

## **11 Social, Cultural and Economic Wellbeing**

### **11.1 Introduction**

The towns of Ngaruawahia, Raglan, Huntly and Te Kauwhata, all have different roles and perform different social and economic functions, partly due to their history and physical locations, but also due to their strategic locations relative to Hamilton and Auckland. Development of these towns that recognises these advantages should be continued. Similarly, small villages and the rural area have their own characteristics and some activities can affect these.

There are many marae scattered throughout the district. The cultural wellbeing of Maaori relies upon their practices and beliefs being recognised and respected. Development, use and protection of their own resources in accordance with Maaori cultural preferences and aspirations, and protection of sites of cultural significance, also assists in the achievement of cultural wellbeing.

Community economic wellbeing is a result of activities that use and develop the land in the district for primary production - especially dairy farming, hill country farming and forestry. There is also a rich industrial heritage related to the mining and dairy industries, with the processing of coal and milk products. Alongside these large industries there are many other businesses that serve local needs while providing services both within the district and beyond. Recreation facilities and activities also contribute to social and economic wellbeing.

This plan seeks to maintain and enhance the social, cultural and economic wellbeing of communities within the district.

### **11.2 Issue – Development**

Development that does not correspond with, or respect the context of, the place and the established development pattern can cause towns, villages, neighbourhoods and localities to lose social coherence and a sense of place, resulting in loss of social and cultural wellbeing.

**11.2.1 Towns, villages, neighbourhoods and localities have social coherence and a sense of place**

OBJECTIVES	POLICIES
<p>11.2.1 Towns, villages, neighbourhoods and localities have social coherence and a sense of place.</p>	<p>11.2.2 Town centres should have a primary role as shopping, service and social centres.</p> <p>11.2.3 The boundary between towns, villages and rural areas should be defined by a clear difference in development density, by natural features and open space.</p> <p>11.2.4 Focal points in towns and villages, including natural and built features, should be retained and enhanced.</p> <p>11.2.5 Social infrastructure such as open space, halls, libraries, schools and shopping areas should be located so that a social focus, identity and identifiable gathering space is provided to the community.</p> <p>11.2.6 Activities should avoid breaking up community and neighbourhood coherence, having particular regard to the cumulative effects of activities.</p>

**11.2.7 Value social and cultural characteristics of communities are retained**

OBJECTIVES	POLICIES
<p>11.2.7 Valued social and cultural characteristics of communities are retained.</p>	<p>11.2.8 Activities should meet the needs of individuals and groups and be sensitive to the existing social and cultural characteristics of communities.</p> <p>11.2.9 Activities in Raglan should contribute to and enhance the relaxed seaside village culture derived from the town's relationship with Raglan Harbour (Whaingaroa).</p> <p>11.2.10 Activities in Ngaruawahia should not detract from the positive social and cultural character derived from the town's role as the centre for Waikato Maori, historic heritage, setting at the foot of the Hakarimata Range and confluence of the Waikato and Waipa rivers, and its residential character derived from low density large lots, wide roads and berms, and its proximity to Hamilton.</p> <p>11.2.11 Activities in Huntly should not detract from the positive social and cultural traditions of the community that are derived from its historical mining associations, Maori cultural heritage, role as a farm service centre and major energy producer, and its location adjacent to the Waikato River.</p> <p>11.2.12 Activities in Te Kauwhata should contribute to the evolving social and cultural characteristics derived from diverse traditional and emerging primary industries and servicing of them, the town's setting near to Whangamarino Wetland and Lake Waikare, its low and medium density residential character and its proximity to Auckland and to other employment nodes.</p> <p>11.2.13 Subdivision, use and development should enhance the existing social character of rural localities and communities, which is derived from interaction between individuals and groups, and their relationships with the productive use of the surrounding land or the efficient use of local infrastructure.</p> <p>11.2.14 Activities in villages should enhance their social character and reflect their importance to the district.</p>

**11.2.16 Development in the Tamahere Village Business Zone**

OBJECTIVES	POLICIES
11.2.16	11.2.17 Development in the Tamahere Village Business Zone should integrate with the adjoining public recreation reserve, Village Green and community facilities; recognise local cultural and historic values and have a building scale, form and layout that are consistent with the Tamahere Village Design Guide and Concept Plan.

