



Policy Assessments: Tuumata Private Plan Change

PREPARED FOR
TGH Ruakura Industrial Development Limited

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1.0 Introduction

This report provides further analysis of the Plan Change against planning policy documents where referred to in the Tuumata Plan Change report.

2.0 Future Proof Strategy 2022

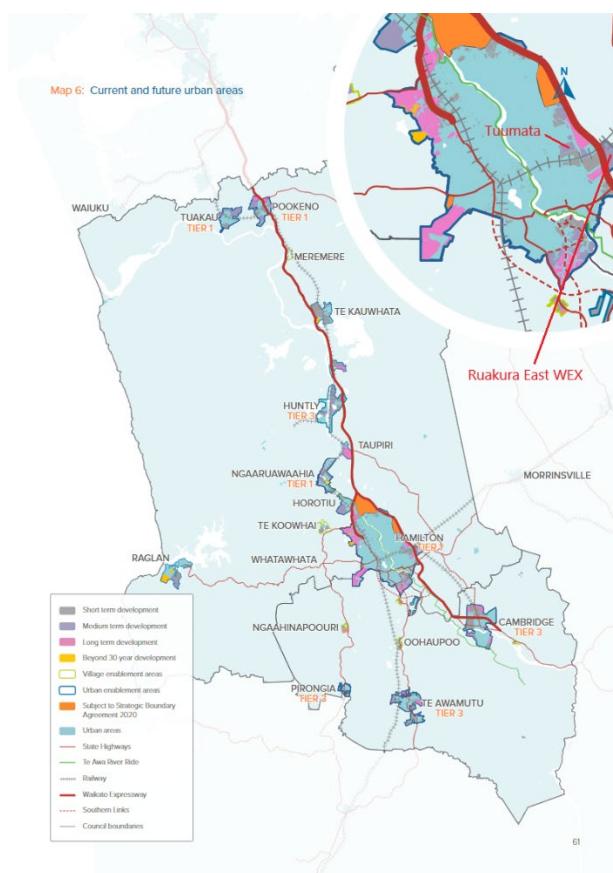
This assessment identifies the key relevant themes from the Future Proof Strategy 2022 and assesses the Plan Change against these

Urban Enablement Areas

Future Proof has identified key locations for growth across a 30-year horizon.

Map 6 from the Future Proof Strategy identifies Current and Future Urban Areas and is reproduced below.

The Tuumata Block and the current rural land east of the WEX identified for future industrial land to offset the industrial land at Tuumata are identified as Urban Areas -medium term (as marked in red on Map 6 below).



Map 6 from the Future Proof Strategy (with Tuumata and Ruakura East WEX marked)

Indicative Urban Intensification Areas

A key tool in creating more compact and concentrated urban form in the Future Proof sub-region is to move towards urban intensification in defined areas.

Future Proof defines target residential densities for greenfield development and identified intensification areas. These areas are identified at a high level in Table 6 “Intensification targets within urban enablement areas” from the Strategy for higher density development, where supported by existing or planned public transport.

At Ruakura, a Net Target Density¹ of 35-55 dwellings per hectare is identified in Table 6, supported by a future “Rapid” public transport service.

The Plan Change will be at the upper end of this target range and enable a net density of 50 dwellings per hectare.

Integrated rapid public transport network

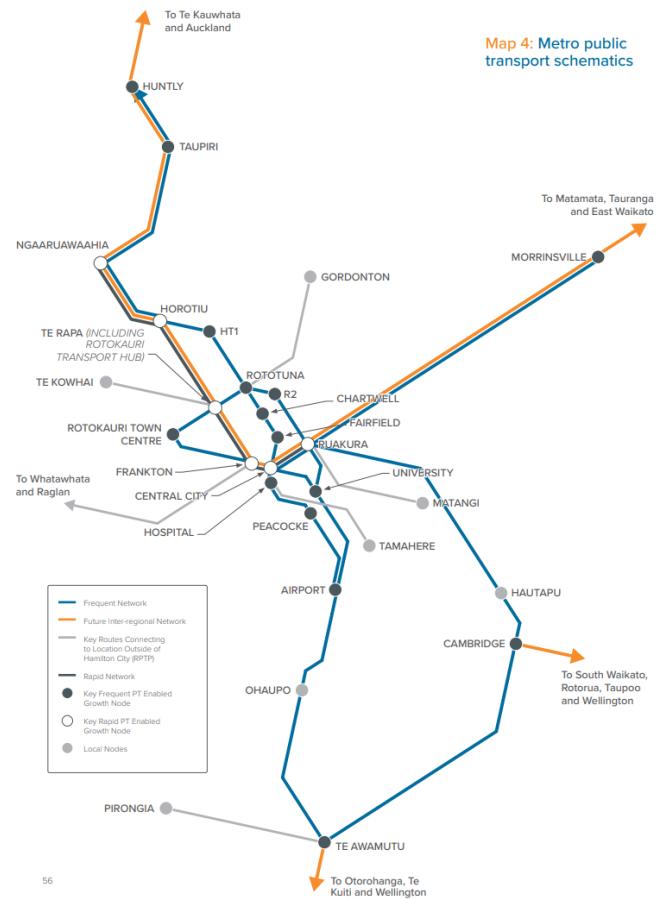
The Future Proof vision is that at the heart of the future public transport network will be a rapid transit spine linking the major employment and residential hubs of Horotiu, Rotokauri/Te Rapa, Frankton, the central Hamilton city area (including Waikato Hospital) and Ruakura with fast and frequent services throughout the day.

