

Workshop 1

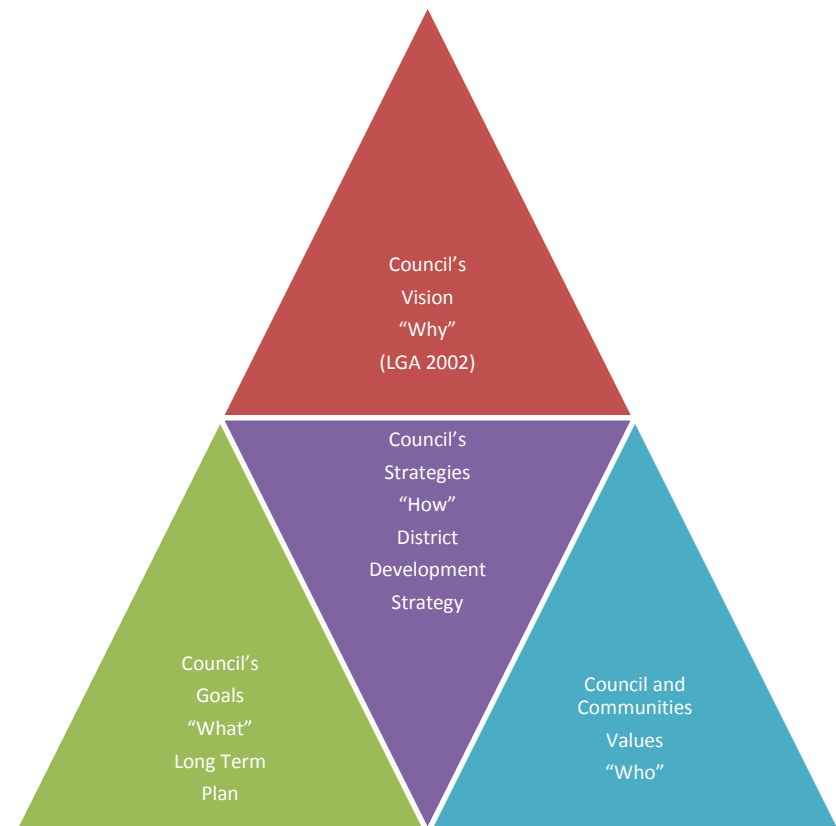
Growth and Zones **10 July 2017**

Regional Policy Statement

Regional Policy Statement (RPS)

- RPS is the long term planning tool which supports sustainable regional development.
- RPS identifies the significant resource management issues
- RPS provides the overall framework to ensure people prosper – socially , culturally and economically.

Growth Management Statement



Regional Policy Statement

6.1.6 Growth strategies

- In areas where significant growth is occurring or anticipated, territorial authorities should develop and maintain growth strategies which identify a spatial pattern of land use and infrastructure development and staging for at least a 30-year period.

6.1.7 Urban development planning

- Territorial authorities should ensure that before land is rezoned for urban development, urban development planning mechanisms such as structure plans and town plans are produced, which facilitate proactive decisions about the future location of urban development.

Future Proof

Urban Limits

- Are used to provide certainty and encourage a more compact urban form.
- Making sure we have sufficient land supply for the next 30 years
- Allows the use of staging for a more cost effective and efficient servicing
- Gives a clear break between urban and rural zones

Indicative Village Limits

- Have been proposed for villages on the Hamilton City Council periphery
- May be developed to a rural residential density
- Will have a single commercial centre to allow for daily convenience needs

Future Proof continue

80/20 Growth Split Target

- Approximately 80% of growth will be in:
 - Te Kauwhata
 - Huntly
 - Pokeno
 - Tuakau
 - Ngaruawahia
 - Raglan
 - As well as some of our Rural Villages

NPS Urban Development Capacity

- Must be able to demonstrate residential and commercial (business/industrial) capacity above and beyond the projected growth by December 2017
- Work currently being undertaken by Market economics jointly with Hamilton City and Waipa District looking at a Housing and Business development capacity assessment.
- The Future Proof Macroeconomic Model (FPMM) produced by Market Economics will estimate future demand based on location and economic viability.

North Waikato Business Case

Problem statements and key considerations

- Ad hoc responses to growth which is creating community disconnect from services, amenities and employment 60%
- Current and future demand on the transport network is impacting on safety, commercial activity and service reliability 40%

North Waikato Business Case

Investment Objectives

- Improve liveability through increased access
- Enhance Waikato's connectivity through multi-modal transport
- Improve national & regional economic growth
- Deliver on Future Proof principles

North Waikato Business Case

Recommended Programme

- Proactive planning, services and amenities for Tuakau and Pokeno (northern), and Huntly (southern) with growth in Tuakau to reach a larger population level (15,000 -20,000, depending on feasibility and intensification of land use)
- redeveloped structure plan and/or planning changes (i.e. to reduce land use and footprint size and services for the northern area shared between Tuakau and Pokeno).
- This programme was short-listed and is recommended for consideration due to high level of services provision, localised employment opportunities and amenities that can be provided due to critical mass from population levels and employment.
- It was also supported due to the lower unit cost for developing additional housing in Tuakau for three waters, its ability for increased employment opportunities, existing social infrastructure such as schools and potential for long term development of a passenger rail service to Auckland.

