

Waipa 2050 Evaluation Workshop: Background Information

1 Purpose of Evaluation Criteria & Workshop

1.1 Purpose of Criteria

The purpose of the evaluation criteria is to assist in identifying a preferred growth pattern for the Waipa District, or series of elements for the District to establish a preferred scenario, following on from the identification of growth scenarios prepared in September 2008.

1.2 Role of Workshop Attendees

The role of Key Stakeholders present at the Workshop is to provide thought and comments on the suggested growth options from different perspectives to help Council to identify a preferred scenario for wider public consideration. Input will also be sought from submissions, tangata whenua and community boards. Council will ultimately make the final decision on a preferred scenario which will be used by Council to inform long term planning decision making.

2 Development of Criteria

The criteria to compare and evaluate the draft growth scenarios for the Waipa District have been developed taking the following into account:

- Council's vision of Waipa being the 'Home of Champions'

- Relevant Legislative Requirements (i.e. Local Government Act 2003, Resource Management Act 1991, Historic Places Act 1991, Land Transport Management Act etc);
- Identified Local Community Outcomes;
- Key evaluation elements and development principles identified by Environment Waikato for the joint FutureProof Study (Hamilton Sub Regional Growth Strategy); and
- Eleven key issues / challenges identified to date in the Waipa2050 Base Case Report;

In light of the above and the purpose of Waipa2050 being to develop a sustainable growth management plan for the Waipa District, the evaluation criteria for the respective Growth Scenario options have been focused on key element or opportunities for promoting, managing or providing for sustainable development in the District with a particular focus on addressing a number of key issues / challenges for the District, namely:

- A desire to maintain and enhance the Waipa District's distinctive urban, rural and environmental characteristics;
- A need to protect the land based economy – the backbone of the District's economic activities;
- A need to recognize the District's cultural, community and built heritage and provide for these elements to continue to be valued into the future;
- A need to provide certainty as to development scale, location and timing to maximise efficient and cost effective infrastructure planning, development and use;
- A need to protect and provide for the efficient use and development of multi modal transport corridors throughout the District;
- Desire to maintain and enhance ecological biodiversity, water quality and quantity.

In order to achieve this vision and broad goals, the identified scenarios need to be compared against distinctive evaluation criteria to enable the growth scenario most desired by the community and Council (or combination of scenarios to develop a preferred scenario) to be identified to direct the development of the Draft District Growth Strategy.

Secondly, feedback on possible growth cells within each of the 3 main townships also needs to be sought.

3 Growth Scenario Evaluation Criteria

3.1 Overview

From the eleven key issues / challenges derived from the Base Case report, seven key 'assessment matters' are suggested that group the common issues. The assessment matters are:

- Urban living
- Rural living
- Working
- Travelling
- Hard Infrastructure
- Soft Infrastructure
- Cultural / Heritage
- Biodiversity & Soil Protection

Table 1 below provides the assessment criteria together with background information and factors to consider to assist with understanding the context of the criteria.

Table 2 below provides the scoring sheets to be used for assessing the scenarios.



3.2 Weighting of Criteria

Each assessment matter will be given a different weighting depending upon their significance to the growth scenarios. This is deliberately done because in reality some factors such as hard infrastructure may have a more significant effect on growth than issues such as amenity, despite the obvious linkages that exist between the two. The weighting will be identified as a percentage.

The growth scenarios are assessed independently. However, the weighting for each assessment matter will remain constant over each scenario to ensure they are easily compared at the end.

Once weighting has been decided for each assessment matter, workshop attendees will have the opportunity to evaluate each scenario based on the factors to consider listed in the tables below.

Each scenario can then be compared based on the final scores for each assessment matters.

3.3 Scoring of Criteria

The following scoring system is proposed

0 = does not give effect to the criteria at all (i.e. fatal flaw)

