

# District Plan Review Workshop Options to Provide for Growth

1 May 2018

# Agenda

- Background on issues raised
- Options to provide for growth
- Discussion of each option:
  - Tuakau
  - Pokeno
  - Te Kowhai
  - Taupiri
  - Ngaruawahia
  - Horotiu

# Background on Issues Raised

- Different demands for urban growth
- Statutory directions (NPS, Future Proof)
- Delivery of infrastructure through LTP and Infrastructure Plans
- Delivery of community infrastructure
- Developer and Council access to funding
- Community expectations raised during consultation
- Integration of new areas into existing towns

# Options

- a) Zone as Rural – silent on future urban use
- b) Zone as Rural – policy to protect land for future urban use
- c) Apply Urban Expansion Area Overlay
- d) Zone whole area as urban – use policy to guide development
- e) Zone part of the area as urban – use policy to guide development and protect balance land for future urban use
- f) Retain Deferred Zone
- g) Deeming rules
- h) Combination of a) – g)

Tuakau

### Legend

□ Property

Operative Zones

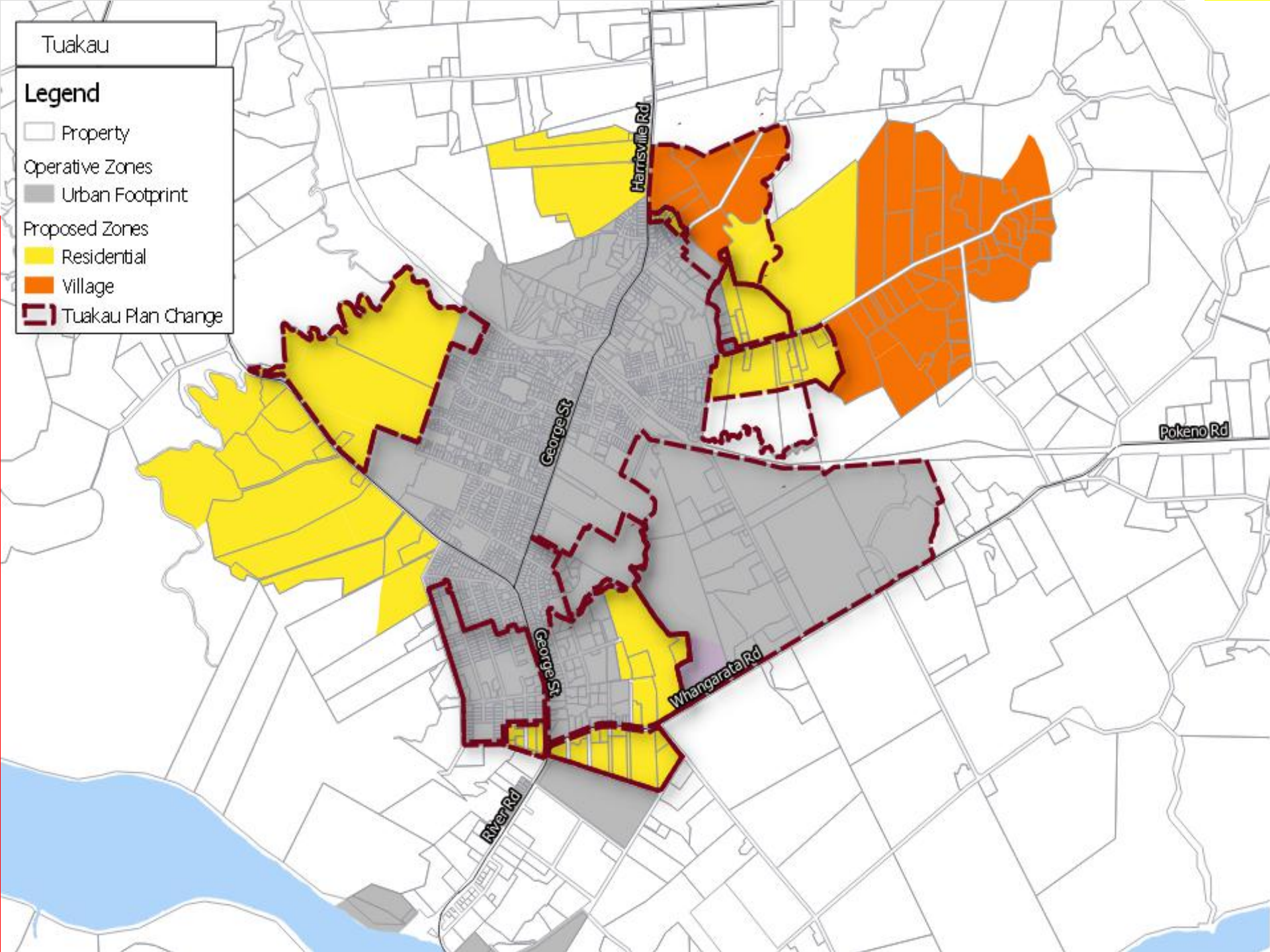
■ Urban Footprint

Proposed Zones

■ Residential

■ Village

▬ Tuakau Plan Change



# Tuakau

- Recommend Option (d) Zone whole area as Residential & Village – use policy to guide development
- Main Reasons:
  1. Demand for development
  2. Developers ready to undertake development
  3. Already identified for urban purposes (Structure Plan)
  4. Infrastructure able to be provided
  5. Existing and new community facilities available or can be provided
  6. Existing policy and urban design (PC 16)

# Tuakau Policy Approach

## Examples

- Objective – Urban Expansion

Urban expansion and development is integrated with the development of infrastructure

- Policy – Staged Infrastructure

Subdivision, land use and development in Tuakau's new urban areas is to be located, designed and staged to ensure that it is adequately supported by existing or planned infrastructure, community facilities and local services.

# Tuakau Policy Approach Examples

- Objective – Community

Liveable, connected, and complete Communities developed in a sustainable, efficient and co-ordinated way to create a liveable, connected and complete town

- Policy – Location of Density

Encourage higher density housing to be located to support and have ready access to commercial centres, community facilities, public transport and open space; and to support well-connected walkable communities

- Policy – Integration and Connectivity

Ensure effective integration within and between developments and existing areas, including in relation to public open space networks, infrastructure and movement networks



# Tuakau Policy Approach Examples

- Objective – Quality Urban Environment

Residential, village and industrial development results in a high quality urban environment.

- Policy – Urban Design

Subdivision, land use and development in Tuakau's new residential areas are to occur in a manner that incorporates the principles of the Residential Subdivision Design Guide to promote the development of high quality living environments

# Tuakau Urban Design Guide



Figure 1. Indicative Development Plan for Tuakau's northwestern growth area (Stage I) illustrating key design principles and outcomes (note, layout is indicative only and subject to future planning and design).

