



# District Plan Review Workshop Growth Objectives and Policies

23 May 2018

# When do Objectives and Policies apply

The District Plan is a regulatory document and it is important to note when the objectives and policies will apply and be taken into consideration.

When a resource consent is required and the Activity Status is:

- Restricted Discretionary e.g. Multi unit Development or Subdivision in the Residential zone
- Discretionary e.g. An activity that does not meet the specific rules (Temporary Event) in the residential zone
- Non-complying e.g. An Industrial activity in the Residential zone.
- When Council is considering Plan changes and Private Plan changes

# 4.1 Strategic Objectives

## 4.1.1

- (a) Future development creates liveable, thriving and connected communities in a sustainable, efficient and co-ordinated manner.
  
- (b) Housing capacity for the period 2018 -2045 for an additional 13,300 - 17,500 dwellings are enabled through a combination of residential greenfield and intensification.

# Urban Growth and Development

## 4.1.2 Objective

Future settlement pattern is consolidated in and around existing towns and villages in the district.

## Policies

### 4.1.3 Location of Development

### 4.1.4 Staging of Development

### 4.1.5 Density

### 4.1.6 Economic Development

# Quality Urban Environment

## 4.1.7 Objective

Residential, Village, Business and Industrial development results in a high quality urban environment.

## Policies

### 4.1.8 Integration and Connectivity

### 4.1.9 Maintaining Landscape Characteristics

### 4.1.10 – 4.1.18 Town Specific Policies

# 4.3 Residential Objectives and Policies

## Objectives

4.3.1 Residential Character

4.3.3 Residential Built Form and Amenity

4.3.10 On Site Residential Amenity

4.3.18 Housing Options:

4.3.19 Housing types

4.3.20 Dwellings and minor dwellings

4.3.22 Multi Unit development

4.3.23 Retirement Villages

## Objective

4.3.24 Residential Function:

4.3.25 Maintain residential function

4.3.26 Non – residential activities

4.3.28 Home occupation

4.3.30 Neighbourhood centre in structure plan areas

# Tuakau Strategic

## 4.1.10 Policy – Tuakau

(a) Tuakau is developed so that;

(i) Subdivision, land use and development in Tuakau's new residential areas are to occur in a manner that incorporates the principles of:

A. Residential Subdivision Guidelines,

B. Multi Unit Development Guidelines,

C. Town Centre Guidelines and

D. Tuakau Town Centre Character Statement

to promote the development of a variety of densities, diversity and a high quality living environment

(ii) Protect the existing Intensive Farming and Industrial activities from the effects of reverse sensitivity when locating new residential development.

(iii) Future neighbourhood centres, roads, parks, pedestrian and cycle networks are developed in accordance with the Tuakau Structure Plan.

# Tuakau Residential

## 4.3.1 Objective – Residential Character

(a) Residential character of the Residential Zone is maintained and enhanced.

## 4.3.2 Policy – Character

(a) Ensure residential development in the Residential Zone:

- (i) Ensure road patterns follows the natural contour of the landform;
- (ii) Promotes views and vistas from public spaces of the hinterland beyond; and
- (iii) Is one to two storeys, appropriate scale and intensity, and setback from the road frontages that provides sufficient open space for the planting of trees and private gardens.



# Tuakau Town Centre

## 4.5.20 Policy – Tuakau Town Centre

Development maintains and enhances the role of the Tuakau Town Centre:

- (a) Maintaining wide open streets, with wide pedestrian footpaths;
- (b) Maintaining a pedestrian focus by discouraging vehicle access across footpaths;
- (c) An appropriate scale of one or two storeys with narrow frontages;
- (d) Protecting and enhancing the character of existing buildings through new built form being consistent with the outcomes of the Town Centre Character Statement for Tuakau Town Centre, in particular by:
  - (i) Providing parking, loading and storage where rear access to buildings exists;
  - (ii) Promoting mixed use and residential activities on upper floors;
  - (iii) Providing transparent facades and window displays at ground level;
  - (iv) Providing continuous suspended verandahs sheltering footpaths;
  - (v) Encouraging the preservation and promotion of cultural features; and
  - (vi) Promoting active street frontages by developing up to the street boundary.

# Tuakau Subdivision

4.7.1 Objective – Integrated development and subdivision of Residential, Business and Industrial Zones: site design and layout

Policies covering the following:

4.7.2 Development location and design

4.7.3 Boundary adjustments and relocations

4.7.4 Ribbon and ad-hoc development .

4.7.5 Staged subdivision

4.7.6 Residential connected quality subdivision

4.7.7 Objective - Land is subdivided to achieve the objectives of the residential zones, business zones, industrial zones, reserves zone and specific purpose zones.

Policies covering the following:

4.7.8 Lot sizes

4.7.9 Reverse sensitivity

4.7.10 Zone outcomes

4.7.11 Existing development

4.7.12 Future development Village zone in Te Kowhai and Tuakau

4.7.13 Subdivision in Te Kowhai village

# Role of the District Plan

The district plan will not do all the planning for us

- Master Plans / Structure Plans
- 30 Year Infrastructure Strategy and Activity Management Plans
- Community Plans
- Long Term Plan
- Reserve Management Plans
- Parks, Playground and Trail Strategies
- Development Contributions Policy

# Next Steps

- Seeking Iwi advice
- Comments from Consents and Monitoring
- Feedback from Councillors
  - We will provide you with an electronic copy please send your comments to Donna by Friday 29<sup>th</sup> May.
- Objective and Policy Refinement
- Workshop end of June on the Proposed Plan before Extraordinary Meeting.