 Height Building (z) Rule 19.3.2 Buildings, structures, vegetation and objects within an airport obstacle limitation surface (aa) Rule 19.3.3 Daylight admission (bb) Rule 19.3.4 Gross Floor Area (cc) Rule 19.3.5 Gross Leasable Floor Area (dd) Rule 19.3.6 Building setbacks (ee) Rule 19.4.1 Subdivision – Restricted Discretionary Activities (ff) Tamahere Village Design Guide (gg) Development Guidelines (hh) Communal Management Structure	Cambridge to fulfil these needs. This will reduce the impact on the Waikato Expressway and potentially reduce energy consumption	
	Economic: <ul style="list-style-type: none"> <li>Rules regulate the size and scale of development to ensure it is economically sustainable based on the catchment size and attributes described in the Property Economics report 2016 accompanying the application for resource consent</li> <li>Activity rules regulate the type and scale of retail activities to ensure they are appropriate for the size and attributes of the community catchment which is supported by the Property Economics report 2016 accompanying the application for resource consent</li> <li>The economic development is of a scale to be viable and appropriate to the surrounding community</li> </ul>	Economic: <ul style="list-style-type: none"> <li>More ridged controls around the total gross floor area of the neighbourhood centre, the gross leasable floor area of individual units and the types of activities. Any divergence from the permitted activities will require resource consent and this will require additional cost</li> <li>Higher cost to develop a high quality and attractive commercial development. This will however generate a high value for retail units therefore allowing costs to be recovered where units are on sold in the future.</li> <li>Limits the development potential of the site.</li> </ul>
	Social: <ul style="list-style-type: none"> <li>The package of provisions work together to provide for the development of a small scale neighbourhood centre that will not only provide for the commercial services and convenience retail needs of the community but also provides a community focussed facility where the community can congregate within the Tamahere village.</li> <li>Complements a unique character.</li> </ul>	Social: <ul style="list-style-type: none"> <li>There may be some cost to the community in regards to a busier village centre that will generate some adverse effects from noise, traffic and light spill. These effects are to be addressed through resource consent conditions and compliance monitoring.</li> </ul>
	Cultural: <ul style="list-style-type: none"> <li>The Tamahere area has a rich history of Maaori</li> </ul>	Cultural: <ul style="list-style-type: none"> <li>All built development will to some degree</li> </ul>



	<p>occupation and colonial settlement and to respect that history, and in consultation with iwi and the local community, both colonial and cultural design details were consider during the development of the design guide and subsequently incorporated as design elements within the design guide</p>	<p>impact on the cultural landscape</p>
<p><b>Opportunities for economic growth and employment</b></p>		
<p>The combination of the specific purpose zone, amended policies, and rules will result in potential opportunities for local business owners to establish in the neighbourhood centre and potential employment opportunities for residents of the Tamahere Country Living Zone and surrounding Rural Zone. The centre will provide additional economic growth for the local community.</p>		
<p><b>Options less or not as appropriate to achieve the objective</b></p>		
<p>The reasonably practicable options to achieve the objectives are outlined in Section 5.1 of this report, but in summary are:</p> <ul style="list-style-type: none"> <li>• Option 1- Do nothing – (remove all current site specific policies, rules and other methods and rely on general provisions in the Business Zone chapter)</li> </ul> <p>Option 2 - Status quo – retain policies and methods within the Tamahere Village Business Zone appended to the Business Zone as a scheduled area</p> <p><b>Appropriateness:</b></p> <p>Option 3 is considered the most appropriate for achieving the objectives and the community outcomes sought as it provides more transparency and certainty for ongoing development and use of a small scale neighbourhood centre providing commercial services and convenience retail to the local community and to achieve effective integration with the adjoining recreation reserve and village green. The other two options were discarded as being an ineffective and inefficient approach to managing the development of the Tamahere business area.</p>		
<p><b>Risk of acting or not acting</b></p>		
<p><b>Uncertainty or insufficiency of information:</b></p> <p>The available information is considered to be sufficient and appropriate to support the recommended change. The site was originally zoned as Business Zone (scheduled area) through Plan Change 3 and as part of the plan change a number of technical evaluation reports were commissioned. In addition the new owner of the site has commissioned a number of technical reports to accompany the resource consent to develop a neighbourhood centre. Along with technical reports there is a record of consultation carried out with key stakeholders, the Tamahere Community Committee and the local community. All of these documents were used to help inform changes to provisions. Technical reports include –</p> <ul style="list-style-type: none"> <li>• Tamahere Reserve Wastewater Disposal: Opus International Consultants Ltd (2012). A feasibility study for onsite wastewater treatment and disposal prepared by Opus along with recommendations for effective treatment and disposal systems.</li> <li>• Tamahere Village Development – Site Services (3 Water) Preliminary Report: BCD Group (December 2016). This report was provided with the application for resource consent and provides recommendations for the supply of water and the onsite management of stormwater and wastewater.</li> </ul>		

