

Section 1 - Strategic Policy Framework

1.1 Introduction

Key trends and future challenges

- 1.1.1 It is predicted that Waipā District's population will grow quickly and by 2050 an additional 27,000 people will be calling Waipā District home. It is also predicted the population of the District will be ageing with more than 30% of the population over the age of 65 by the year 2050. Similar rates of growth are anticipated in Waikato District and Hamilton City, with a near doubling of the population in these three areas over the next 50 years. Where and how the District's growing population is accommodated is a key issue for this District Plan.
- 1.1.2 Tāngata whenua are a key partner in establishing the strategic direction of the District. The relationship that tāngata whenua have with the environment is unique and is reflected within the Act. Key perspectives that tāngata whenua have for the future were recorded at the time of the Waipa District Growth Strategy (the Growth Strategy) and include:
- (a) Te Tiriti o Waitangi obligations between the Crown and hapū will continue to guide the manner in which tāngata whenua, regional and district councils, and other government agencies exercise their roles and responsibilities.
 - (b) The outcomes from the settlement of grievances from breaches of Te Tiriti, coupled with ongoing capability and capacity building initiatives at individual, whānau, marae, hapū and iwi level will further influence the part that tāngata whenua play in the district's growth and development. In some cases, such as for the Waikato River and its catchment, this will include new forms of management.
 - (c) Tāngata whenua will continue to strengthen the retention of te reo and its use along with a desire to be able to choose to live, work and play within the context of tikanga and traditional practices.
- 1.1.3 Economic wealth and prosperity in the District is largely derived from the land. Its soils support an exceptionally productive rural sector including dairying, dry stock farming and the equine industries. The District also has significant mineral resources including aggregate, sand and lime. In the future it is anticipated that primary based industries will remain the key economic sector in the District. Tourism is becoming an increasingly important part of the economy, driven by major events and nationally significant ecological projects. In addition to supporting economic growth, the land, the water and the air support Waipā residents and businesses. For example, lowland lakes and water bodies are a traditional source of food for tāngata whenua, wetlands store and filter flood waters which improves water quality, and reserves provide passive and active recreation and educational opportunities.
- 1.1.4 Over the past few decades the following land use trends have occurred. High class soils have been subdivided for housing and industrial use; agricultural land use has also intensified. Access to mineral resources has become increasingly difficult as development intensity increases. Risk of soil compaction and contamination and enrichment of water bodies both from urban and rural areas has increased. The landscapes of the District and remnant areas of indigenous vegetation are highly valued but are under significant threat with a large proportion of these areas being unprotected and on private land. Developments have occurred which are inconsistent with the existing character, and some heritage buildings have not been maintained which has resulted in 'demolition by neglect'. These key changes and trends coupled with a community desire to maintain and enhance the special natural and built values

of the District is challenging. Direction on how these challenges are to be managed is provided at a national, regional and local level (refer Statutory and Planning Framework diagram).

National Directions

- 1.1.5 National directions provide consistency for the preparation of District Plans. Within the Waipā District, relevant national direction is provided by legislation, national policy statements and national environmental standards.

National Policy Statement on Urban Development Capacity Target

- 1.1.6 The minimum targets for sufficient, feasible development capacity for housing in the Waipā District area are met, in accordance with the requirements of the National Policy Statement on Urban Development Capacity (NPS-UDC) 2016.

Area	Minimum Targets (Number of dwellings)		
	Short to Medium term 1-10years (2017-2026)	Long term 11-30 years (2027-2046)	Total
Waipā District	5,700	8,200	13,900

Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River

- 1.1.7 Te Ture Whaimana o Te Awa o Waikato – The Vision and Strategy for the Waikato River arises from the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and the Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 (Upper River Act). These Acts establish the Vision and Strategy as the primary direction-setting document for the Waikato River and activities within its catchments affecting the Waikato River. This includes the lower Waipā River to its confluence with the Puniu River. The Vision and Strategy should be interpreted to best serve the overarching purpose of the settlement legislation.
- 1.1.8 The overarching purposes of the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010, and the Ngāti Tūwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010 are slightly different; however, the key focus of both is on restoring and protecting the health and well-being of the Waikato River. They have in common the following purposes: recognising the significance of the Waikato River to the respective River Iwi; recognising the Vision and Strategy; establishing and granting functions to the Waikato River Authority; establishing the Waikato River Clean-up Trust; and providing co-management arrangements for the Waikato River. Similarly they both identify that the Waikato River and its contribution to New Zealand’s cultural, social, environmental, and economic well-being is a matter of national importance.
- 1.1.9 The Vision and Strategy is deemed in its entirety to be part of the Waikato Regional Policy Statement which district and regional plans must give effect to under Section 75 of the Act. It also prevails over any inconsistent provision in a National Policy Statement or National Environmental Standard issued under the Act.
- 1.1.10 For Waikato-Tainui, the Waikato River is an indivisible entity: a tupuna which has its own mana, prestige and power, which in turn represents the mana and mauri of the iwi. It is recognised and acknowledged that the current state of the Waikato River does not support the mana and mauri of Waikato-Tainui.
- 1.1.11 For Raukawa, the Waikato River has mana and in turn represents the mana and mauri of Raukawa. The relationship with the Waikato River and respect for it lies at the heart of the

tribe's spiritual and physical well-being, and tribal identity and culture. The Waikato River is a taonga to Raukawa. It is a whole and indivisible entity that flows from Ruapehu to Te Puaha o Waikato.