1 = an undesirable scenario for giving effect to the criteria

3 = a good / desirable scenario for giving effect to the criteria

5 = an excellent / highly desirable scenario for giving effect to the criteria

3.4 Growth Scenario Criteria

Table 1: Assessment Matter and Description

Assessment Matter	Description	Possible Matters to Consider
<p>1. Urban</p> <p>The impact of development location and scale on urban amenity and character.</p>	<p>Waipa is made up of strong rural and urban landscapes. Densities within the established urban environments are typically 7 dwellings per hectare (i.e. ¼ acre blocks) with new growth areas (i.e. Cambridge North) providing for densities of approximately 10 dwellings per hectare (i.e. 700m² sections). Denser developments do exist particularly in closer proximities to the central areas of Cambridge and Te Awamutu. It is important to maintain and enhance the vibrancy of our towns whilst retaining the clean green environment. Waipa residents take pride in the District’s unique identity, which includes cultural and natural heritage. Maintaining and enhancing amenity values in the district would be achieved by protecting natural environments and cultural/historic heritage from inappropriate subdivision, use and development.</p> <p>As urban areas grow there is the potential for incompatible land uses to be established in sensitive residential areas. This</p>	<ul style="list-style-type: none"> ■ (Public Space) High quality active public spaces including green space throughout the District where the community feels it’s is a safe place people of all ages to use and enjoy. ■ (Streetscapes) A safe, well connected streetscape focusing on accessibility between work, home and recreational areas. ■ (Residential) Settlement patterns which promote sustainable transport options (public transport, walking and cycling). ■ <u>Development of a nature and character that reinforces the positive characteristics of existing urban form.</u> ■ <u>Retention of the built heritage of towns including their streetscapes</u> ■ <u>Recognise the differences between local areas</u>

Assessment Matter	Description	Possible Matters to Consider
	<p>may result in resident’s amenity being adversely affected by factors such as noise, odour and traffic. Appropriate and well-planned land zoning is essential to avoid such a situation. Urban amenity values are derived from the design of streetscapes, the quality and provision of public spaces, recreational and social facilities, and a strong District character. Safety is an important consideration when assessing the level of amenity in public areas so as to avoid crime and the fear of crime.</p>	<p><u>and towns that require different provisions</u></p> <ul style="list-style-type: none"> ■ Maori community and Maori heritage is embraced and celebrated District-wide, and showcased as an integral part of the visual amenity of our towns. ■ Good quality housing is available and affordable. ■ The ageing population should be taken into account when considering each of the above factors, including design of streetscapes and accessibility. ■ There is a range of living environments in the District to provide choice to residents. ■ <u>Importance of supporting town centres and mixed use development to encourage vibrancy</u> ■ <u>Avoidance of natural hazards</u>
<p>2. Rural</p> <p>The impact of development location and scale on rural amenity and character.</p>	<p>Waipa’s rural and natural environment contributes significantly to the amenity of the district, with Waipa boasting a number of outstanding natural environments including; Maungatautari, Kakepuku, Pirongia. The protection of areas such as these, including others with significant indigenous vegetation, habitats and fauna is important for the region. Similarly, the Waikato River is a central feature in the District, and public access along all rivers and lakes,</p>	<ul style="list-style-type: none"> ■ Retaining the open rural landscape that is characterised by limited built features (particularly residential), highway corridors and other viewshafts. ■ Maungatautari, Kakepuku, Pirongia and other maunga <u>Significant landforms and other natural habitat</u> in the District are protected and promoted as key features of the Waipa landscape and for

Assessment Matter	Description	Possible Matters to Consider
	<p>wetlands and peat areas should be promoted in appropriate locations, maintained and enhanced to enable the amenity of such areas to be enjoyed.</p> <p>Future growth should take into account the existing amenity values of the district. Growth should not work against amenity, rather growth should preserve and protect those areas which are earmarked as significant and currently contribute to the district, promoting the amenity of towns and transport corridors. By taking appropriate steps to protect, maintain and enhance important and significant areas in the district, amenity values will be maintained and enhanced for future generations. There is a need to promote sustainable management throughout the district in order to enable the Waipa community to provide for their social, economic and cultural wellbeing and their health and safety.</p>	<p>recreational purposes.</p> <ul style="list-style-type: none"> ■ There is a range of living environments in the District <u>including rural residential</u> to provide choice to residents. ■ <u>Recognition of the possibility for windfarms in the District</u> ■ <u>Importance of rural soils potential to direct rural living to poorer quality soils</u> ■ <u>Influence / potential for natural hazards</u> ■ <u>Retain flexibility for ongoing rural activity</u> ■ <u>Retain character of rural towns</u>