**11.2.18 Tamahere Village Business Zone develops as part of a community hub...**

OBJECTIVES	POLICIES

<p>11.2.18 Tamahere Village Business Zone develops as part of a community hub in an integrated, cohesive and sustainable manner that complements the character and qualities of the surrounding area.</p>	<p>11.2.19 Development of the Tamahere Village Business Zone should be managed in accordance with an approved development plan.</p> <p>11.2.20 Development should achieve consistency in design with surrounding areas to create a cohesive community hub.</p> <p>11.2.21 Development should provide integration and connectivity with the adjacent recreation area and Village Green.</p> <p>11.2.22 Tamahere Village Design Guide characteristics are recognised and developed by:</p> <ul style="list-style-type: none"> <li>• acknowledging local cultural and historic values</li> <li>• achieving consistency of building scale, form and layout,</li> <li>• ensuring integration with adjacent land uses an</li> <li>• enhancing the character of the area</li> </ul> <p>11.2.23 Future development should be consistent with the design guide.</p> <p>11.2.24 Development within the Tamahere Village Business Zone should be limited to a scale that does not exceed the site's capacity to achieve sustainable economic and environmental outcomes.</p> <p>11.2.25 Development within the Tamahere Village Business Zone should provide for a compact neighbourhood centre consisting of a diverse range of small scale retail activities consistent with small retail unit sizes.</p>
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### 11.3 Reasons and Explanations

#### 11.3.1 Towns, Villages, Neighbourhoods and Localities

This objective seeks to ensure urban development improves social and cultural wellbeing through social coherence and a sense of place. Village in this context includes pa. The ability of people and communities to meet their social and cultural needs is part of the broader concept of sustainable management. These objectives and associated policies seek to enable people and communities to meet their social and cultural needs while using and developing natural and physical resources.

#### 11.3.2 Town Centres

Shopping, service and social centres are the traditional roles for towns in the Waikato District and these uses contribute strongly to the overall sense of place. Shopping excludes wholesaling and sale of bulky goods. Services might include government, medical rooms, veterinary and other professional offices. The policy envisages that development for other uses will have a subsidiary role.

### **11.3.3 Town Edges**

Defined edges of towns and villages give a sense of the place on arrival and departure. Defining the edge also helps to create a compact urban form that improves social coherence and efficiency of servicing. Open space helps to define the edges of towns and villages, and contributes to a sense of place.

### **11.3.4 Focal Points**

Natural and built features provide a strong identity to towns and villages. For example the trees in Bow Street, Raglan, and the riverbank reserves in Ngaruawahia and Huntly.

In Tamahere, the open space provided by the recreation reserve is integrally linked with the village centre. Together with the adjacent primary school and community hall, this public open space facility provides an important neighbourhood focal point for the Tamahere community. It is important that development within the Tamahere Village Business Zone creates a compact village centre that connects and integrates, both visually and physically, with the adjoining public open space of the recreation reserve.

The Village Green is a Council owned area of land adjoining the Tamahere Village Business Zone, which provides for a town square or piazza style development. The Village Green is partly provided as an interface between the village centre within the business zone and the sports facilities on the adjoining recreation reserve. This will help to integrate the village centre with the recreation reserve. The community will have access to the Village Green for everyday use as well as for temporary events such as market days and festivals.

### **11.3.5 Social Infrastructure**

Community wellbeing is greatly enhanced by opportunities to enjoy diverse recreation, cultural and social activities. This policy indicates that facilities needed to enjoy such opportunities should be located so that everyone within a community can benefit from the social interactions they will generate. In addition, communities benefit from a social focus area or an identifiable gathering place, helping to distinguish one community from another.

### **11.3.6 Sense of Community**

The sense of community and cohesion of a neighbourhood can be disrupted by introduction of an incompatible activity or building into a street. For example, in a residential street, the introduction of a commercial activity could break up the sense of community because of the absence of a residential neighbour 'over the fence,' an effect that might be especially noticeable at nights and weekends, when there is no one on the site. The effect becomes worse when there are more than a few of these activities in one area. However, it is recognised that some non-residential activities such as schools, small shops and small community facilities can contribute to neighbourhood cohesion.

### **11.3.7 Sensitivity to Existing Characteristics**

The objective and policy recognise that a diverse range of individuals and groups live in the district and that it is appropriate that their needs can be met in a number of different ways. However, in meeting such needs it is important that the existing social and cultural characteristics of the community are recognised and that any new activities are sensitive to these.