# Pokeno

## Legend

Property

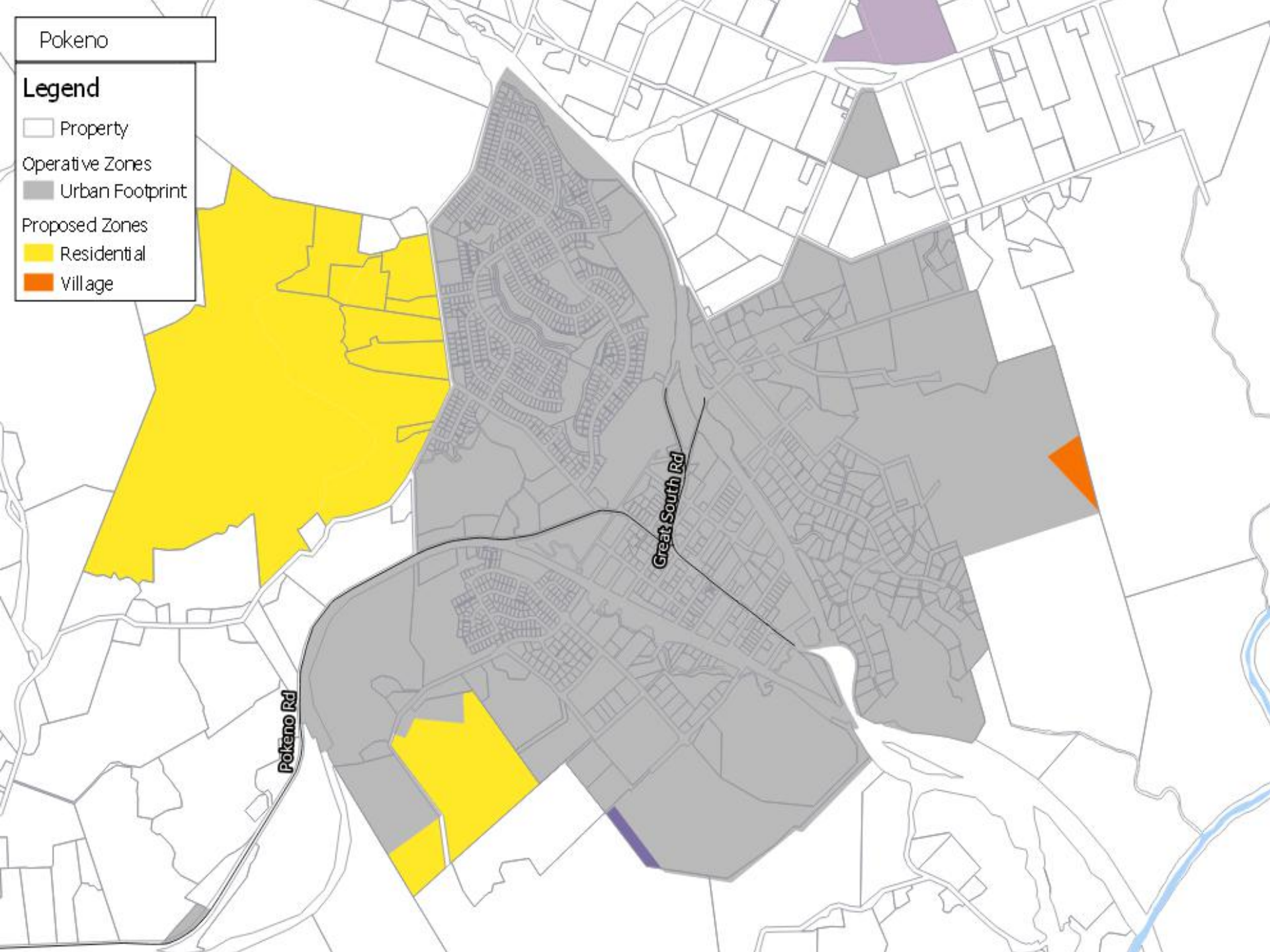
Operative Zones

Urban Footprint

Proposed Zones

Residential

Village



# Pokeno

- Recommend Option (d) Zone whole area as Residential – use policy to guide development
- Main Reasons:
  1. Demand for development
  2. Developers ready to undertake development
  3. Suitable for urban development
  4. Infrastructure able to be provided
  5. Existing and new community facilities available
  6. Existing policy and urban design guides for Residential Subdivision, Town Centre and Pokeno Town Centre character statement.

# Pokeno Policy Approach

## Examples

### **Policy - Neighbourhood character, amenity and safety**

- Integrating residential development with the supporting range of local community facilities and services that support residents' daily needs;
- achieves an efficient and effective staging of the provision and use of infrastructure, stormwater management networks, parks, and open space networks that is integrated with land use development;
- provides good access to facilities and services by a range of transport modes through the provision of integrated movement networks of roads, public transport, cycle, and pedestrian routes;

### **Policy – Residential Subdivision**

- Subdivision and development occurs in a manner where the fundamental shape, contour and landscape characteristics are maintained.