Assessment Matter	Description	Possible Matters to Consider
<p>3. Working</p> <p>The affect of the growth scenario on employment rates and location of employment</p>	<p>Important industries in the district are primarily centred in Te Awamutu and Cambridge which provide key employment areas within the District. As urban areas continue to grow there is an increasing need to provide for economic development and employment in these areas as well as in other areas which are considered appropriate such as at the Airport. Presently, many residents commute outside of the District for work, particularly in service industries. Therefore, it is important that growth areas are accessible and good linkages are provided to these centres. The service sector within Waipa is likely to increase in parallel with the population (in particular Te Awamutu and Cambridge). This will increase employment opportunities within the district and result in reduced vehicle trips.</p> <p>Waipa is a tourist destination of choice and the tourism industry promotes special local features and supports economic growth. However, tourism currently provides a relatively small amount of direct employment but it has the potential to play a more important role and provide employment opportunities in small rural communities. Tourism is likely to be focused on major events, ecotourism, sporting events and heritage and cultural development. The preservation of the clean green environment and significant</p>	<ul style="list-style-type: none"> ■ Town centres have a range of business, social and cultural activities to support local communities. ■ Provision of industrial and residential land is well balanced, carefully zoned to maintain the rural/semi rural/urban nature of Waipa. ■ There are a range of business and employment opportunities which offer choice in type, location and price for business investment to occur. ■ Sustainable transport systems support and promote the growth of commercial, industrial and service industries within the district. ■ The growth, wealth and uniqueness of the local Maori economy is acknowledged and supported. ■ Suitable provision is made for employment at <u>Hautapu and the Airport and in areas in the vicinity of the Airport</u>, with consideration given as to the role of the airport at a subregional level and the ability to provide development which is best located in proximity to Hamilton, an international Airport, and near major transport routes. ■ Tourism based business and <u>heritage sites and landscapes and</u> natural environments including native biodiversity, peat lakes, indigenous forests, lakes and rivers are maintained and enhanced to

Assessment Matter	Description	Possible Matters to Consider
	<p>archaeological and cultural/heritage sites from inappropriate use and development will directly benefit the tourism industry in the District.</p>	<p>encourage the growth of the tourism industry and retain the special character of Waipa.</p> <ul style="list-style-type: none"> ■ <u>Promote better use of the accessible linkages that already exist</u> ■ <u>Reduce reliance on Hamilton for employment and look for local opportunities</u> ■ <u>Provide access to strategic transport corridors for economic activity</u>
<p>4. Travelling</p> <p>The ability to maintain, enhance or develop efficient multi-modal transport linkages between settlement areas</p>	<p>Transportation corridors are important for enabling people to move throughout and between urban areas to schools, work, commercial centres and other activities. They are likely to become more important in the future as more of the population seeks to use public transport. In addition provision of facilities, services and urban design which seeks to promote active transport modes such as walking and cycling will become increasingly important.</p> <p>Growth areas which integrate well with key transport corridors are considered more favourable than those which rely on relatively minor local roads. However, growth which places significant pressure on the state highways are viewed unfavourably by the New Zealand Transport Agency.</p> <p>Transport corridors are also important for moving freight.</p>	<ul style="list-style-type: none"> ■ Networks of different transport modes are well connected and complement each other providing opportunities for sustainable transport options to be accessed, particularly within and between main urban centres. ■ The Hamilton International Airport is maintained and enhanced as an important transport hub for the District. ■ <u>Promotion of active transport modes such as walking and cycling</u>

Assessment Matter	Description	Possible Matters to Consider
	<p>Currently much freight movement occurs by road, but as with passenger transport rail is likely to become increasingly important as roads become more congested.</p>	
<p>5. Hard Infrastructure</p> <p>The ability of the growth scenario to provide cost effective hard infrastructure</p>	<p>Provision of infrastructure is essential to service the Waipa community: this means not only ‘hard’ infrastructure such as roading, waste water, water supply, energy supplies, and stormwater management, but also ‘softer’ or community infrastructure such as places for people to meet and socialise, play sport, access education, and health facilities.</p>	<ul style="list-style-type: none"> ■ Water is used efficiently and there is sufficient water to meet the needs of the community. ■ <u>Green engineering measures such as re-use of treated water and green approaches to stormwater</u> ■ <u>Potential for alternative energy sources such as wind energy</u>
<p>The ability of the growth scenario to provide practical hard infrastructure connections</p>	<p>In order for any urban centre to function there is a need for homes, businesses and industry to be supplied with water, energy, the ability to communicate (telecommunications and broadband). However, this must be achieved in a sustainable manner taking into account the efficient use and development of natural and physical resources. Water also needs to be managed so that wastewater can be treated appropriately and does not adversely affect the surrounding environment and waterways. Stormwater also requires integrated management to ensure that flooding and ponding is avoided.</p>	<ul style="list-style-type: none"> ■ New urban and rural residential development are in locations not requiring flood protection infrastructure, and not in areas with a high risk of landslides and other hazards. ■ <u>Waste disposal</u> ■ <u>Corridors provided for infrastructure</u>
<p>6. Soft Infrastructure</p>	<p>Community infrastructure refers to facilities such as libraries, community halls, schools and hospitals. This infrastructure is</p>	<ul style="list-style-type: none"> ■ Planning ensures infrastructure matches development requirements and meets the needs