Structure Plans

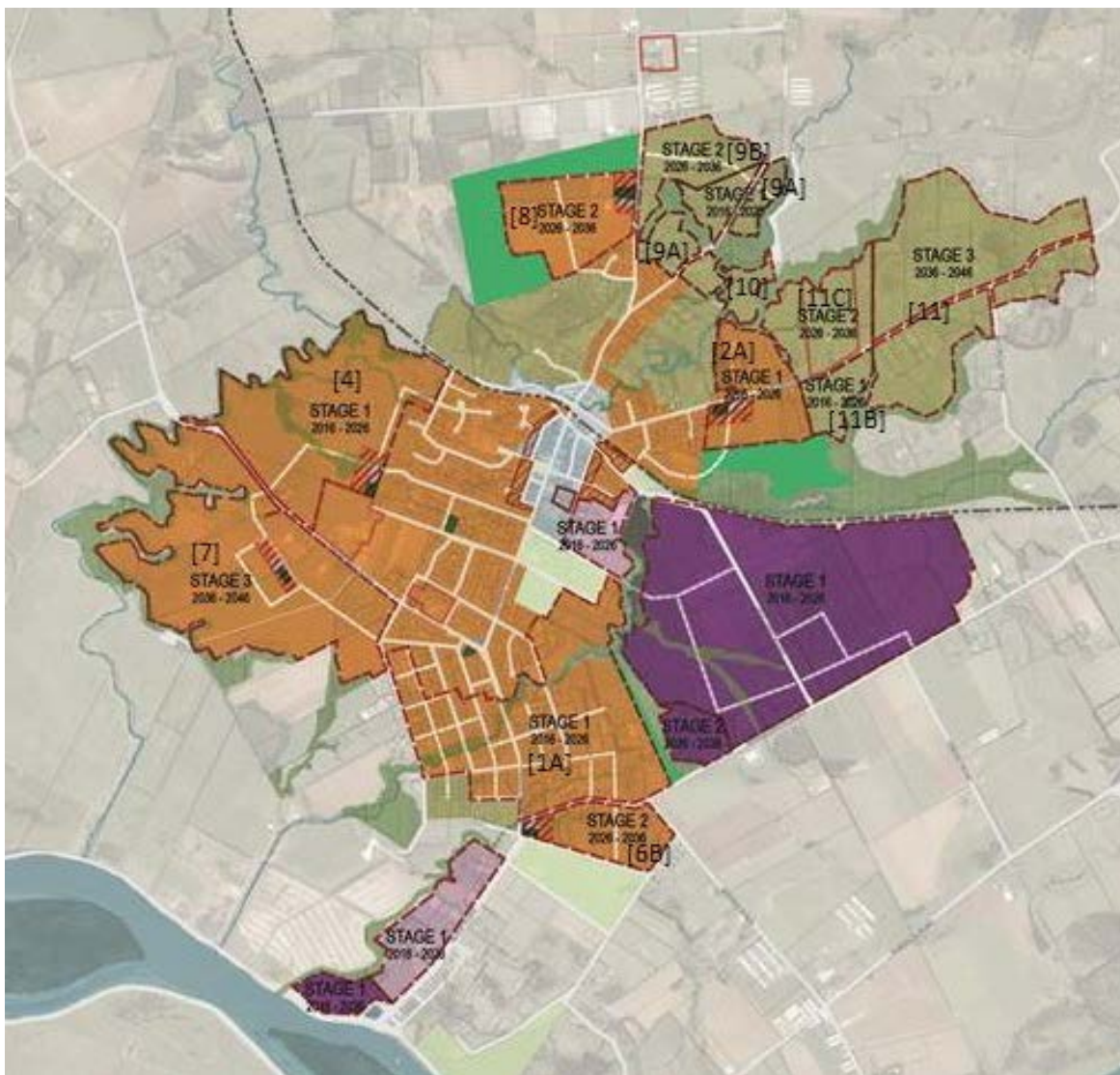
Completed

- Te Kauwhata
- Pokeno Phase 1
- Tuakau
- Ngaruawahia
 - Horotiu
 - Taupiri
 - Te Kowhai
 - Glen Massey
- Raglan
 - Lorenzen Bay
 - Rangitahi