# Te Kowhai

## Legend

Property

Operative Zones

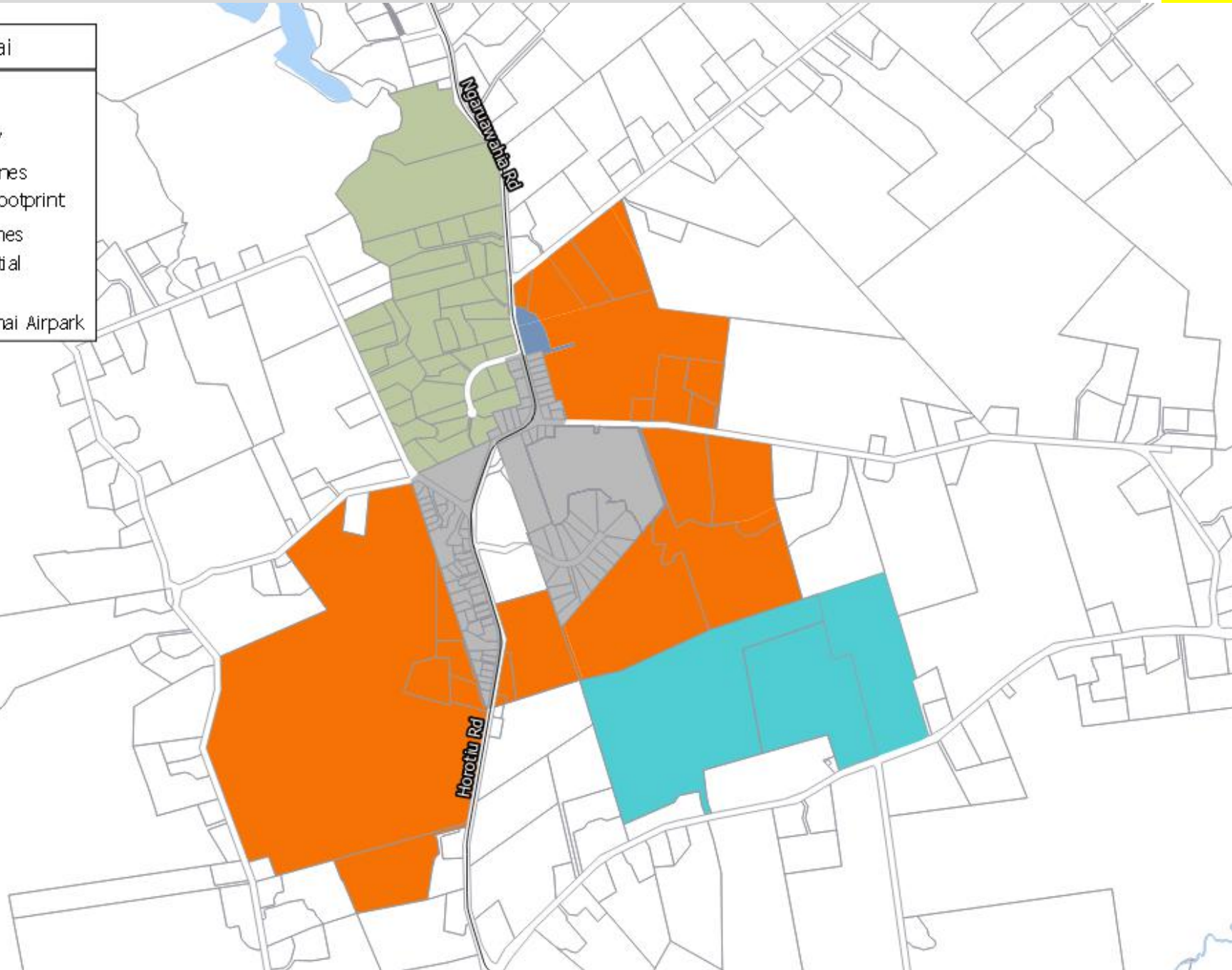
Urban Footprint

Proposed Zones

Residential

Village

Te Kowhai Airpark



# Te Kowhai

- Recommendation (d) Zone whole area as village – use policy to guide development
- Main Reasons
  1. Infrastructure is not immediately available
  2. Potential for infrastructure in the future
  3. Developer is ready to develop
  4. Alternate area for future development and is adjacent to existing Village centre.

# Te Kowhai Policy Approach

## Examples

- Policy – Residential Scale and Density

The scale and density of residential development in the Te Kowhai Village zone is tailored to;

- a) lower density (3,000m<sup>2</sup> sections) where the development can be serviced by on site non-reticulated wastewater, water and stormwater networks; and
- b) higher density (1,000m<sup>2</sup> sections) where the development can be serviced by public reticulated wastewater, water and stormwater networks

while ensuring that the open space character, feeling of spaciousness and connections to the rural landscape and walkways are maintained.