Assessment Matter	Description	Possible Matters to Consider
<p>The ability of the growth scenario to provide cost effective soft infrastructure</p>	<p>crucial to the ongoing development of communities. Communities need spaces and places where people can shop, work, relax and socialise in order to provide a focus for services – be they health, education, financial, or other commercial services. Such spaces and places also provide for social interaction. Currently community infrastructure is provided in Te Awamutu and Cambridge, however, many residents within the District also access community infrastructure, particularly health and education services in Hamilton. The proximity of potential growth areas to activity centres and community infrastructure is important in ensuring social cohesion, reduced vehicle trips and stronger communities.</p>	<p>of a growing population whilst being affordable, sustainable and efficient.</p> <ul style="list-style-type: none"> ■ <u>Higher quality public amenity in areas of higher density</u>
<p>The ability of the growth scenario to provide practical soft infrastructure connections</p>	<p>High quality health, education and childcare services are accessible to the whole community. Adequate open space, and places for social and cultural activities exist to provide for active and passive recreation and support local communities. The provision of social service industries which support an ageing population are provided within the district, focused in urban areas.</p>	<ul style="list-style-type: none"> ■ High quality health, education and childcare services are accessible to the whole community. ■ Adequate open space, and places for social and cultural activities exist to provide for active and passive recreation and support local communities. ■ The provision of social service industries which support an ageing population are provided within the district, focused in urban areas.
<p>7. Cultural/Heritage Environment The opportunity to protect, enhance and restore the cultural and heritage environment</p>	<p>The natural and cultural landscapes which exist in the Waipa District are at the heart of the region’s identity. Within the Waipa District a number of sites of significance to tangata whenua and pakeha alike exist: for example archaeological sites representing pre-European settlement, remnants of the Land Wars, colonial towns and countryside scattered with agriculturally-based communities.</p>	<ul style="list-style-type: none"> ■ Water quality in our rivers and lakes is improved. ■ Heritage sites and landscapes of significance to Maori are preserved and valued, and where appropriate are identified and celebrated visually. ■ <u>Cultural sites and landscapes are preserved and valued, and where appropriate are identified and celebrated visually.</u>
<p>8. Biodiversity; Soil Protection &</p>	<p>Waipa’s economy is predominantly land based, focused on agriculture, horticulture, more specifically equine and dairy.</p>	<ul style="list-style-type: none"> ■ Development in rural areas does not compromise tracts of productive farmland and high quality soils

Assessment Matter	Description	Possible Matters to Consider
<p>Natural Environment</p> <p>The ability to minimise impact on primary agricultural or mineral soil resources and the natural environment</p>	<p>Sufficient rural land needs to be retained in the district to enable the continuation of these important industries. Land throughout the district also is being used to support the economic well being of Tangata Whenua and should continue to serve this function.</p> <p>The Waipa District has a number of important ecological and geological areas, including volcanic peaks such as Pirongia, Kakepuku and Maungatautari. The Waipa peat lakes too provide unique and endangered ecosystems which require protection and enhancement.</p>	<p>are not lost to inappropriate land use.</p> <ul style="list-style-type: none"> ■ District’s unique identity and its rich and diverse natural environment (including hill country and peat lakes) is enhanced & promoted. ■ The District’s high quality soils <u>and natural resources such as aggregate</u> are protected from increasing development demands. ■ Significant ecological areas are protected from inappropriate subdivision, use and development. ■ <u>Retention of peat soils as a resource for wetland protection</u>

4 Growth Cell Feedback

4.1 Background

Feedback is being sought on possible growth cells at this stage to test the validity of the scenarios and whether there is capacity for growth in each of the 3 main urban centres to service a preferred scenario. The information will be useful in identifying fatal flaws and / or issues and opportunities for identified growth cells. This preliminary feedback will also be used to guide future stages of the project (i.e. town concept planning work). To assist with providing feedback, an evaluation process is being used with criteria to follow. This will provide structure to the feedback.



4.2 Scoring

The following scoring system is considered appropriate to be used and is consistent with the system used for evaluating the growth scenarios. The criteria outlined further below delve deeper into the suitability of each growth cell for development and therefore do not strictly correlate to the criteria used for the scenarios themselves which is concentrating more on the philosophy behind future development.

0 = does not give effect to the criteria at all (i.e. fatal flaw)

1 = an undesirable location for giving effect to the criteria

3 = a good / desirable location for giving effect to the criteria

5 = an excellent / highly desirable location for giving effect to the criteria