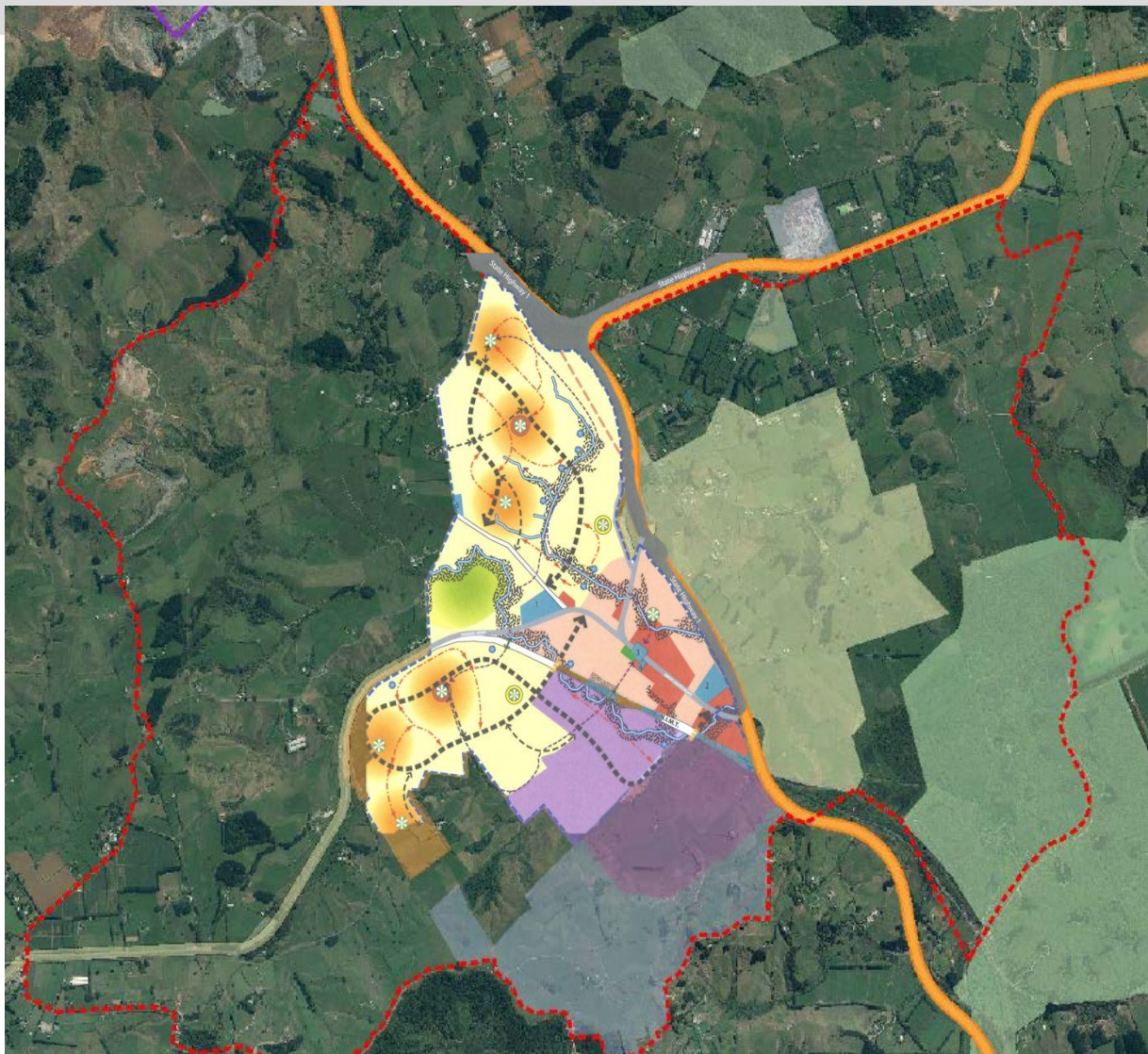
Underway

- Huntly (part of DPR)
- Pokeno Phase 2

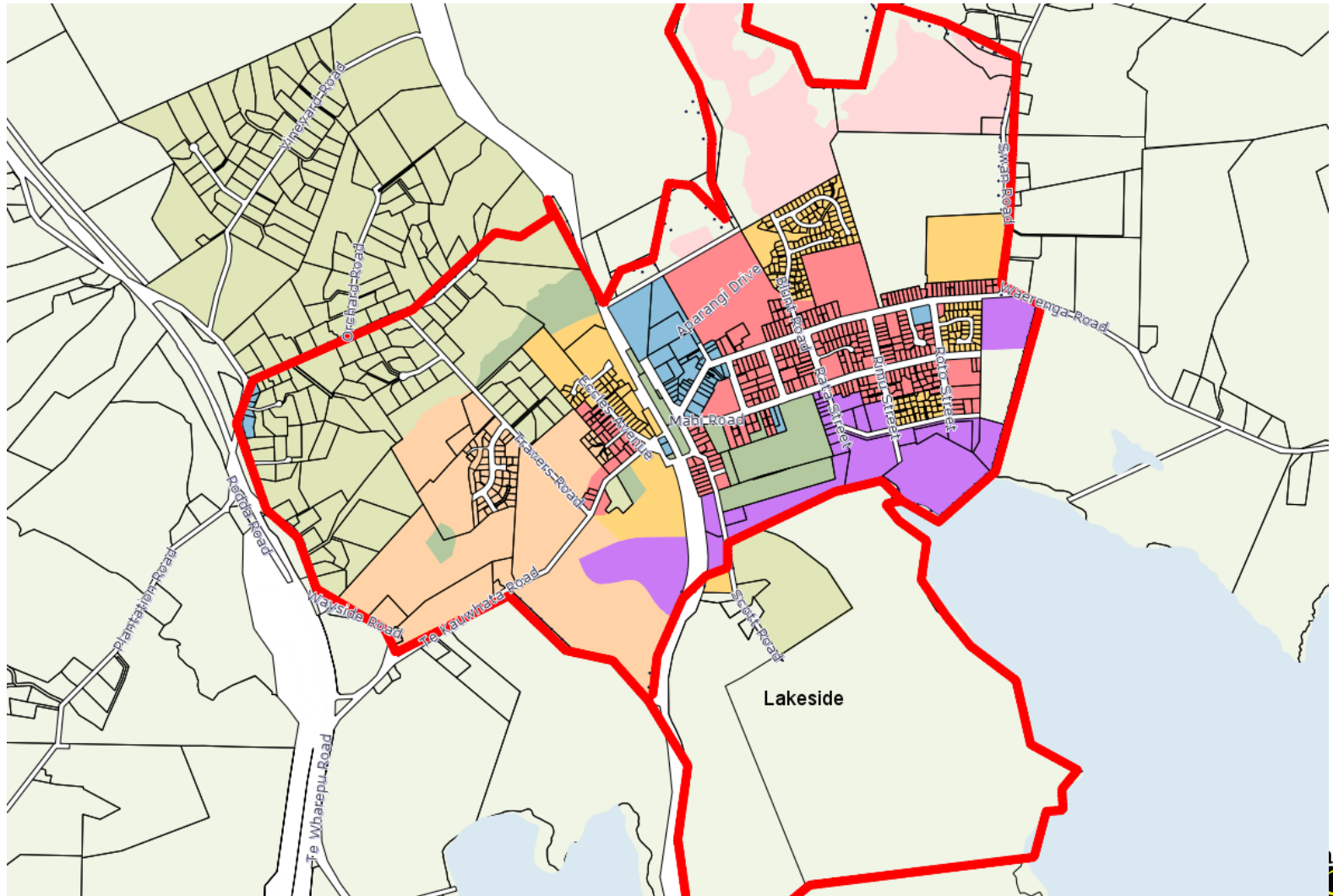
Tuakau



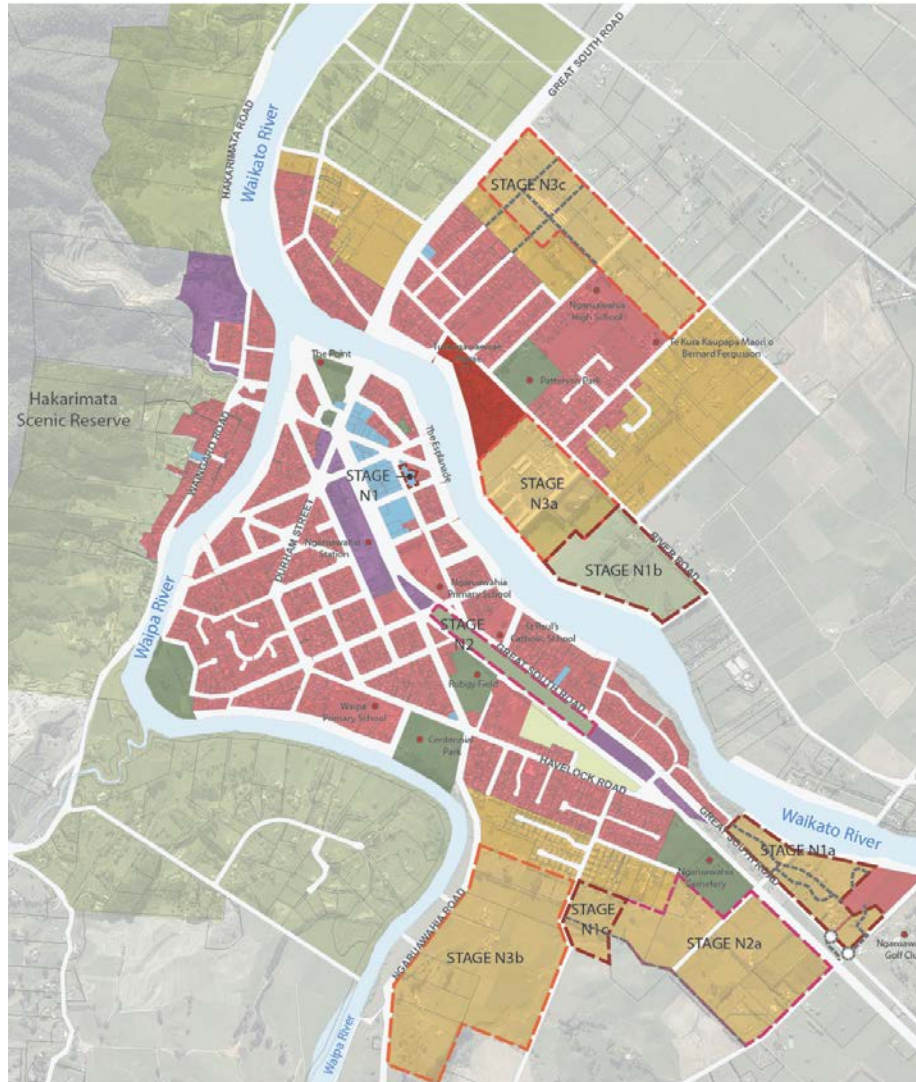
Pokeno



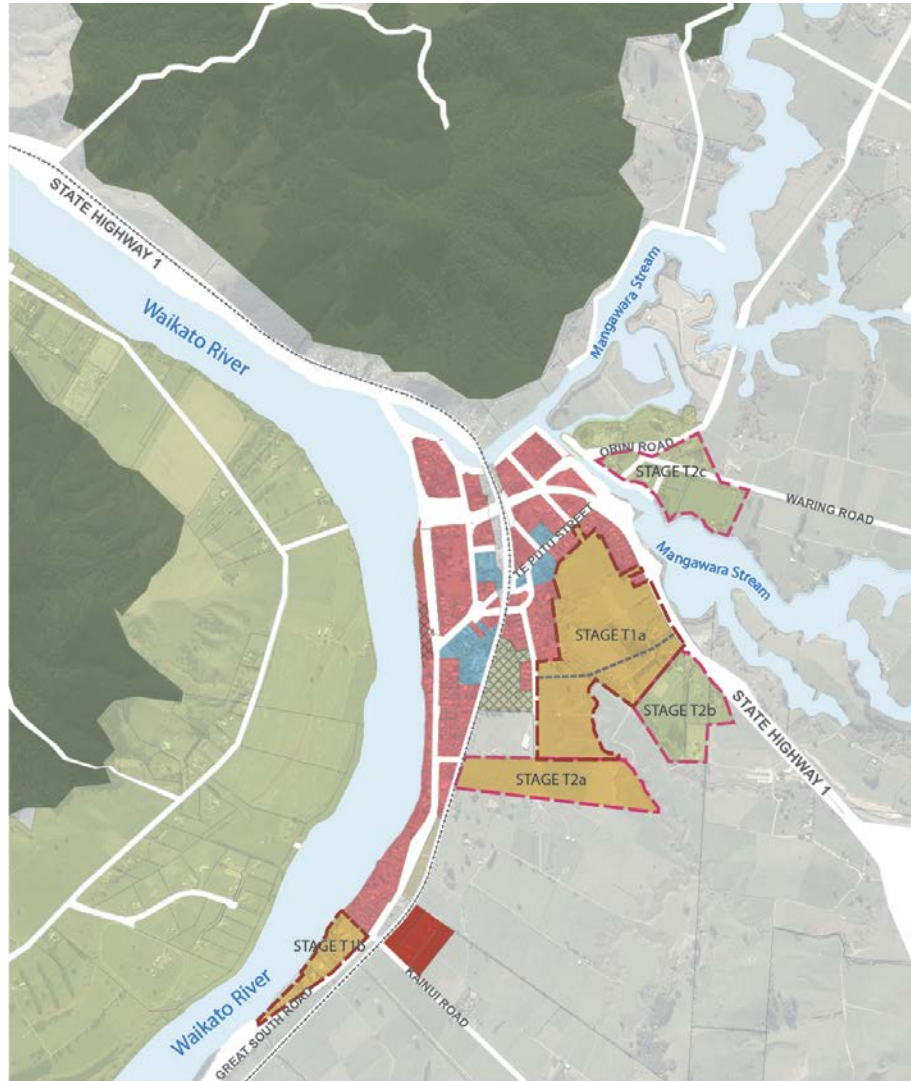
Te Kauwhata



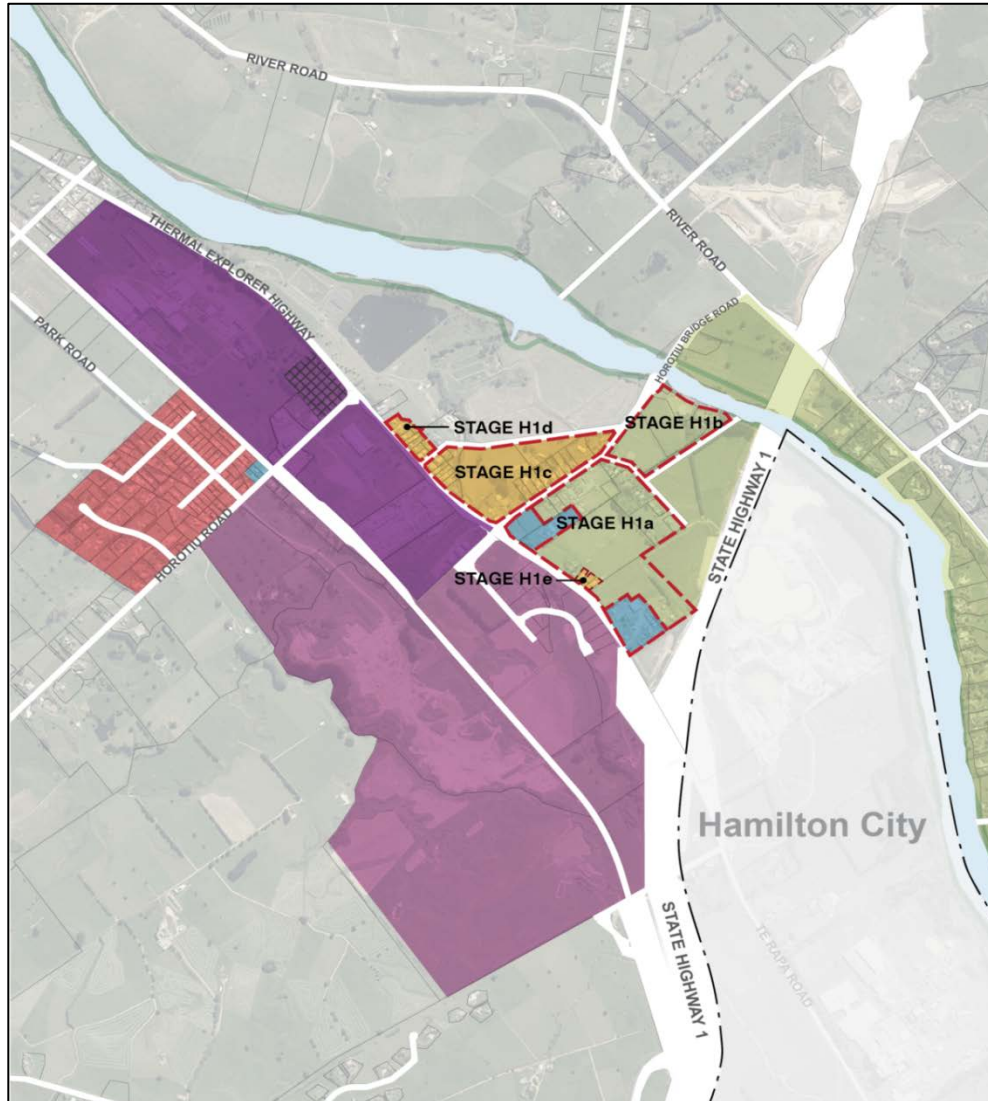
Ngaruawahia



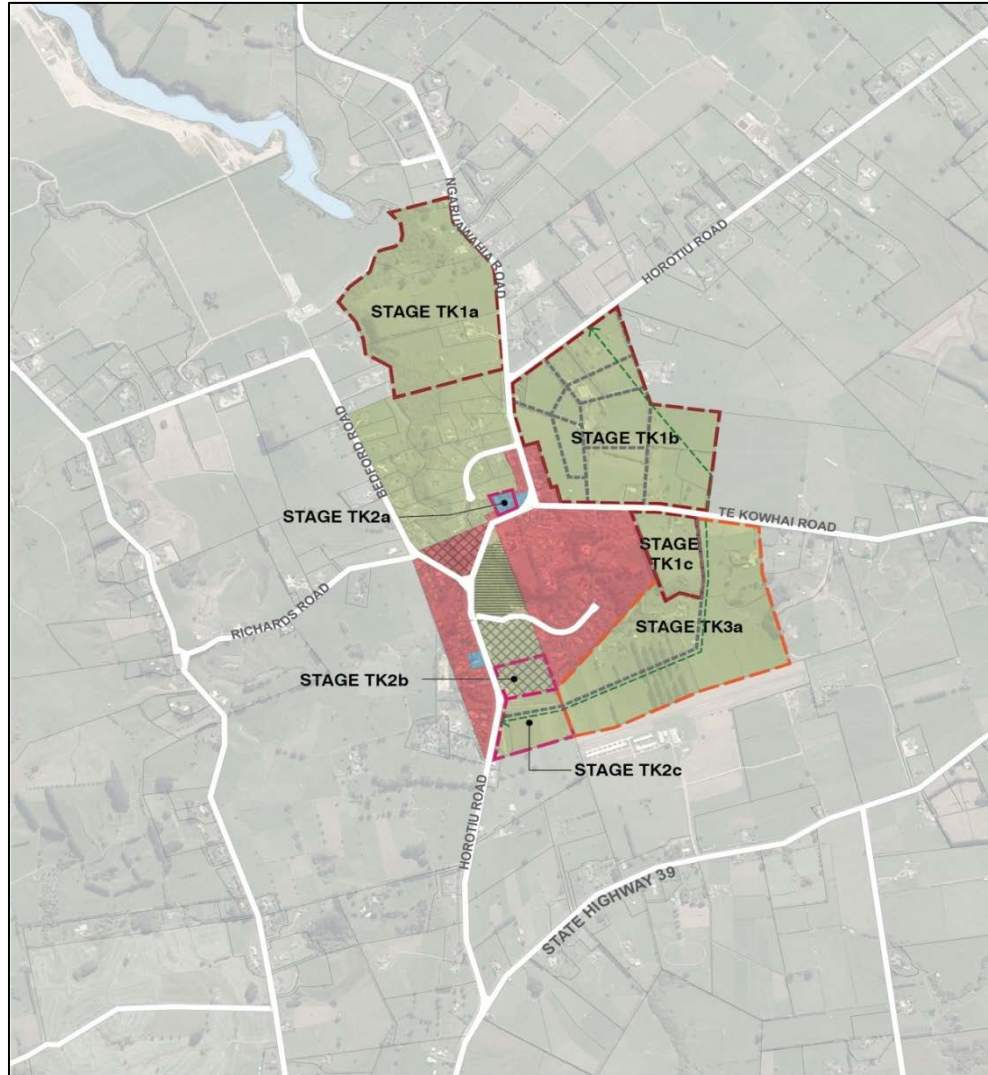
Taupiri



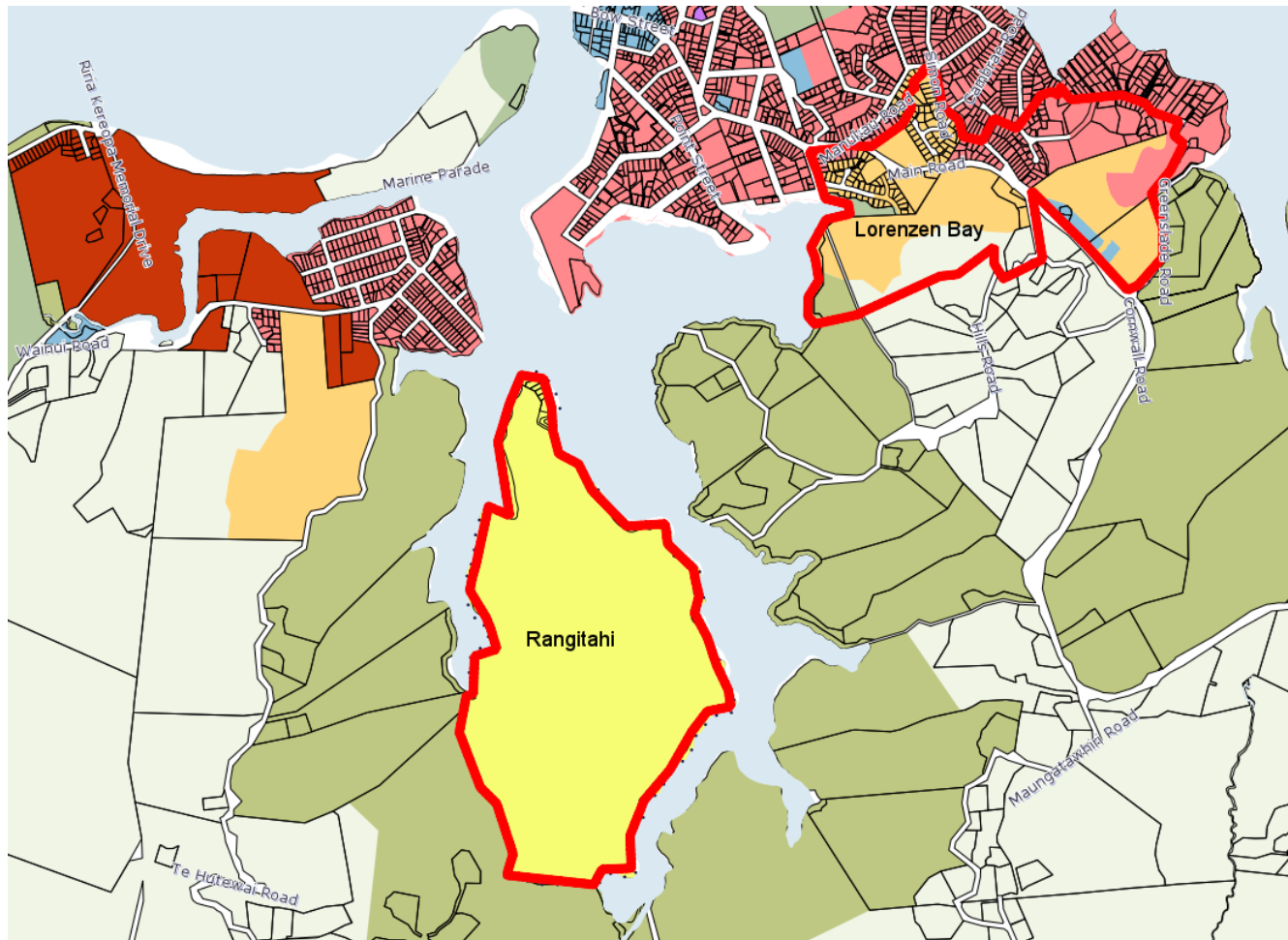
Horotiu



Te Kowhai



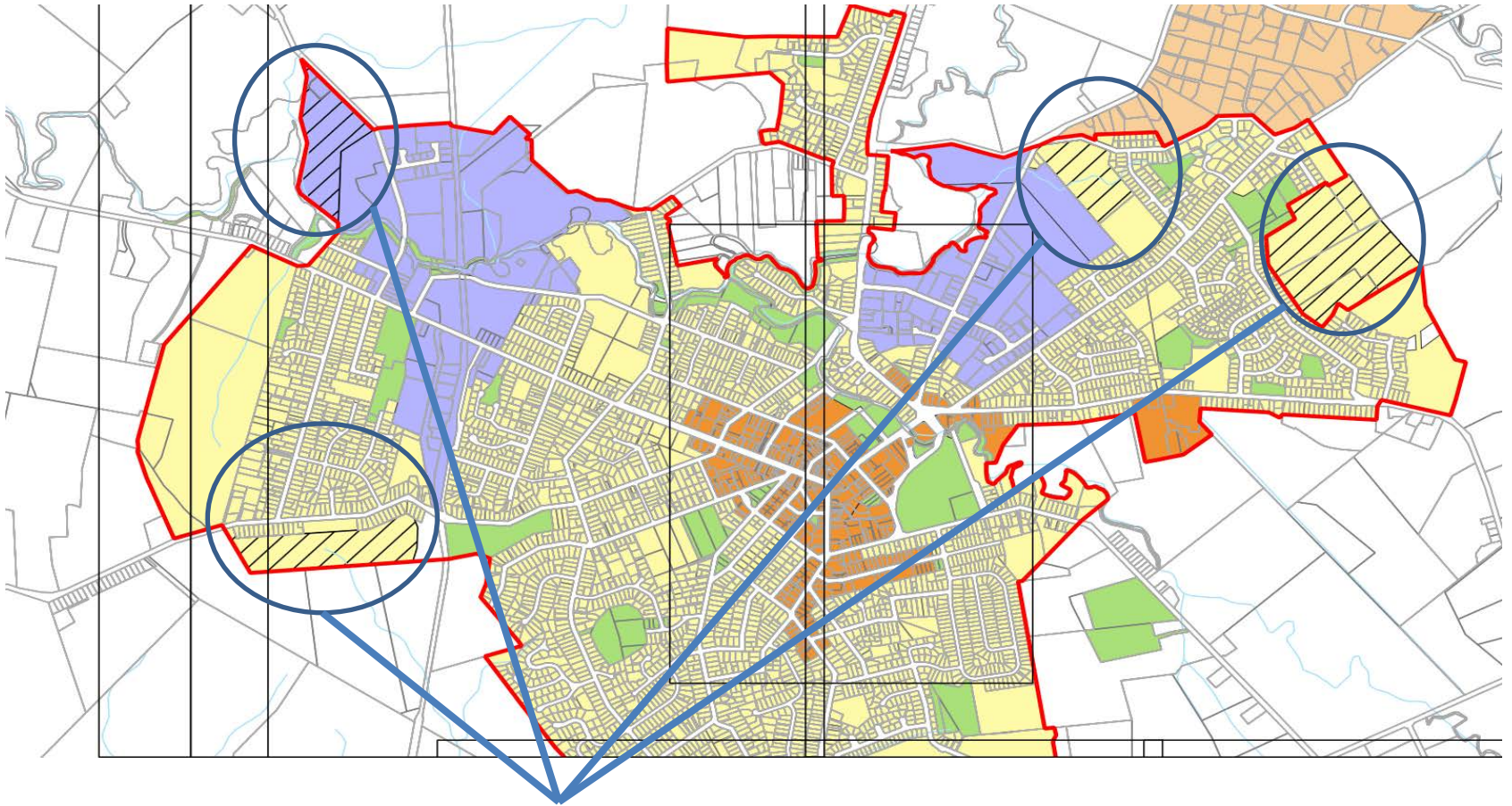
Raglan



Deferred Zone