- 1.1.12 The co-management framework established for the Waikato River represents a new era of environmental management. The regional policy statement, regional plans, district plans, and plans and policy documents prepared under other Acts form part of this framework. As this Plan has been notified prior to the review of the Waikato Regional Plan it is acknowledged that a future plan change may be required to give full effect to the objectives and strategies within the Waikato River Vision and Strategy in the Waipā District. This Plan supports the overall framework through requiring riparian setbacks, earthworks and landscape controls, protecting significant natural areas, encouraging the development of the Te Awa Cycleway, enabling customary activities, maintaining cultural landscapes and subdivision provisions which promote low impact design and encourage ecological preservation. The Waikato River Vision and Strategy will also be given effect to through a range of non-regulatory methods. Other parts of the framework provided for by legislation include integrated river management plans, joint management agreements, and provision for particular customary activities.

Waipā River Agreement (Maniapoto Deed)

- 1.1.13 The Nga Wai o Maniapoto (Waipā River) Act 2012 has as its purpose the restoration and maintenance of the quality and integrity of the waters that flow into and form part of the Waipā River, which is a principal tributary of the Waikato River. This Act contains mechanisms whereby the scope of the Vision and Strategy may be extended to apply to the entire Waipā River.
- 1.1.14 The Maniapoto deed provides for the development of objectives for the Waipā River which must be consistent with the overarching purpose. The Maniapoto objectives are to be treated as an expression by Maniapoto of the relationship of Maniapoto and their culture and traditions with the Waipā River from its source at the Pekepeke Spring to its junction with the Waikato River at Ngaruawahia. The Waipā River as a whole is a taonga to Maniapoto. The Nga Wai o Maniapoto (Waipā River) Act 2012 has also been enacted.

National Policy Statements

- 1.1.15 Section 75(3)(a) of the Act requires District Plans to give effect to National Policy Statements. Relevant National Policy Statements that have been developed to date are:
- (a) The National Policy Statement on Electricity Transmission (2008)
- The National Policy Statement for Electricity Transmission came into effect on 13 March 2008. The purpose of the National Policy Statement is to recognise the national significance of the electricity transmission network. It achieves this by facilitating the operation, maintenance, upgrade of existing the transmission network and the establishing of new transmission networks to meet the needs of present and future generations. At the same time it recognises the importance of managing adverse effects of the network and managing the adverse effects of other activities on the network.
- (b) The National Policy Statement for Renewable Electricity Generation (2011)
- The National Policy Statement for Renewable Electricity Generation came into effect on 13 May 2011. It drives a consistent approach to planning for renewable electricity generation in New Zealand by giving clear government direction on the benefits of renewable electricity generation and requiring local authorities to make suitable provision for such generation in their policy statements and plans. In particular, the

need to develop, operate, maintain and upgrade renewable electricity generation activities; and the benefits of renewable electricity generation are deemed to be matters of 'national significance'. Renewable electricity generation currently in the Waipā District includes the Karāpiro Power Station and part of the Arapuni Power Station.

(c) The National Policy Statement for Freshwater Management (2011)

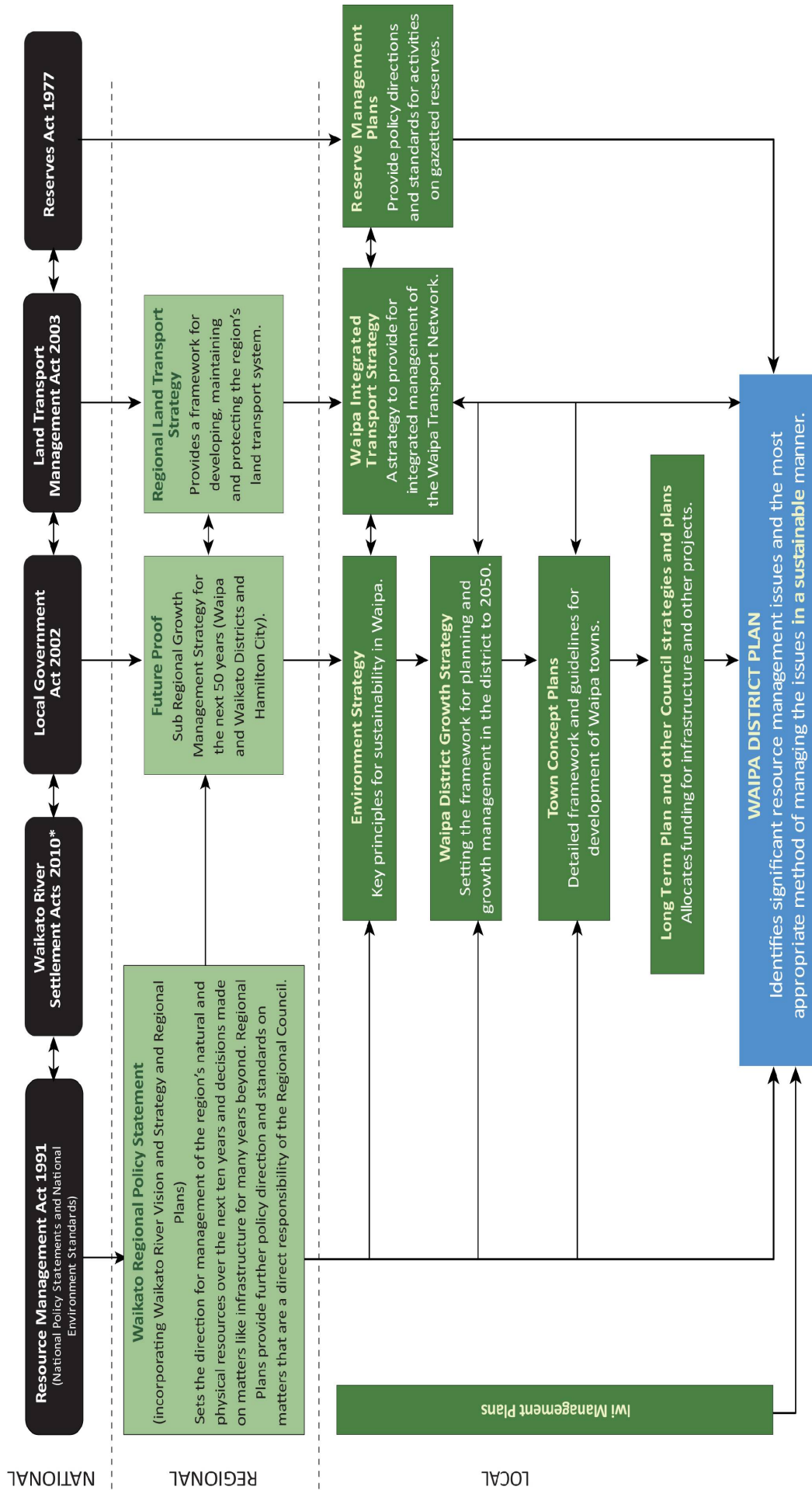
The National Policy Statement (NPS) for Freshwater Management 2011 came into effect on 1 July 2011. The freshwater NPS will help drive national consistency in local Resource Management Act 1991 planning and decision-making while allowing for an appropriate level of regional flexibility. This will support improved freshwater management in New Zealand. The NPS sets in place some important ingredients of a strengthened limits-based regime for water management and helps clarify the regulatory framework for the reform package as a whole. The NPS will be implemented by the Waikato Regional Council through the Waikato Regional Policy Statement and Regional Plans.