Tamahere Retail Market Assessment: Property Economics (June 2010). An assessment of the potential retail market (current and future) within the local Tamahere retail catchment. Considers market demand/supply dynamics and identify the appropriate retail activity that can be sustained by the current and future market.

- Additional Property Economics advice on potential planning rules for the Tamahere Village Neighbourhood Centre (January 2012). This advice included appropriate scale of the neighbourhood centre, number of retail outlets and minimum/ maximum gross floor area of each retail unit and types of convenience stores appropriate to the Tamahere catchment.
- Property Economics, economic assessment provided for the application for resource consent by Foster Develop Limited (November 2016). This report provides an update to the earlier research and analysis provided for in the 2010 and subsequent 2012 reports.
- Tamahere Village Business Zone - Traffic Impact Assessment: Bloxam Burnett and Olliver Limited (July 2012).
- Integrated Transport Assessment – Tamahere Village Hub: Gray Matter (February 2017). This report was prepared on behalf of Waikato District Council to assess the potential adverse effects of traffic and parking related to the proposed commercial development and the traffic effects on the surrounding road network, in particular at the Devine Road/Birchwood Lane intersection.

In addition to technical reports the following letter was included in the application for resource consent:

- Tamahere Village Development Consultation Letter: Tamahere Community Committee (December 2016).

The full text of reports and the consultation letter as listed above are provided in Appendix 2.

**Risk of acting or not acting:**

No assessment required as it was considered sufficient information has informed the proposed changes.

**Efficiency and effectiveness**

The proposed policies provide an efficient and effective way to achieve Objectives 9.4.1 and 9.4.2. The benefits of providing a specific purpose zone with the full suite provisions for the development of a small scale high quality neighbourhood centre that will provide for a community hub within the Tamahere Village will outweigh any environmental, economic, social and cultural costs associated with development and use of the site. All changes are based on updated technical information provided for during Plan Change 3 and the recent resource consent associated with the development and use of the site.

The main benefits from the implementation of the proposed policies are that they ensure the community's aspirations are reflected in the development of the site and that the effective ongoing use of the site can be efficiently managed in terms of managing effects and the use of the transport network. The proposed changes result in a more transparent and efficient suite of provisions that largely reflect the approved resource consent and will be easier for plan readers to understand and implement.

## 6 CONCLUSION

After undertaking an evaluation as required by Section 32 of the RMA, Objectives 9.4.1 and 9.4.2 are considered the most appropriate way to achieve the Purpose of the RMA (Section 5) in terms of promoting sustainable management of natural and physical resources in a way that enables people and communities to provide for their social, economic and cultural well-being while also avoiding or mitigating any adverse effects of development and use of a neighbourhood centre on the environment.

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

- other reasonably practicable options for achieving the objectives; and
- assessing the opportunities for growth and employment and efficiency and effectiveness of the provisions in achieving the objectives.