- Matter of Discretion for Subdivision and Development

The proximity and ability to connect to future public infrastructure



# Taupiri

## Legend

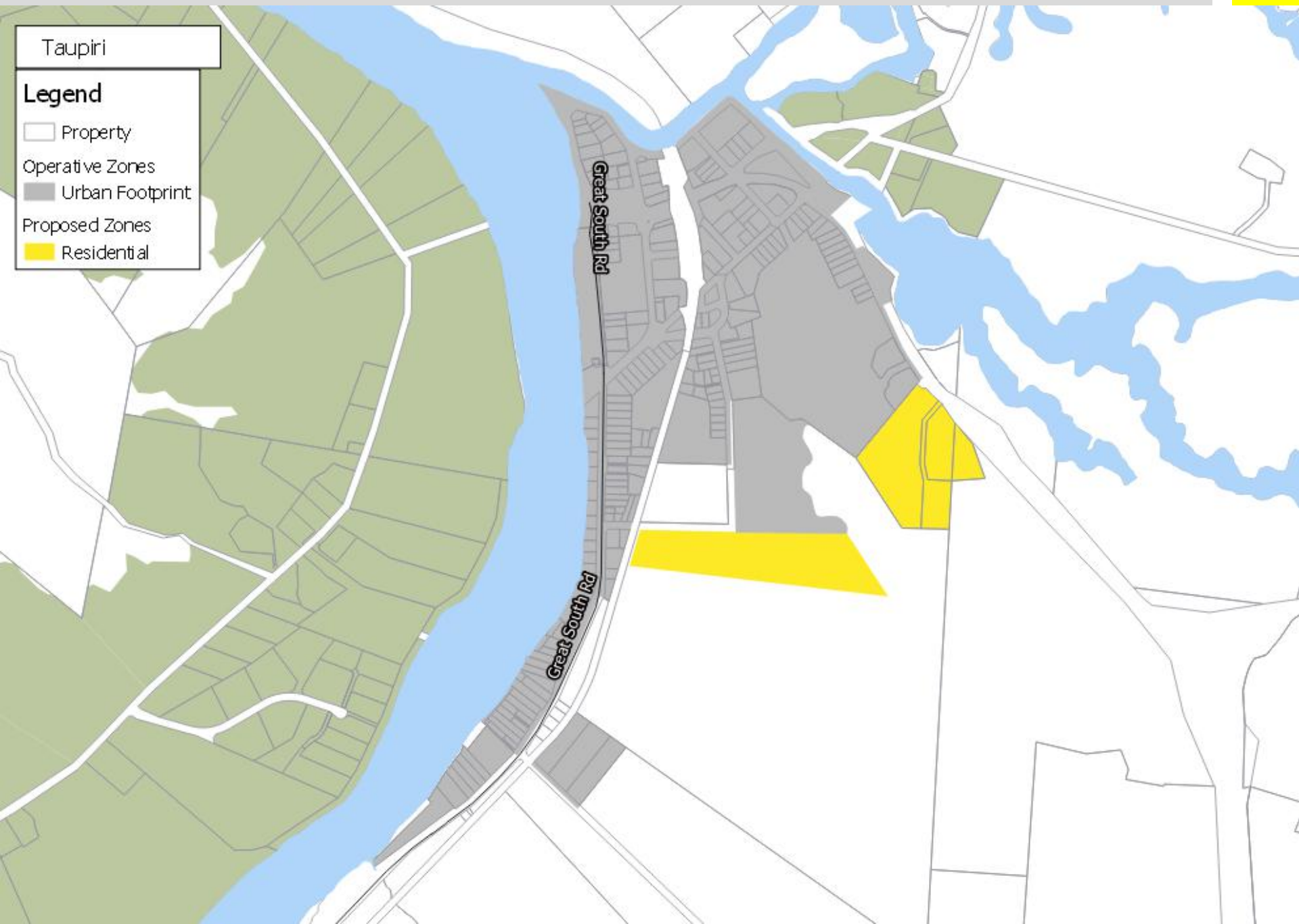
Property

Operative Zones

Urban Footprint

Proposed Zones

Residential



# Taupiri

Recommendation (e) Zone part of the area as urban – use policy to guide development and protect balance land for future urban use

■ Main reasons:

1. Implementation stage two of the Structure Plan
2. Alternative to development in Huntly (constrained)
3. Possible Service centre near Taupiri interchange
4. Uncertain demand for Residential once Huntly Section of the Waikato Expressway opens
5. Infrastructure constraints
6. Meeting with Land owners with regards to additional land and their submission