National Environmental Standards

1.1.16 National Environmental Standards are regulations issued under Sections 43 and 44 of the Act and apply nationally. This means that each regional, city or district council must enforce the same standard. In some circumstances, councils can impose stricter standards. The National Environmental Standards that have been developed to date are:

- (a) Air quality standards (2011); and
- (b) Sources of human drinking water standard (2009); and
- (c) Telecommunications facilities (2008); and
- (d) Electricity transmission (2010); and
- (e) Assessing and managing contaminants in soil to protect human health (2012).

Statutory and Planning Framework



* Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 and Ngati Tuwharetoa, Raukawa and Te Arawa River Iwi Waikato River Act 2010

Regional Direction

Waikato Regional Policy Statement

- 1.1.17 District Plans are required to give effect to any Regional Policy Statement. The Waikato Regional Policy Statement became operative in October 2000. The Waikato Regional Council released the Proposed Waikato Regional Policy Statement in 2010, with hearings of submissions carried out during 2012. At the date of notifying this version the Regional Policy Statement was subject to appeals. In preparing this Plan, Council is also required to have regard to the Proposed Regional Policy Statement under Section 74 of the Resource Management Act.
- 1.1.18 The Proposed Waikato Regional Policy Statement provides direction for the management of the resources of the region as a whole. Six key issues are identified and a range of methods are proposed to address these issues. District Plans are a key method for implementing the directions within Regional Policy Statements. The Proposed Waikato Regional Policy Statement became operative on 20 May 2016.
- 1.1.19 This Plan gives effect to these policy directions as they apply within the Waipā District by, amongst other things:
- (a) The setting of urban limits; and
 - (b) Requirements for increased urban densities in Deferred Zones and future growth areas; and
 - (c) Rural land protection; and
 - (d) Recognition of the significance of key infrastructure networks and sites and the need for integrated land use and infrastructure planning; and
 - (e) Ecological preservation and enhancement; and
 - (f) The health and well-being of the Waikato and Waipā Rivers including the restoration and protection of the relationship of the community and the Waikato and Waipā Rivers.

Regional Land Transport Strategy

- 1.1.20 The Waikato Regional Land Transport Strategy (2011-2041) is a statutory document prepared under the Land Transport Management Act (2003) to contribute to the aim of achieving an affordable, integrated, safe, responsive and sustainable land transport system. It has been developed by the Waikato Regional Transport Committee in parallel with the Proposed Waikato Regional Policy Statement to achieve an integrated approach to land use, transportation planning and investment across the Waikato Region. The Strategy has adopted a balanced strategic approach for developing and protecting the Region's land transport system that focuses on three core areas:
- (a) Prioritising investment in a defined set of strategic transport corridors including corridors of regional significance.
 - (b) Targeting road safety improvement under a safe system approach.
 - (c) Focusing travel demand management and alternative mode interventions (public transport and walking and cycling) based on specific local needs.
- 1.1.21 Examples of areas of relevance to the Waipa District Plan include, but are not limited to:
- (a) Policies for regionally-significant transport corridors in the Waipā District area and beyond.

- (b) Policies regarding integrated land use and transport, freight and economic development, access, mobility and public health, safety and personal security and environmental sustainability.
- (c) The development of a regional transport hierarchy, with an expectation that transport (roading) hierarchies developed under District or Structure Plans will be consistent with the regional hierarchy.

Future Proof

- 1.1.22 The Future Proof project is a joint growth management initiative between Waipa District Council, Waikato District Council, Hamilton City Council, Waikato Regional Council, and Ngā Karu Atua o te Waka (Tāngata Whenua). The Future Proof Strategy and Implementation Plan 2009 defines a future land use and settlement pattern that crosses administrative boundaries and is based on integrated planning principles. The land use and settlement pattern has been incorporated within the Waikato Regional Policy Statement. This Plan gives effect to this settlement pattern through adopting policy direction, rules, and a zoning pattern for the District that is consistent with the Waikato Regional Policy Statement and Future Proof.

Iwi Management Plans

- 1.1.23 Planning documents recognised by an iwi authority and lodged with Council must be taken into account when District Plans are being prepared, and are a matter to be considered in the processing of resource consents, plan changes and designations. In addition to the requirements of the Act, the Waikato River legislation places similar responsibilities on Council in respect of iwi planning documents.
- 1.1.24 A number of Iwi Management Plans are in the process of being prepared. These documents once prepared and lodged with Council will provide both Council and the community with a greater understanding of the environmental issues that are of concern to tāngata whenua.