# APPENDIX I: PROVISION CASCADE TABLE

Issue to be addressed	Objective	Policies	Rules	Assessment Criteria
<p><b>Quality of Development</b>  <i>Low quality development that does not correspond with or respect the context and established development patterns within the towns, villages or neighbourhoods in which they are located, can result in a loss of social coherence and sense of place</i></p>	<p><b>Objective 9.4.1 – Community Hub</b>            (1) Business Zone Tamahere contributes to the creation of a community hub.</p>	<p><b>9.4.1.1 Policy – Development</b>            (2) Development within the Business Zone Tamahere:            (f) Is carried out in accordance with development plan;            (g) Is integrated and connected with the Reserve Zone and Village Green;            (h) Is at a scale that achieves sustainable economic and environmental outcomes;            (i) Provides for a compact and commercially vibrant neighbourhood centre consisting of a diverse range of small-scale retail activities; and            (j) Ensures subdivision takes into account any shared facilities that are managed under a communal management structure.</p> <p><b>9.4.1.2 Policy – Design Guides</b>            (2) Ensure new development is complementary to the Tamahere Village Design Guide, and in particular:            (f) Acknowledges local cultural and historic values;            (g) Achieves consistency of building scale, form, layout and design theme across the Tamahere Business Zone, Reserve Zone and Village Green;</p>	<p>19.1.2 Restricted Discretionary Activities (Development within Business Zone Tamahere)            19.1.3 Discretionary Activities            19.2.6.1 Signs            19.2.6.2 Signs – Effects on Traffic            19.2.4 Earthworks            19.2.7 Outdoor Storage            19.3.1 Height Building            19.3.2 Buildings, structures, vegetation and objects within an airport obstacle limitation surface            19.3.3 Daylight admission            19.3.4 Gross Floor Area            19.3.5 Gross Leasable Floor Area            19.3.6 Building setbacks            19.4.1 Subdivision – Restricted Discretionary Activities</p>	<p>Assessment criteria for: Rule 19.1.1            P2 Office            P3 Health facility            P6 Temporary event</p> <p>Rule 19.1.2            RDI            Development within the Business Zone Tamahere</p> <p>Rule 19.4.1            RDI Subdivision</p>

		<ul style="list-style-type: none"> <li>(h) Promotes a village character;</li> <li>(i) Provides amenity planting that minimises the adverse visual effects of hard structures, car parking areas, outdoor storage and servicing areas; and</li> <li>(j) Promotes vehicle and pedestrian safety.</li> </ul> <p><b>9.4.1.3 Policy – Subdivision</b></p> <p>(2) Subdivision of leasable units provides for the ongoing management and use of common facilities.</p>		
	<p><b>Objective 9.4.2 – Adverse Effects of Land Use</b></p> <p>(1) The health and well-being of people, communities and the environment are protected from the adverse effects of land use and development within the Tamahere</p>	<p><b>9.4.2.1 Policy – Noise</b></p> <p>(2) Adverse effects of noise on sensitive land uses are minimised by:</p> <ul style="list-style-type: none"> <li>iv) Ensuring that the maximum sound levels are compatible with activities permitted in the Business Zone Tamahere and the adjacent Country Living Zone;</li> <li>v) Limiting the timing and duration of noise-generating activities, including construction and demolition activities; and</li> <li>vi) Limiting the timing and duration of servicing and operation of commercial activities.</li> </ul> <p><b>9.4.2.2 Policy – Artificial Outdoor Lighting</b></p> <p>(d) Provide for artificial outdoor lighting to enable night time work, recreation activities, outdoor dining, transport and security.</p>	<p>19.1.1 Permitted Activities</p> <p>19.1.3 Discretionary Activities</p> <p>19.1.4 Non-Complying Activities</p> <p>19.2.1.1 Noise</p> <p>19.2.1.2 Construction Noise</p> <p>19.2.2 Servicing Hours</p> <p>19.2.3 Glare and Artificial Light Spill</p> <p>19.2.5 Hazardous Substances</p> <p>19.2.6.1 Signs</p> <p>19.2.6.2 Signs – Effects on Traffic</p>	