# Taupiri Policy Approach Examples

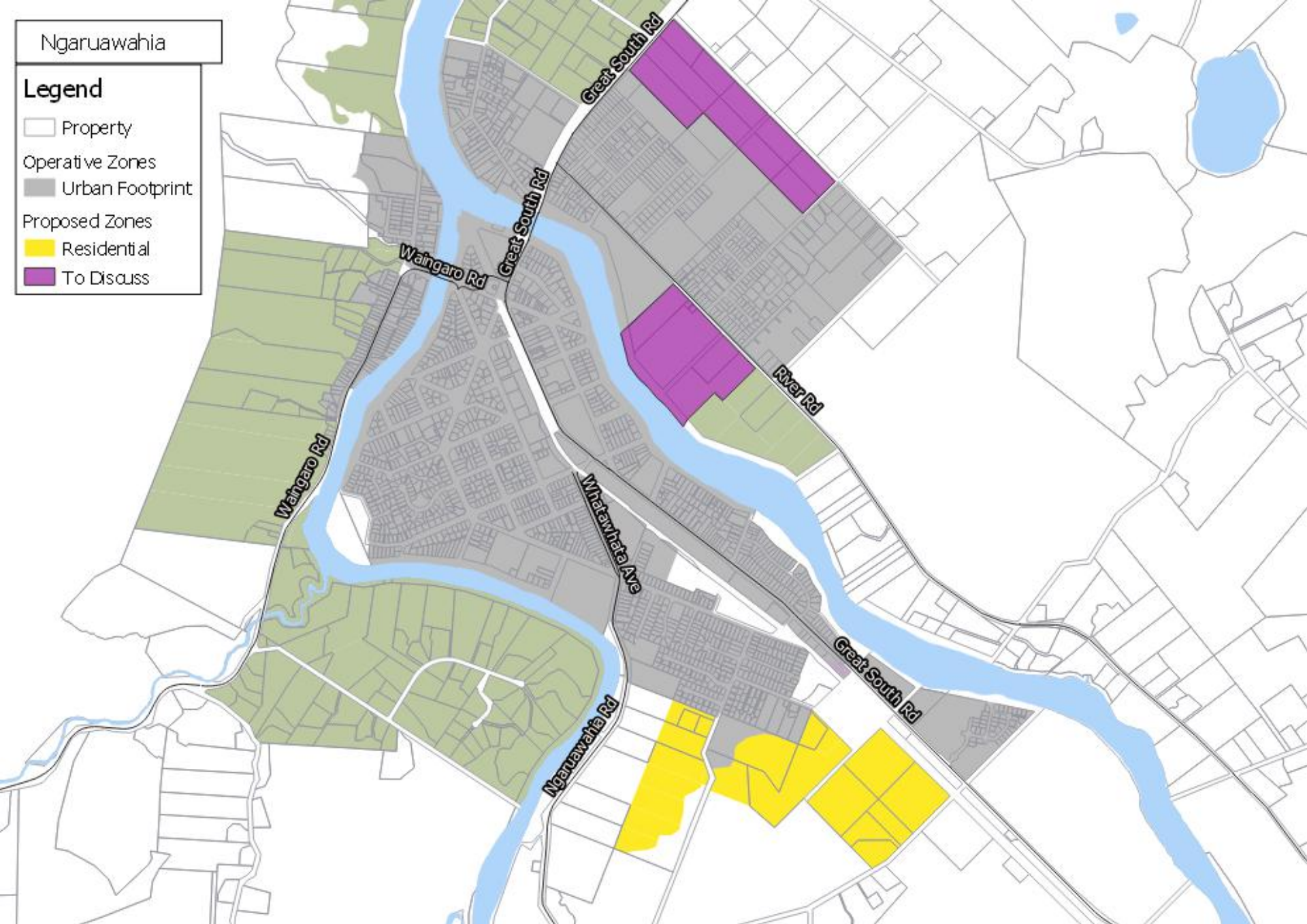
## Policy Direction – Longer Term Development

- Recognise the demand in Taupiri may change as a result of the Waikato Expressway completion.

# Ngaruawahia

## Legend

- Property
- Operative Zones
  - Urban Footprint
- Proposed Zones
  - Residential
  - To Discuss



# Ngaruawahia

- Recommendation (e) Zone part of the area as urban – use policy to guide development and protect balance land for future urban use
- Main Reasons
  1. Implementing part of stage two and three structure plan.
  2. Protection of existing Intensive Farming activities.
  3. Awaiting the Natural Hazards work (Ngaruawahia Road area)