Local Direction

Waipa 2050 Project

- 1.1.25 The District has adopted a growth management direction and vision in the Waipa District Growth Strategy [Growth Strategy] that implements Future Proof. The Environment Strategy 2009 [Environment Strategy 2009], Town Concept Plans 2010 [Town Concept Plans 2010] and this District Plan provide further direction on how the agreed growth management direction can be achieved.

Growth Strategy

- 1.1.26 The Growth Strategy imagines a more sustainable future that will change the way that the urban and rural environments of the District are managed. This vision is:

“Uniting the People of Waipa for Progress while Sustaining the Environment”
“Te Whakakotahitanga o te Iwi o Waipā kia anga whakamua, kia hapāi i te taiao”

- 1.1.27 Cascading from the vision, the Growth Strategy prescribes a land use and settlement pattern for the District until 2050. The strategy identifies future growth areas, their sequencing and timing, and infrastructure requirements necessary to enable new and more intensive development. The future settlement pattern allocates population growth targets to

settlements. Large proportions of the projected population are directed to Cambridge (~40%), Te Awamutu and Kihikihi (~30%) and to the rural villages (~18%). The overall aim is to encourage 80% of future growth to be in urban areas.

1.1.28 The table below provides the proposed distribution of growth across the District to 2025. Based on the growth projections and the key strategic directions, land has been zoned in this District Plan to reflect the key strategic directions for this time period. The figures below assume a constant rate of growth as proposed in the District Growth Strategy. It is noted that the initial 2013 Census figures indicate that the District Growth is tracking just above the low annual population growth predictions, however Cambridge is currently exceeding the high annual population growth predictions.

Proposed distribution of population growth to 2025

Area approximate	Current population (2006 Census)	Predicted Annual Population Growth (as per District Growth Strategy)		Estimated population growth by 2025		Estimated total population by 2025	
		Low	High	Low	High	Low	High
Cambridge	13,000	252	283	4,787	5,380	17,787	18,380
Te Awamutu and Kihikihi	12,700	188	212	3,578	4,033	16,278	16,733
Pirongia	1,200	16	18	311	345	1,511	1,545
Ōhaupo	420	6	7	121	138	541	558
Ngāhinapouri	200	8	9	155	173	355	373
Te Pahu	100	3	3	58	65	158	165
Rukuhia	100	3	3	58	65	158	165
Karāpiro	200	10	11	192	216	392	416
Te Miro	100	2	2	30	35	130	135
Pukeātua	50	2	2	30	35	80	85
Rural Area (including rural residential outside of the rural villages but including potential growth at Te Mawhai)	14,630	61	123	1,166	2,332	15,796	16,962
Total	42,700	552	675	10,486	12,817	53,186	55,517

Town Concept Plans

1.1.29 The Town Concept Plans 2010 provide a spatial plan for the communities of Te Awamutu and Kihikihi, Cambridge, Pirongia, and Ōhaupo. The Town Concept Plans are based on the direction and information contained in the Growth Strategy and community feedback. They define key elements of existing character and building on this character, provide a framework and direction for future private and public sector development.

Environment Strategy

1.1.30 The Environment Strategy 2009 provides guidance on how environmental issues and features should be managed. The Environment Strategy:

- (a) Promotes a vision for improving environmental management in the Waipā District; and
- (b) Sets goals that will achieve and sustain the vision over time; and
- (c) Identifies the issues that need to be managed; and
- (d) Identifies current actions and likely solutions; and
- (e) Prioritises issues.

- 1.1.31 A program of action for the District is being developed at the same time as this Plan. Importantly, some of the actions will be implemented through this Plan and others will sit outside the Plan.

Other Strategies

- 1.1.32 Council has other strategic documents that assist with forward planning for the District. These documents include the Waipa Integrated Transport Strategy, and a number of Reserve Management Plans. An Economic Development Strategy is also in the process of being developed. As these documents are finalised, changes to this Plan may be required.

Strategic Outcomes

- 1.1.33 A strategic approach has been identified as being necessary to manage predicted trends and future challenges and implement national, regional and local directions in a sustainable manner. A planned and strategic approach to future subdivision and development in the District will also assist in giving effect to the Waikato River Vision and Strategy. These directions have been incorporated into this Plan in the following ways:

- (a) The protection of high class soils, natural resources, significant natural areas, heritage buildings and sites and landscapes along with the promotion of forest, river or stream corridors; and
- (b) The retention of sites and areas of significance to tāngata whenua; and
- (c) A consolidated urban form with new development being integrated with infrastructure provision, and focused within the urban limits of existing towns and villages in the locations and sequence identified in the District Growth Strategy; and
- (d) Large lot residential development being focused on existing settlements; and
- (e) The establishment of marae and papakāinga that include a wide range of activities; and
- (f) Greater redevelopment in urban areas with increased density of development particularly in Deferred Zones and future growth areas encouraging a reduction in car dependence and an increase in walking and cycling; and
- (g) For the ageing population, enabling a range of housing options and support services; and
- (h) Reduced reliance on Hamilton City for employment through opportunities in the primary sector and by the availability of appropriately zoned land for commercial and industrial activities that supports existing towns and Large Lot Residential Zones; and
- (i) Development that reflects the key characteristics of existing places, incorporates urban design and CPTED principles and is well connected through roading, cycling and walking links; and
- (j) The continued operation and development of sites and infrastructure of regional and national significance; and
- (k) Development and subdivision provides for the on-going access to mineral resources.