### **11.3.8 Four Towns**

Policies that recognise the specific social and cultural characteristics and attributes of the four main towns in the district are included. These policies need to be read in conjunction with other objectives

and policies in the plan.

### **11.3.9 Rural Areas and Small Villages**

Social networks that exist in rural communities are often strongly based on the occupations people within those networks hold i.e. farming or other productive activities. Subdivision for other than productive purposes, and new development can affect these networks by introducing people and activities that have no connection to the land or the activities that typically exist there. In contrast, new subdivision around existing villages can have the effect of strengthening social networks in those areas by the contribution that new people can make to the local school and other facilities provided in the immediate vicinity. Subdivision for residential purposes is preferred in places where it has some physical connection to an existing village.

### **11.3.10 Tamahere Village Business Zone**

It is preferable that any development within Tamahere Village Business Zone is in accordance with the [Tamahere Village Design Guide](#) in order to complement the existing environment and achieve the desired community outcomes. The total [Gross Floor Area \(GFA\)](#) of all buildings within the Tamahere Village Business Zone is restricted to 2000m<sup>2</sup>. The permitted GFA is based on sustainable commercial floor space in relation to population and household growth forecasts for the Tamahere catchment. The GFA has informed other technical reports relating to wastewater management and discharge and effects on the road network. Restrictions have been imposed on the [Gross Leasable Floor Area](#) of individual retail units to ensure a diverse range of retail activities occur.

The location of the Tamahere Village Business Zone, adjoining the Village Green and recreation reserve, enables the integration of the school, the recreation reserve and other public facilities used by this community. This integration will strengthen the identity of the area as a community hub. All resource consent applications to develop the site are expected to include a proposed development plan, which, if consent is granted, will form part of the resource consent for the development of the site. The requirement for development to be undertaken in accordance with an overarching development plan is intended to ensure the Tamahere Village Business Zone is developed in an integrated and high quality manner.

**11.4 Issue - Maaori Relationship**

The relationship of Maaori with their culture and traditions and with their ancestral lands, water, waahi tapu and other taonga may be destroyed or compromised through inappropriate development.

OBJECTIVE	POLICIES
<p>11.4.1 Cultural practices and beliefs of tangata whenua are respected.</p>	<p>11.4.2 Subdivision, use and development should not compromise the cultural and spiritual significance of areas, including waahi tapu, urupa, maunga and other landforms, mahinga kai, and indigenous flora and fauna.</p> <p>11.4.3 The cultural significance of the Waikato River, Raglan Harbour (Whaingaroa), coastal areas, wetlands and other water bodies should be recognised and maintained.</p> <p>11.4.3A Activities on Maaori land should meet the social and cultural needs of the tangata whenua.</p> <p>11.4.4 Tangata whenua should be able to sustainably manage their lands and resources in accordance with their cultural preferences and aspirations.</p>

**11.5 Reasons and Explanations**

**11.5.1 Cultural Practices and Beliefs**

Under the Resource Management Act, it is a matter of national importance that the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga is recognised and provided for. In addition, particular regard is to be given to kaitiakitanga, and the principles of the Treaty of Waitangi are to be taken into account. Customary authority and rights over land and resources is the source of wellbeing of tangata whenua. The exercise of rangatiratanga and expression of kaitiakitanga contributes to tangata whenua's wellbeing and helps to ensure that the mauri of taonga is healthy and strong.

**11.5.2 Cultural Significance**

Many sites, including land and water bodies, within the district are of cultural or spiritual significance to tangata whenua. While some are of spiritual significance, such as waahi tapu, others have a significance of a more physical nature, for example urupa, maunga, areas for collecting food, and indigenous fauna and flora. It is important that subdivision or development avoids these areas because of the potential physical damage that can be done, and which in turn will affect the mauri of the resource. Consultation with tangata whenua will be undertaken when relevant issues are identified.

**11.5.3 Tangata Whenua Land and Resources**

The policy enables tangata whenua to use communally owned land in accordance with their cultural values, for example, development and use of papakainga housing, kohanga reo and kura kaupapa. Housing whanau on their ancestral land is considered an appropriate use of land. These activities



are subject to the requirement that they are in accordance with the purpose of the Resource Management Act, that is, to promote the sustainable management of natural and physical resources.