- Beca has been engaged to write this section similar to Waipa District Council.
- In order to provide for the District's projected growth; land use in some locations will change over time to accommodate new land uses, such as new industrial, business and residential areas.
- Deferred Zones have an objective, policy and rule framework which generally reflects existing land use and zoning, but recognises that the area is intended to evolve over time. In Deferred Zones, it is critical that current land use practices do not conflict with the intended future land use, including its ability to be adequately serviced.

Te Awamutu (Deferred Zones)



Current deferred zones in Te Awamutu

Deferred Zone Triggers

1. Deferred zones must be recognised in the District Plan.
2. Structure Plan must be in place.
3. There is an agreement in place with Council and the developer which clearly outlines the nature and timing of any necessary infrastructure, and how this infrastructure is to developed and funded.
4. less than X years supply (number is yet to be decided)
5. No more than three deferred zones at any one time can be developed per town.

Once the above conditions have been met the deferred zones will rezoned for their intended future use by way of the Council resolution.

Te Kowhai



Zones:

Waikato Section	Franklin Section	Proposed Section
Business Zone	Business Zone Village Business Zone	Business Zone
Light Industrial Zone Heavy Industrial Zone Industrial Park	Industrial Zone Light Industrial Zone Industrial 2 Zone Industrial Services Zone Timber Processing Zone	Light Industrial Zone Heavy Industrial Zone
Recreation Zone	Recreation Zone Forest Conservation Zone	Reserves zone
Pa Zone		Pa Zone
	Queen's Redoubt Heritage Zone	Queen's Redoubt Heritage Zone
Living Zone New Residential Zone Te Kauwhata Living Te Kauwhata New Residential Te Kauwhata West Zone Te Kauwhata Ecological Zone Rangitahi Living Zone	Residential Zone Residential 2 Zone	Residential Zone Rangitahi Living Zone Te Kauwhata Ecological Zone
Country Living Zone	Rural Residential Zone Village Zone	Country Living Zone Village Zone
Rural Zone	Rural Zone Wetland Conservation Zone	Rural Zone

Zones:

Waikato Section	Franklin Section	Proposed Section
Coastal Zone	Coastal Zone	Coastal Zone
Aggregate Extraction Policy Aggregate Resource Policy	Aggregate Extraction Zone	Aggregate Zone
Coal Mining Policy	Maiorio Mining Zone	Maiorio Mining Zone

Deferred Zoning (Current zone remains until uplifted)

Deferred Residential

Deferred Business

Deferred Industrial

Deferred Village