- 1.1.34 In addition to this Plan, it is important that people refer to:

- (a) The Waipa District Growth Strategy; and
- (b) The Town Concept Plans for Cambridge, Te Awamutu and Kihikihi, Ohaupo and, Pirongia dated June 2010; and

- (c) The Environment Strategy dated February 2010; and
- (d) The Waipa Integrated Transport Strategy dated December 2010.

1.2 Resource Management Issues

The future settlement pattern of the District

- 1.2.1 With an increasing and ageing population there is a demand for a range of different living and working environments in the District. The number of people aged over 65 in Waipā District is forecast to more than double between 2006 and 2031 from 6,200 (14.2%) to 13,400 (25.7%). The 2013 Census data indicates the District figure is currently 7545 (16.2%). Where and how this demand is provided for is a critical issue for the District and this Plan. There is also demand from tāngata whenua for marae and papakāinga developments, and these needs must be recognised and provided for.
- 1.2.2 The dairying and equine industries are important contributors to the District and national economy. These industries are reliant on the high class soils of the District and the availability of a rural land base with large lots from which to operate. Development and subdivision reduces the land base and the resources that these industries are reliant upon.
- 1.2.3 Other productive uses that are important to the District and national economies may need to locate in rural areas, and can be adversely affected by reverse sensitivity issues as a result of development and subdivision.
- 1.2.4 The economic and social function performed by commercial centres in the District's towns and villages is important. With a growing population there will be demand for new industrial and commercial development. The location and design of new industrial and commercial development will be critical to maintaining the economic and social function of existing commercial centres and maintaining Hamilton City's role as a metropolitan centre.
- 1.2.5 A significant proportion of the District's working population commutes into Hamilton for work. The commuting population places demand on infrastructure and is energy and resource inefficient.
- 1.2.6 There are existing facilities within the District that are of regional and national significance these are; the Hamilton International Airport, the Mystery Creek Events Centre, and the existing dairy manufacturing facilities at Hautapu and Te Awamutu. There is also regionally and nationally significant infrastructure such as Karāpiro and Arapuni Hydro Power Station facilities, transport corridors, electricity and gas transmission lines. The continued operation and development of these facilities, and of regionally and nationally significant infrastructure is a significant issue. New development can also compromise the ongoing operation of regionally important facilities and regionally and nationally significant infrastructure.
- 1.2.7 Subdivision and development can have an adverse effect on the access to mineral resources.

Planned and integrated development

- 1.2.8 The settlement pattern in Future Proof 2009 and the District Growth Strategy will only be achieved if there is a coordinated approach and a commitment to its outcomes.
- 1.2.9 Co-ordinating growth with efficient infrastructure provision (water, stormwater, wastewater, transport, libraries and other services) requires a pro-active and coordinated approach to

growth management. In some towns and villages there are existing infrastructure issues, and 'serviceability' and affordability of new development is a key issue. Unplanned development can also affect the ability to adequately plan for infrastructure.

Tāngata Whenua

- 1.2.10 The Waipā District has a long history of occupation and there are a number of sites and areas within the District that are of special significance to tāngata whenua. With increased levels of growth and development there is a risk that this relationship is lost or diminished. Increased emphasis is required in order to ensure that this relationship is maintained.
- 1.2.11 The functions provided by papakāinga are changing and there is demand for settlements that provide housing and working opportunities.

Environmental and heritage protection and recreation values

- 1.2.12 The District contains ecological areas and landscapes of regional and national significance, although less than 7.5% of natural cover remains in comparison to the nationally recommended standard of 20%. As well as mountains, river valleys, and native forest areas, peat bogs, peat lakes and wetlands are unique and special features warranting preservation and, where possible, enhancement. A proactive approach is required to maintain these areas and grow the biodiversity values of the District. In some situations, development and subdivision can assist in retaining landscapes and unique and special features.
- 1.2.13 Within the District there are a number of buildings, sites and areas that are of local and national importance. In some cases, development and subdivision has occurred that has not respected the heritage values of buildings, sites and areas.
- 1.2.14 There is the potential for further development of existing recreation and tourism opportunities as well as the development of new opportunities. The management of the effects of these activities on the District's natural resources is an important issue.

Implementation of Waikato River Vision and Strategy

- 1.2.15 The current degraded state of the Waikato River has been recognised as an issue of the highest importance. 80% of the District's land area falls within the Waikato River catchment. How this Plan supports the restoration and protection of the Waikato River is a key issue.
- 1.2.16 There is a need to consider new approaches and management methods to give effect to co-management within the Waikato and Waipā River catchments.

Energy efficiency, design, character and amenity

- 1.2.17 The individual character of the towns and villages in the District and of the rural area is highly valued. A key issue will be managing the design of new buildings and subdivisions to reflect this character.
- 1.2.18 The way buildings, sites and subdivisions are designed can either assist in reducing energy use or increase the efficiency of the end use of energy.

1.3 Objectives and Policies

Please also refer to the objectives and policies of Parts D, Part E and Part F, as relevant.

Objective - Settlement pattern

1.3.1 To achieve a consolidated settlement pattern that:

- (a) Is focused in and around the existing settlements of the District; and
- (b) Supports the continued operation, maintenance, upgrading and development of regionally important sites and regionally significant infrastructure and nationally significant infrastructure, and provides for on-going access to mineral resources.

Policy - Settlement pattern

1.3.1.1 To ensure that all future development and subdivision in the District contributes towards achieving the anticipated settlement pattern in the Future Proof Growth Strategy and Implementation Plan 2009 and the District Growth Strategy.