#### **11.5.4 Relationship of Waikato River Iwi with the Waikato River**

The health and wellbeing of the Waikato River is of utmost importance to Waikato-Tainui. The economic, cultural, environmental and social aspirations of Waikato-Tainui are determined by the health of the River. To Waikato-Tainui, the health of the Waikato River is a key priority when considering community outcomes.

There is a recognition that the Waikato River and its catchment has degraded over time which has severely compromised the Waikato River Iwi in their ability to exercise their kaitiakitanga or conduct their tikanga and kawa. It is important for subdivisions and developments within the catchment to be carefully managed in order for the health and wellbeing of the Waikato River to be restored and protected for future generations. Management of activities will benefit both the Waikato River Iwi and the community.

## Waikato District Plan - Waikato Section

### 11.6 Issue – Access to Resources

Inability to access natural and physical resources necessary for commercial activity can reduce community economic wellbeing.

OBJECTIVE	POLICIES
<p>11.6.1 People and communities are able to access resources so that they can provide for their economic wellbeing.</p>	<p>11.6.2 Community economic wellbeing should be enabled through activities that use and develop natural and physical resources without adverse effects on the local environment.</p> <p>11.6.3 Activities in Raglan should utilise the natural and physical resources of the locality, including Raglan Wharf, and be of a character, scale and intensity consistent with serving local economic needs.</p> <p>11.6.4 Activities in Ngaruawahia should serve local economic needs consistent with the town's residential character.</p> <p>11.6.5 Activities in Huntly should enable the Huntly community to provide for and improve the town's economic wellbeing.</p> <p>11.6.6 Activities in Te Kauwhata should utilise local natural and physical resources to provide for the economic wellbeing of an evolving and growing community.</p> <p>11.6.7 Activities in villages should provide economic opportunities while retaining the characteristics of those communities.</p> <p>11.6.8 Subdivision, use and development in rural areas should not compromise access to resources needed for economic activity, especially resources of a fixed or finite nature, including land, (particularly that used for productive agricultural and farming activities), soil, water, minerals, and the open space that provides separation from sensitive activities.</p> <p>11.6.8A Productive rural activities should be enabled in rural areas, subject to adequately avoiding, remedying or mitigating their adverse effects on the environment.</p>

### 11.7 Reasons and Explanations

Economic wellbeing is a component of sustainable management under section 5 of the Resource Management Act, and it is recognised that in order for people and communities to provide for their economic wellbeing, the resources necessary for economic activity must be available and accessible.

### **11.7.1 Community Economic Wellbeing**

This policy recognises that the use of natural and physical resources can enable people and communities to provide for their economic wellbeing through business and employment opportunities ranging from home occupations through to large-scale industrial developments. The way in which economic opportunities are provided may differ according to whether the area is rural or urban, or even which town the proposed activity is to locate in. Economic wellbeing is linked to social and cultural wellbeing. However, use and development must fit in with the neighbourhood in terms of its character, scale and intensity to avoid adverse effects on the amenity of the surrounding area.

### **11.7.2 Economic Activities in Towns**

These policies act in conjunction with the policies relating to maintaining existing social character in the different areas of the district. The towns each have a distinct social character, in part influenced by existing activities, and this character can be affected by new development. The policies highlight the different expectations of activity particular to each of the towns, in order that economic wellbeing is achieved in appropriate ways throughout the district.

Raglan Wharf makes an economic contribution to the fishing and tourism industry. There is no alternative site for marine based activities. It is important to retain and expand its function in order to maximise business and recreation opportunities.

### **11.7.3 Rural Resources**

Traditionally, agriculture has been the predominant economic activity in the district. While this is likely to remain so for the majority of the district, there are pockets of the district where other productive rural activities including horticultural and viticultural crops, intensive farming activities, niche products and services such as rural tourism, recreation, and other activities such as rural industry, aggregate or coal extraction are located. These activities typically rely on open space, large land holdings, or soil and mineral resources that, by their very nature, are found only in limited quality, quantity and locations. Such activities are appropriate in rural areas provided that the adverse effects are properly managed. For this reason, it is important that access to these resources for the purposes of providing economic wellbeing, should not be unnecessarily restricted by subdivision and development. Other industrial activities should be accommodated in the industrial zone rather than in rural areas.

