



# Waipa District Plan Private Plan Change 11

## APPENDIX 4

### WAIPA COUNCIL PLANNING REPORT

#### Planning Evidence for Plan Change 5 – Growth Cell 10

## **Partial withdrawal of Plan Change 5 – Demarcation of proposed Growth Cell C10 as shown on the proposed Cambridge Growth Map in the proposed new Appendix S1 to the Operative Waipa District Plan**

*Statement to the Hearing Commissioners for Plan Change 5 – Waipa 2050 Growth Strategy by David Totman – Principal Policy Advisor Waipa District Council.*

### **Intent**

The Council intends to withdraw part of Plan Change 5. The withdrawal pertains to demarcation of growth cell C10 as shown on the proposed Cambridge Growth Map in the proposed new Appendix S1 to the Waipa District Plan (see Figure 1). It intends retaining the mapped extent of this growth cell described as C8 as shown on the Cambridge map in Appendix S1 of the Waipa District Plan (see Figure 2.) There are no submissions relating directly to the area affected by this withdrawal in either Plan Change 5 ( Waipa 2050 Growth Strategy) or Plan Change 6 (Hautapu Industrial Area Structure Plan).

### **Explanation for the partial withdrawal**

#### **Waipa 2050 Growth Strategy (2009)**

The original demarcation of north Cambridge growth cell C8 (Industrial) in the 2009 Waipa Growth Strategy and the Waipa District Plan was done to provide space for the possible future expansion of Fonterra’s Hautapu milk processing plant as well as the sprayed discharge to land of effluent and also to provide land for another tentatively proposed large manufacturing plant.

#### **Future Proof Strategy (2017) and the Waikato Regional Policy Statement (2016)**

While only indicative, both the settlement pattern map in Future Proof (see Figure 3) and Map 6C Future Proof Map (indicative only) in the Waikato Regional Policy Statement (see Figure 4) reflect the full extent of growth cell C8 as mapped in the Waipa District Plan.

#### **The updated Waipa 2050 Growth Strategy (2017)**

At the time of preparing the updated Waipa Growth Strategy in 2016 there was no indication from the originally interested parties in taking up the C8 growth cell. To reflect this change of view, the extent of the C8 growth cell was reduced and renamed C10 in the updated Waipa Growth Strategy to match the existing area of deferred industrial land in the Waipa District Plan shown.

#### **Plan Change 5 Waipa 2050 Growth Strategy**

The change in the Waipa Growth Strategy regarding the mapped extent of the industrial growth cell in north Cambridge, was carried through into the notified Plan Change 5 document without further scrutiny or assessment.

## **National Policy Statement on Urban Development Capacity – Assessment of Urban Development Capacity**

Since notification of Plan Change 5, the draft results of the first assessment of urban development capacity in the Future Proof sub-region as required by the 2016 National Policy Statement on Urban Development Capacity (NPS-UDC) were released at the end of 2017. These have yet to be finalised but the draft findings indicate a shortfall in industrial development capacity for Cambridge in the medium and long terms (3-10 years and 10-30 years).

### **NPS-UDC Future Development Strategy**

During 2018 the Future Proof partners (Waikato District Council, Hamilton City Council and Waipa District Council) have to prepare their first Future Development Strategy to meet the requirements of the NPS – UDC. It will be important for the partner councils to show that they are taking active steps to provide sufficient land for future urban development for both residential and business purposes. Part of that requirement will be for Waipa District Council to ensure that in updating its Growth Strategy and District Plan it isn't restricting opportunities for future residential, commercial and industrial growth.

### **Updating Future Proof Strategy – second phase**

At the same time the Future Proof partners will be updating the Future Proof Strategy to incorporate the NPS – UDC Urban Development Strategy. In doing so there will be an updating of the mapped extent of the future settlement pattern across the sub-region along with identified industrial growth nodes.

Similarly the NPS –UDC requires the Waikato Regional Policy Statement to be updated to reflect the sub-region's Future Development Strategy.

### **Urban Growth of Cambridge**

The updated Waipa 2050 Growth Strategy anticipated in 2016 that the population of Cambridge would double from the current approximate 16,000 people to more than 30,000 people over the next 30 years. There is good evidence from recent building and subdivision consent monitoring as well as the monitoring now being done for the NPS –UDC, that new urban development in Cambridge and wider sub-region is continuing beyond original projections and expectations. The interest in Cambridge spans both residential as well as commercial and large format industrial activities. To enable Cambridge to accommodate this urban growth and remain fully functional as a holistic living and working urban environment and not just become a dormitory commuter settlement to Hamilton, it is important to not foreclose opportunities for employment creating industry.

### **Conclusion**

All the above wider sub-regional and local considerations make it important that Waipa District Council doesn't inadvertently reduce the capacity for future industrial development in the town and the district through Plan Change 5. The withdrawal of the mapped demarcation of growth cell C10 as

shown on the proposed Cambridge Growth Map in the proposed new Appendix S1 to the Waipa District Plan (see Figure 1) is therefore important to achieve in this regard.