Policy - Towns

1.3.1.2 To provide for a consolidated settlement pattern by ensuring that new urban activities are focused within the urban limits of the towns of the District and in particular:

- (a) Residential developments and subdivision being located within the residential zones of Cambridge, Te Awamutu and Kihikihi, and also above ground floor level within the Commercial Zone; provided that this policy does not limit further development within the Residential Zone at Karāpiro identified on Planning Map 31.
- (b) A range of accommodation facilities and services to support the long term accommodation and care requirements for the existing and future elderly population, some of which may need to occur on the periphery of towns outside of the current urban limits as well as within the Residential Zone.
- (c) Retail activities, offices and commercial services being located within the Commercial Zones of the District, in a manner that ensures the vitality of the identified pedestrian frontage areas, and maintains Cambridge and Te Awamutu as the primary commercial centres of the District.
- (d) To recognise the potential for the following new areas of commercial zoning:
 - (i) The deferred Commercial Zone in Carter's Flat, Cambridge will be considered for rezoning to once a new Industrial Zone at Hautapu is in place, and the Cambridge bypass is complete; and
 - (ii) A possible motorway service centre at Hautapu; and
 - (iii) Local and neighbourhood centres within Deferred Zones and future growth areas.

Advice Note: A structure plan for the development of the Carter's Flat area will need to be included as part of any plan change application. The outcomes anticipated from the comprehensive plan are: an analysis of the effects from different retail activities on the town centre; analysis of transportation effects including effects on the network; design standards and guidelines that reflect key elements of the existing character of Cambridge and enhance the relationship the area has with the Karāpiro Stream will be critical.

- (e) Industrial Zoned land being maintained for industrial activities and new Industrial Zoned land being provided for within the urban limits at Hautapu (96ha gross), Bond Road (21ha gross) and Paterangi Road (8.5ha).

- (f) Developments within the Commercial Zone and Industrial Zone that increase the type and range of employment opportunities within the District and reduce the level of commuting traffic into Hamilton will be supported.

Policy - Large Lot Residential

1.3.1.3 To maintain the natural and physical resources of the rural area and rural character by focusing:

- (a) Large lot residential developments into Large Lot Residential Zones; and
- (b) New retail activities and commercial services being located within the village commercial centres in Pirongia and Ōhaupo as a means for providing for the needs of those communities.

Policy - Hamilton Airport Strategic Node

1.3.1.4 To enable a defined mixed use, industrial and business area that:

- (a) Supports the Hamilton International Airport's role as a transport hub; and
- (b) Is consistent with the Hamilton Airport Industrial Node in the Waikato Regional Policy Statement, and is not of a large enough size or diverse enough function to compromise the primary commercial centres of Cambridge and Te Awamutu and the Hamilton central business district in the context of the sub-region; and
- (c) Fulfills its role as an industrial node and employment area for the sub-region.

Policy - Subdivision and development within the Rural Zone

1.3.1.5 To ensure that the natural resources of the Rural Zone, including high class soils, continue to be used for rural activities by:

- (a) Avoiding residential developments and dwellings that are at a density greater than that anticipated by the Rural Zone; and
- (b) Avoiding commercial activities and industrial activities, except for rural based industries and nature tourism; and
- (c) Ensuring that development and subdivision activities within the Rural Zone do not reduce the area of land available for farming activities in the District; and
- (d) Rural based industries not being of a size or location where they undermine the role of a strategic industrial node identified in the Proposed Waikato Regional Policy Statement, or have an adverse effect on the strategic road network or other infrastructure. Rural based industries shall have a functional and compelling needs to locate in the Rural Zone; and
- (e) Managing actual or potential adverse effects on the health and well-being of water bodies; and
- (f) Avoiding sensitive subdivision, use and development that could result in reverse sensitivity effects on rural activities or existing lawfully established rural based industries.
- (g) Managing the effects of development on on-going access to mineral resources.

Policy - Agritourism

1.3.1.6 To enable agritourism where the activity supports a hub of activities within the immediate environs of the Mystery Creek Events Zone and Lake Karāpiro Events Zone, and where the:

- (a) Scale and nature of the adverse effects from the activity, including servicing and connections with the transport network can be appropriately mitigated; and
- (b) Activity will not adversely affect the health and well-being of the Waikato River.

Policy - Protection of regionally important sites

- 1.3.1.7 To protect the ability of Hamilton International Airport, the Mystery Creek Events Centre, the Tokanui Dairy Research Centre and the existing dairy manufacturing sites located at Hautapu and Te Awamutu to continue to operate, grow and develop by limiting noise sensitive activities on surrounding sites.

Policy - Regionally significant and nationally significant infrastructure

- 1.3.1.8 To ensure that new development does not adversely affect the ongoing operation maintenance, upgrading and development of existing and planned regionally significant infrastructure and nationally significant infrastructure.

Objective - Planned and integrated development

- 1.3.2 To ensure that development and subdivision happens in a way and at a rate that is consistent with the anticipated settlement pattern, maximises the efficient use of zoned and serviced land, and is co-ordinated with cost-effective infrastructure provision.

Policy - Implement Proposed Waikato Regional Policy Statement, Future Proof 2009 and Growth Strategy

- 1.3.2.1 To allow subdivision and development that will give effect to the settlement pattern and directions of the Proposed Waikato Regional Policy Statement and that is consistent with the settlement pattern and directions in the Future Proof Growth Strategy and Implementation Plan 2009 and the Growth Strategy, and avoid unplanned developments which are inconsistent with these directions.

Policy - ~~Sequencing and staging of~~ Co-ordination of Subdivision and Development in Deferred Zones and future growth areas [DR5]

- 1.3.2.2 To avoid subdivision and development in Deferred Zones that is not ~~sequenced and staged generally~~ in accordance with Appendix S1 ~~and where the preconditions outlined in Appendix S1 have not been met~~, unless: [DR5]

- (a) The development can be adequately serviced at the cost of those parties undertaking the development and does not undermine committed infrastructure investments made by Council to support other growth areas; and
- (b) The development meets the relevant criteria for alternative land release in the Proposed [DR5] Regional Policy statement.