	<p>Business Zone.</p>	<p>(e) Control the intensity and direction of artificial lighting to avoid significant glare and light spill to adjacent sites.</p> <p>(f) Ensure artificial outdoor lighting is installed and operated so that light spill does not compromise the safe operation of the transport network.</p> <p><b>9.4.2.3 Policy – Outdoor storage</b></p> <p>b) The adverse visual effects of outdoor storage are managed through screening or landscaping.</p> <p><b>9.4.2.4 Policy –Signage</b></p> <p>(d) Provide for the establishment of signs where they are directly associated with the activity carried out on the site on which they are located;</p> <p>(e) Recognise that public information signs provide a benefit to community well-being; and</p> <p>(f) Enable the establishment of signage to support the commercial function of the Business Zone Tamahere with controls on the size, location, appearance and number of signs to ensure they do not detract from the visual amenity and character of the neighbourhood centre.</p> <p><b>9.4.2.5 Policy – Managing the adverse effects of signs</b></p> <p>(e) The location, colour, content, and appearance of signs directed at traffic are controlled to ensure signs do not distract, confuse or obstruct motorists, pedestrians and other road users;</p>	<p>19.2.7 Outdoor Storage 14.11.1 P3 Wastewater servicing for new development or subdivision</p>	
--	-----------------------	--	--	--



		<p>(f) Enable signs in the Business Zone Tamahere that contribute to an efficient, attractive and vibrant neighbourhood centre;</p> <p>(g) Avoid signs that generate adverse effects from illumination, light spill, flashing or reflection; and</p> <p>(h) Ensure that the placement of signs do not obstruct the free movement of:</p> <ul style="list-style-type: none"> <li>i) pedestrians along the footpath; and</li> <li>ii) vehicle use of the road carriageway.</li> </ul> <p><b>9.4.2.6 Policy – Managing the adverse effects of activities</b></p> <p>(3) Avoid activities such as large scale retail and drive through services that will detract from the character and amenity of a small scale neighbourhood centre;</p> <p>(4) Avoid residential activities, travellers' accommodation and overnight health care facilities given the physical constraints of the land area available for effective wastewater disposal.</p> <p><b>9.4.2.7 Policy – Managing effluent disposal</b></p> <p>(2) Any effluent disposal system in the Tamahere Business Zone shall be designed, installed and managed to:</p> <ul style="list-style-type: none"> <li>(b) provide a means of treating and disposing of sanitary wastewater to ensure that there is no detectable increase in effluent discharge across the boundary of the site, except where a cross boundary effluent disposal system is agreed</li> </ul>		
--	--	---	--	--

		<p>between the owner/s of land within the Business Zone Tamahere and Waikato District Council;</p> <ul style="list-style-type: none"> <li>(iv) reflect the nature of the site conditions and constraints associated with the property and building development, demonstrating that the soil and ground water conditions have been considered in the design;</li> <li>(v) meet the Australian/New Zealand standard for Onsite Domestic Wastewater Management AS/NZS 1547:2012; and</li> <li>(vi) demonstrate that ground water and surface water quality is not degraded as a result of the discharge or in combination with other discharges.</li> </ul>		
--	--	--	--	--