# Ngaruawahia Policy Approach Examples

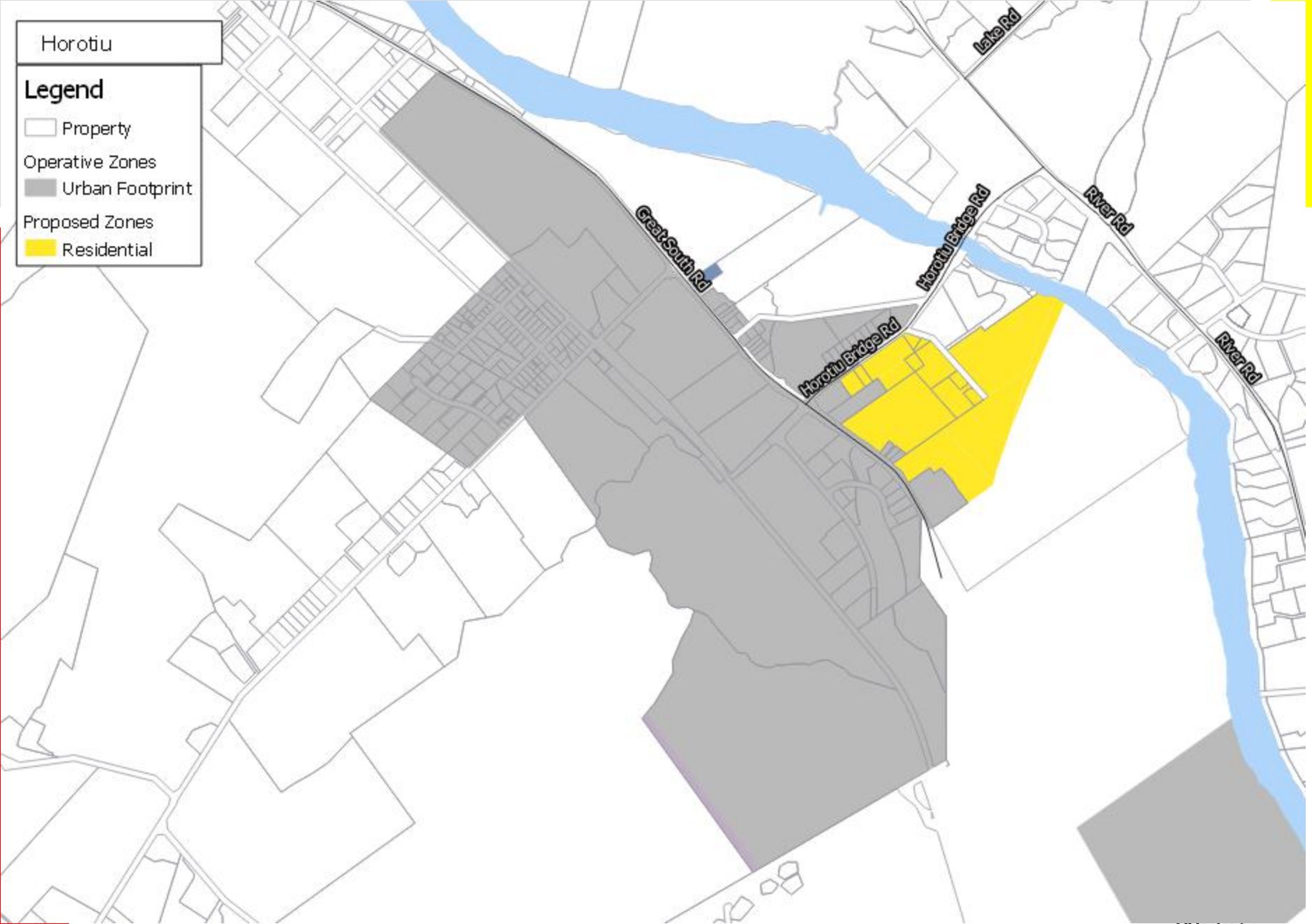
## Policy Direction Future Urban Development

- Implementation of land identified in the Ngaruawahia structure plan not zoned is protected for future urban use.
- Similar Policies to those identified in Tuakau around subdivision and development connectivity

Horotiu

### Legend

- Property
- Operative Zones
- Urban Footprint
- Proposed Zones
- Residential



# Horotiu

- Recommendation (d) Zone whole area as urban – use policy to guide development
- Main Reasons
  1. Recognise Residential is a more appropriate density than Country Living zone
  2. Developer ready to go
  3. Connectivity to existing village/school/walkways/road network