Advice Note: This Policy does not apply to developments under Policy 1.3.2.3 below.

Policy - Sequencing and Staging: accommodation for the aging population

- 1.3.2.3 A range of accommodation facilities and services for the long term accommodation and care requirements of the existing and future elderly population may be considered in future growth areas where it can be shown that:

- (a) Sufficient zoned and serviced land is not available for the specific nature of the development; and
- (b) The development can be adequately serviced at the cost of those parties undertaking the development and does not undermine committed infrastructure investments made by Council to support other growth areas; and
- (c) The development provides heritage, archaeological, recreational or ecological features (preferably within the site) which benefit the wider community and are protected in perpetuity for public use and/or access.

Policy - Efficient use of zoned and serviced land

- 1.3.2.4 Maximise the efficient use of existing physical resources by requiring all new serviced residential greenfield development and subdivisions to have a range of lot sizes that achieve an overall target density of 12 to 15 dwellings per ha of gross developable area.

Policy - Avoid development and subdivision that compromises the development of Deferred Zones and future growth areas

- 1.3.2.5 To ensure that development and subdivision within Deferred Zones and future growth areas does not compromise anticipated future uses.

Policy - Co-ordination between subdivision and development and infrastructure

- 1.3.2.6 To manage the increased demand on infrastructure from development and subdivision by requiring all subdivision and development to be co-ordinated with the provision of infrastructure including utility services, and integrated with the transport network and the District's road hierarchy. If subdivision and development is likely to occur in areas currently supplied, or intended to be supplied by municipal services, but in advance of the provision of municipal services, then the provision of infrastructure by developers shall be to a design and standard that will enable integration with public service provision. The provision of infrastructure by developers must take into account the available or planned network capacity.

Policy - Co-ordinated infrastructure at the Hautapu and Te Awamutu Dairy Manufacturing Sites

- 1.3.2.7 To ensure the increased demand on infrastructure near the Hautapu and Te Awamutu Dairy Manufacturing Sites is managed in an integrated manner by allowing the provision of private on-site infrastructure where it cannot practicably be provided through municipal supply because of timing, design, operational constraints or because other more sustainable methods are available (i.e. land disposal).

Policy - Uneconomic expansion of existing infrastructure

- 1.3.2.8 Subdivision and development which results in the uneconomic expansion of existing infrastructure shall be avoided.

Objective - Tāngata whenua

- 1.3.3 To uphold, and assist tāngata whenua to uphold, the partnership principles inherent within Te Tiriti o Waitangi, by assisting tāngata whenua to maintain and enhance their culture, traditions, economy and society, in order that their well-being (mauri) and health (hauora) is maintained.

Policy - Cultural and historic relationship

- 1.3.3.1 To recognise and promote the cultural and historic relationships tāngata whenua have with the District.

Policy - Role of marae and papakāinga

- 1.3.3.2 To recognise that marae and papakāinga are the focus of, and an essential part of the development of Māori culture, traditions, society and economy.

Policy - Functions of papakāinga

- 1.3.3.3 To enable a diverse range of social and educational activities that meet the needs of people living within the papakāinga development, and to recognise the wider community function that marae and papakāinga serve.

Policy - Planning for marae and sustainable papakāinga

- 1.3.3.4 To encourage and assist in the integrated and holistic planning for marae and papakāinga developments and to ensure that marae and papakāinga developments are sustainable, and that any development is co-ordinated with infrastructure provision.

Objective - Environmental and heritage protection and recreation values

- 1.3.4 To ensure that development and subdivision activities maintain and where possible enhance the environmental, heritage and recreational values of the District.

Policy - Management of adverse effects

- 1.3.4.1 To ensure that development and subdivision is undertaken in a manner that:
- (a) Does not result in a net loss of indigenous biodiversity; and
 - (b) Protects areas of outstanding landscape; and
 - (c) Maintains cultural landscapes and other identified landscape areas and features of high amenity; and
 - (d) Protects listed heritage items; and
 - (e) Retains and where possible enhances recreation values.

Policy – Environmental, recreational and heritage protection

- 1.3.4.2 To consider additional development and subdivision opportunities in circumstances where:
- (a) Significant natural areas, located within the indigenous forest corridors, are permanently protected; or
 - (b) Significant heritage sites and places are permanently protected; or
 - (c) Land provided for the Te Awa cycleway or an Incentivised Cycleway is permanently protected.

Provided that the anticipated settlement pattern is not compromised, reverse sensitivity effects are avoided and that any other adverse effects on the environment are appropriately mitigated.

Policy - Nature tourism

- 1.3.4.3 Nature tourism activities that are directly reliant on and either within, or immediately adjoining outstanding natural features and landscapes, high amenity landscapes, significant landscape features at a District level, and significant natural areas that are nationally significant will be encouraged where the scale and nature of the adverse effects from the activity, including on the landscape or feature itself and connections with the transport network can be appropriately mitigated.

Policy - Promoting new recreation experiences

- 1.3.4.4 To promote new recreation experiences in the District, in particular the Te Awa Cycleway and Incentivised Cycleways, and activities located on existing reserves, where adverse effects are appropriately managed.

Policy - Enhancing existing recreation and conservation values

- 1.3.4.5 To enhance the recreation and ecological values of the District, by improving the function and access to existing reserves whilst ensuring areas of historic and ecological importance are protected and the development or subdivision results in net environmental gains.

Advice Note: Refer also to the environmental benefit lot provisions in Section 15 - Infrastructure, Hazards, Development and Subdivision.

Policy - Implement Environment Strategy 2010

- 1.3.4.6 To enable activities that are consistent with the outcomes and probable actions in the Environment Strategy 2010 subject to the appropriate management of site specific adverse effects.