## **APPENDIX 2: STATUTORY OBLIGATIONS AND HIGHER ORDER PLANNING DOCUMENTS**

<b>Resource Management Act 1991</b>	
<p>Part 2 - Purpose and principles</p> <p>The purpose of this Act is to promote the sustainable management of natural and physical resources.</p> <p>In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <p>sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p>	
<b>Te Ture Whaimana O Te Awa O Waikato – Waikato River Vision and Strategy (incorporated into the Waikato Regional Policy Statement)</b>	
<p>2.5.1 Vision for the Waikato River</p> <p>Tooku awa koiora me oona pikonga he kura tangihia o te maataamuri</p> <p><i>“The river of life, each curve more beautiful than the last”</i></p> <p>Our vision is for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.</p>	<p>2.5.2 Objectives</p> <p>In order to realise the vision, the following objectives will be pursued:</p> <p>g) The recognition and avoidance of adverse cumulative effects, and potential cumulative effects, of activities undertaken both on the Waikato River and within the catchment on the health and wellbeing of the Waikato River.</p> <p>h) The recognition that the Waikato River is degraded and should not be required to absorb further degradation as a result of human activities</p> <p>j) The recognition that the strategic importance of the Waikato River to New Zealand’s social, cultural, environmental and economic wellbeing, requires the restoration and protection of the health and wellbeing of the Waikato River.</p>
<p>2.5.3 Strategies for the Waikato River</p> <p>c) Ensure that cumulative adverse effects on the Waikato River of activities are appropriately managed in statutory planning documents at the time of their review.</p>	
<b>National Policy Statement on Urban Development Capacity 2016</b>	
Objectives	Policies

<p>OA2: Urban environments that have sufficient opportunities 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.</p> <p>OC1: Planning decisions, practices and methods that enable urban development which provides the social, economic, cultural and environmental wellbeing of people and communities and future generations in the short, medium and long term.</p> <p>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.</p>	<p>PA3: When making decisions that affect the way and 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, having regard to: Providing 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</p> <p>PA4: When considering effects of urban development, decision-makers shall take into account: The benefits that urban development will provide with respect to the ability of people, communities and future generations to provide for their social, economic, cultural and environmental wellbeing</p>
<p><b>Waikato Regional Policy Statement 2016</b></p>	
<p>Issue 1.4 Managing the built environment Development of the built environment including infrastructure has the potential to positively or negatively impact on our ability to sustainably manage natural and physical resources and provide for our wellbeing.</p>	
<p>Objective 3.12 Built environment 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"> <li>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;</li> <li>e) recognising and protecting the value and long-term benefits of regionally significant infrastructure;</li> <li>k) providing for a range of commercial development to support the social and economic wellbeing of the region.</li> </ul>	
<p>3.21 Amenity The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced</p>	
<p>Policy 6.1 Planned and co-ordinated subdivision, use and development Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:</p> <ul style="list-style-type: none"> <li>a) has regard to the principles in section 6A;</li> <li>b) recognises and addresses potential cumulative effects of subdivision, use and development;</li> <li>c) is based on sufficient information to allow assessment of the potential long-</li> </ul>	

term effects of subdivision, use and development; and

d) has regard to the existing built environment.

Implementation method 6.1.4 - Development manuals and design codes

Territorial authorities should, as appropriate, ensure development manuals and design codes allow and encourage development which is consistent with the principles in section 6A.

Policy 6.3 – Co-ordinating growth and infrastructure

Management of the built environment ensures:

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

Implementation method 6.3.2 - Aligning infrastructure and land use planning

Territorial authorities should, in association with Waikato Regional Council, the NZ Transport Agency and other infrastructure providers, ensure infrastructure planning and land use planning initiatives are aligned, and should co-ordinate the provision of appropriate infrastructure and services for new development prior to development occurring.

Policy 6.16 Commercial development in the Future Proof area;

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

- a) support and sustain the vitality and viability of existing commercial centres identified in Table 6-4 (section 6D);
- b) support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources

including community facilities;

- c) recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:
- i) encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
  - ii) managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
  - iii) encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
- d) recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
- e) recognise, maintain and enhance the function of sub-regional commercial centres by:
- i) maintaining and enhancing their role as centres primarily for retail activity; and
  - ii) recognising that the sub-regional centres have limited non-retail economic and social activities;
- f) maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
- g) ensure new commercial centres are only developed where they are consistent with a) to f) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:
- i) the distribution, function and infrastructure associated with those centres identified in Table 6-4 (section 6D);
  - ii) people and communities who rely on those centres identified in Table 6-4 (section 6D) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes;
  - iii) the efficiency, safety and function of the transportation network; and
  - iv) the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.