### **11.7.4 Economic Activities in Villages**

As for the economic activities in towns, these policies act in conjunction with the policies relating to maintaining the existing characteristics in the various villages of the district. These villages have different expectations and distinct characteristics influenced by current activities that may be social, residential, commercial or mixed. There is a need for the characteristics of individual villages to be preserved while allowing economic wellbeing to be achieved in those communities.

## **11.8 Methods of Implementation**

### **11.8.1 Regulatory Methods**

- (a) Identification of towns and villages on planning map.
- (b) Identification of and rules to protect culturally sensitive sites.
- (c) Rules for development of Maori land.
- (d) Rules for scale and intensity of development.

- (e) Rules to protect rural resources such as land and soil, and minerals.

#### **11.8.2 Deleted**

#### **11.8.3 Council Works and Services**

- (a) Council asset management programmes developed and reviewed to accord with district plan objectives and policies.
- (b) Works to improve townscapes and services.
- (c) Locate community facilities in areas where adverse effects are minimised and where they contribute to a sense of community.
- (d) Adopt Council practices that are sensitive to culturally significant areas.

#### **11.8.4 Information, Education and Advocacy**

- (a) Design guidelines published for some villages and localities.

### **11.9 Reasons and Explanations**

#### **11.9.1 Regulatory Methods**

Rules and maps are necessary to provide some certainty about the extent of towns and villages and the basic framework for preserving local character throughout the district.

Rules are often the only mechanism under which the Council can protect culturally sensitive sites, because the sites may be scattered across land that is not owned by the people for whom it holds significance. Active protection is often not provided and landowners may not be aware of such sites if they are not identified in the plan.

Given the special status of Maori in the Resource Management Act, it is appropriate to treat use and development of Maori land in a different way to use and development of general land. In order for tangata whenua to use and develop their land in accordance with their cultural aspirations and preferences, it may be appropriate for different standards to apply on specified sites.

Rules controlling the scale and intensity of development in different localities are appropriate to avoid adverse effects of land use and development. Without them, the use and development of natural and physical resources may be undertaken in a manner that is inconsistent with the surrounding environment.

Resources such as land, soil and minerals are important for the rural sector to function, thus enabling rural communities to provide for their economic wellbeing. Without rules, access to these resources may be impeded by subdivision and development.

#### **11.9.2 Deleted**

#### **11.9.3 Council Works and Services**

The Council has a broad role to promote community wellbeing under the Local Government Act 2002 and this will be implemented by means outside the plan.

As the Council is responsible for a number of community facilities, it has the ability to choose a location that is going to provide the greatest benefit in terms of community social cohesion.

## Waikato District Plan - Waikato Section

The Council will investigate the possibility of implementing a memorandum of understanding between iwi and the Council, which will include policies and procedures in relation to works undertaken by, or on behalf of the Council. This is an appropriate way to raise awareness by Council staff and its contractors of culturally sensitive sites.

### 11.9.4 Information, Education and Advocacy

Guidelines are expected to be effective in towns and villages because many people perceive commercial advantage in coordinated streetscapes, especially in shopping and service areas.

### 11.10 Anticipated Environmental Results

ISSUES	ANTICIPATED ENVIRONMENTAL RESULTS
<p>11.10.1 Development</p>	<p>(a) Definition and identification of:</p> <ul style="list-style-type: none"> <li>• edges of towns and villages</li> <li>• town centres and focal points.</li> </ul> <p>(b) Consistent bulk, location and density of development within towns, villages, neighbourhoods and localities.</p> <p>(c) Design and appearance of buildings compatible with local character.</p> <p>(d) Increased opportunities for social interaction through the design and layout of the built environment.</p> <p>(e) Framework for increased quality of life, community wellbeing and liveability.</p> <p>(f) Protection of social and cultural characteristics.</p> <p>(g) Identity of individual communities recognised and retained.</p>
<p>11.10.2 Maaori relationship</p>	<p>(a) Protection of sites of significance to Maaori.</p> <p>(b) Respect for tikanga Maaori.</p> <p>(c) Tangata whenua control over tangata whenua's own resources.</p>
<p>11.10.3 Access to resources</p>	<p>(a) Growth and prosperity from the sustainable use and development of the district's resources.</p>