Objective - Implementation of the Waikato River Vision and Strategy

- 1.3.5 The health and well-being of the Waikato River is restored and protected and Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved.

Policy - Health and well-being of the Waikato and Waipā Rivers

- 1.3.5.1 To achieve the directions and outcomes of the Waikato River Vision and Strategy within the catchment area identified on the Planning Maps by District Plan provisions relating to:
- (a) Building setbacks and earthworks; and
 - (b) Activities on the surface of water; and
 - (c) Peat lake catchments; and
 - (d) Esplanade reserves; and
 - (e) Landscapes; and
 - (f) Environmental Benefit Lot provisions for significant natural areas and in some circumstances riparian areas; and
 - (g) Significant natural areas and indigenous biodiversity generally; and

- (h) Intensive farming activities; and
- (i) Public access; and
- (j) Customary activities; and
- (k) Marae and papakāinga; and
- (l) Cultural sites and cultural landscapes.

Advice Note: The Waikato River Vision and Strategy relates to the entire catchment of the Waikato River and is relevant to most of the District.

Policy - Maintaining and enhancing public views and public access

- 1.3.5.2 To maintain and enhance public views and public access by development actively facing and providing access to the Waikato River.

Objective - Energy and resource efficiency, design, character and amenity

- 1.3.6 To ensure that developments and subdivisions maintain and where possible enhance key elements of character and incorporate design and sustainability principles.

Policy - Urban design, character and amenity

- 1.3.6.1 Urban developments and subdivisions shall:

- (a) Maintain and where possible enhance key elements of character through building and infrastructure design, and the layout of sites; and
- (b) Actively incorporate sustainability principles within the design and layout of the development and subdivision as well as the infrastructure servicing the development.

Policy - Rural character and amenity

- 1.3.6.2 To maintain key elements of rural character and amenity by restricting the number and location of buildings, and to maintain the values associated with identified landscapes and significant natural areas.

Policy - Energy and resource efficiency

- 1.3.6.3 To ensure high levels of energy and resource efficiency by:

- (a) Requiring roading layouts to achieve high levels of connectivity; and
- (b) Requiring all residential developments to be orientated to achieve maximum solar access for new dwellings; and
- (c) Where it is appropriate, requiring multi-modal transport options to be incorporated into developments and subdivisions; and
- (d) Encouraging infrastructure which takes account of the sustainability of the life cycle of the utility, for example, stormwater runoff, storage and treatment, the selection of construction materials, ongoing energy and maintenance costs, renewal opportunities for retention devices on individual sites, as well as the active incorporation of water conservation measures; and
- (e) Enabling the establishment of on-site renewable electricity generation systems, subject to the management of adverse effects.

Policy - Implement visions and strategies in Town Concept Plans

- 1.3.6.4 To enable the opportunities and outcomes in the Town Concept Plans subject to the provision of infrastructure and the adequate management of adverse effects.

1.4 Cross Boundary Issues

1.4.1 There are some environmental issues that cross local authority and jurisdictional boundaries that need to be addressed in a coordinated manner for effective and efficient integrated management to be achieved. The adjoining local authorities are Waikato District, Ōtorohanga District, South Waikato District, Matamata-Piako District and Hamilton City. This Plan has been formulated to achieve consistency with provisions in other District Plans where possible.

1.4.2 Waipā District is within the Waikato Region. Cross boundary matters apply to both geographical boundaries between Districts, and jurisdictional boundaries with the Waikato Regional Council. Issues arising from differing rules and responsibilities sometimes require clarification or transfer of functions where necessary. Often actions need to be co-ordinated to avoid overlaps and ensure the best environmental outcomes are achieved. In addition, the Future Proof sub-region is subject to a significant number of development pressures including private plan changes, which have the potential to undermine the strategic integration of infrastructure with land use.

1.4.3 The processes that Council will use to resolve any cross boundary issues include:

- (a) Share information and consult with other local authorities on consent applications or plan change requests.
- (b) Make submissions on plans and policy statements prepared by other Councils, to achieve consistent approaches wherever possible.
- (c) Initiate and participate in joint hearings with other Councils where appropriate, to better achieve integrated resource management.
- (d) Identify, in conjunction with the Waikato Regional Council, opportunities for the transfer of functions between the two authorities where this would result in more efficient, effective and integrated resource management.
- (e) Maintain ongoing dialogue with other Councils to ensure efficient and effective and integrated management of resource management issues at a District and Regional level, particularly to harmonise standards and processes.
- (f) Encourage applicants, where activities have effects beyond the boundaries of the District, or which might give rise to effects that are not within Council's resource management functions, to consult with the affected authority.
- (g) Take into account the strategic approach to growth established by Future Proof which seeks a compact settlement pattern, the strategic integration of land use and infrastructure with particular reference to agreed staging and timing of residential and industrial/commercial land.

1.4.4 The general cross boundary issues that could affect neighbouring authorities are:

- (a) Consistency of policy direction, rules and resource management processes; and
- (b) National infrastructure – network utilities including State Highways, gas and electricity; and
- (c) Local infrastructure – network utilities that cross territorial boundaries; and

- (d) Resource consent applications where effects extend beyond territorial boundaries or where an application for consent straddles a common territorial boundary.

1.4.5 The specific cross boundary issues that could affect neighbouring authorities are management of:

- (a) Urban growth in Hamilton City; and
- (b) Rural residential development surrounding Hamilton City; and
- (c) Land transport issues; and
- (d) Hamilton International Airport; and
- (e) Management of activities at Mystery Creek; and
- (f) Discharge of contaminants to land, water and air; and
- (g) Riparian margins, water quality and aquatic habitat in water bodies; and
- (h) Availability of aggregate and sand resources in greater Waikato; and
- (i) Management of the Mount Pirongia landscape; and
- (j) Indigenous biodiversity.