Implementation method 6.16.1 - District plan provisions

Hamilton City Council, Waipa District Council and Waikato District Council district plans shall manage new commercial development in accordance with Policy 6.16.

**Policy 6.1 Planned and Coordinated Subdivision Use and Development**

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

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

**Policy 6.16 Commercial development in the future proof sub region**

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

- a) support and sustain the vitality and viability of existing commercial centres identified in Table 6-4 (section 6D);
- b) support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities;
- c) recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:
  - i) encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
  - ii) managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
  - iii) encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
- d) recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
- e) recognise, maintain and enhance the function of sub-regional commercial centres by:
  - i) maintaining and enhancing their role as centres primarily for retail activity; and
  - ii) recognising that the sub-regional centres have limited non-retail economic and social activities;
- f) maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
- g) ensure new commercial centres are only developed where they are consistent with a) to f) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:
  - i) the distribution, function and infrastructure associated with those centres identified in Table 6-4 (section 6D);
  - ii) people and communities who rely on those centres identified in Table 6-4 (section 6D) for their social and economic wellbeing and require ease of access to such centres by a variety of transport modes;
  - iii) the efficiency, safety and function of the transportation network; and
  - iv) the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.

### **Development Principles**



### **General Development**

New development should:

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

- in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;
- p) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;
  - q) consider effects on the unique tāngata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tāngata whenua connections within an area should be considered;
  - r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;
  - s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
  - t) recognise and maintain or enhance ecosystem services.

### ***Principles specific to rural-residential development***

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

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

## **Waikato Tainui Environmental Management Plan**

### **Objective 25.3.1 Approach to Land Use and Development**

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

#### **Policy 25.3.1.1 Approach to Land Use and Development**

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.

### **Objective 25.3.2 Urban and Rural Development**

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

#### **Policy 25.3.2.1 Urban Development**

To ensure that urban development is well planned and the environmental, cultural,

spiritual, and social outcomes are positive.

**Policy 25.3.3.2 Rural Development**

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

**Objective 25.3.3 Positive Environmental and Cultural Effects**

Land use and development has positive environmental and cultural effects.

**Policy 25.3.3.1 Positive Environmental and Cultural Effects**

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

**Objective 21.3.1 Effectively manage soil erosion**

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.

**Policy 21.3.1.2 Land Development**

All major excavation works that have the potential to impact on waterways shall have sufficient erosion and sediment control measures in place to ensure that adverse effects on water bodies are managed.

## **APPENDIX 3 - TAMAHERE RESERVE WASTEWATER DISPOSAL REPORT**

**APPENDIX 4 - TAMAHERE VILLAGE  
DEVELOPMENT: SITE SERVICES (3 WATERS)  
PRELIMINARY REPORT**



## **APPENDIX 5 - TAMAHERE RETAIL MARKET ASSESSMENT: ECONOMIC REPORT**





# **APPENDIX 6 - TAMAHERE VILLAGE NEIGHBOURHOOD CENTRE: PROPERTY ECONOMICS CORRESPONDANCE**



# **APPENDIX 7 - TAMAHERE NEIGHBOURHOOD CENTRE DEVELOPMENT: ECONOMIC ASSESSMENT**



## **APPENDIX 8 - TAMAHERE VILLAGE BUSINESS ZONE: TRAFFIC IMPACT ASSESSMENT**



## **APPENDIX 9 - TAMAHERE VILLAGE HUB: INTEGRATED TRANSPORT ASSESSMENT**





## **APPENDIX 10 - TAMAHERE COMMUNITY COMMITTEE: CONSULTATION LETTER**



# **APPENDIX II – APPROVED LAND USE CONSENT - NEIGHBOURHOOD CENTRE DEVELOPMENT**