For Ruakura, a Rapid Transit Corridor is identified in the Strategy, supported by an integrated network of Frequent Transit Services providing minimum 15 minute frequencies which will connect all growth nodes with a new high quality public transport network.

On Map 4 Metro Public Transport Schematics from the Strategy (reproduced below), Ruakura is identified as being served by a Future Inter-regional Network to Matamata, Tauranga and East Waikato, a Rapid Network to the Central City and also part of a wider Frequent Network.

The Plan Change supports this outcome by identifying the frequent bus service network on the adjoining arterials (Fifth Ave Extension) and bus stops associated with these adjacent the proposed Neighbourhood Centre. Internal bus routes through the Plan Change area are also facilitated, connecting to the potential school location. Public Transport is further enabled by the network of internal roads, pedestrian and cycle paths connecting to future bus stops.

¹ “Net Density” is defined in the Future Proof Strategy as “*The total number of dwelling units per hectare of land developed for residential or mixed use (excludes streets, open space and non-residential uses)*”.



Map 4: Metro public transport schematics

Figure 1: Map 4: Metro Public Transport Schematics (Future Proof Strategy 2022)

Business Centres Approach

A core focus for Future Proof is growing and enhancing lively centres supported by rapid and frequent public transport. A precondition of all new centres is that they are connected to and supported by public transport networks.

The Strategy recognises that in the future growth areas of Ruakura, Rotokauri, Rototuna and Peacocke, town centres will be planned in order to service the everyday needs of the growing neighbourhoods. The Strategy specifies that town centres will function as the local hubs within the developing communities. Smaller neighbourhood centres will be easily accessible for day to-day needs.

The proposed Neighbourhood Centre at Tuumata will support the day to day needs of residents as well as being accessible internally and externally.

Industry

The Future Proof Strategy identifies the strategic industrial locations for the sub-region, where greenfield industrial growth is expected to occur, and an overarching staging pattern which aligns expected demand and infrastructure servicing.

These strategic industrial locations include Ruakura and Ruakura East (ie east of the WEX) and are shown in table 2 of the Strategy which is reproduced below.

For Ruakura/Ruakura East a total industrial land allocation of 417ha is identified out to the year 2050.

Table 2: Strategic Industrial Nodes

Strategic Industrial Nodes	Industrial Land allocation and staging (ha)		Total allocation to 2050 (ha)
	2020-2030	2031-2050	
Pookeno	5 ^[10]	23 ^[11]	53
Tuakau	26 ^[12]	77 ^[13]	103
Huntly/ Rotowaro/ Ohinewai	77 ^[14]	-	77
Horotiu/Te Rapa North/Rotokauri	189 ^[15]	50 ^[16]	239
Ruakura/ Ruakura East	172 ^[17]	245	417

Table 2: Strategic Industrial Nodes (Future Proof Strategy 2022)

Note 17 from the table provides further explanation of the industrial land at Ruakura and is as follows:

"[17] The Ruakura figures are based on the amount of land provided for industrial use at Ruakura, based on TGH planning and infrastructure assumptions. This excludes residential master plan area, Ag Research Campus and assumes the Knowledge Zone stays as such until amended through DP review process". (underline added)

The reference to the residential master plan area in Note 17 is the Tuumata block, meaning it is excluded from the industrial land allocation quantum for Ruakura (this being the basis of the figures and mapping provided by TGH to Future Proof).

The land currently zoned for industrial and logistics purposes north of the ECMTR is dependent on the building of the ETC over the ECMTR, connecting it to the Inland Port, Ruakura Interchange and associated road network in the south.

The development of the Plan Change area beyond the initial 430 sections is also dependent on the building of the ETC over the ECMTR, and its connection to Fifth Ave. As such, development of Tuumata, beyond this initial stage, will incentivise the building of the ETC over the ECMTR, which in turn will allow the development of further zoned industrial land at Ruakura.

Growth Management Directives

The Future Proof Strategy identifies growth management directives which are discussed below.

Growth management directives for Current and Future Growth Areas (Future Proof Strategy 2022)	Tuumata Plan Change Response
<i>Support compact urban development across the sub-region, focused within the key urban enablement areas set out in table 6 and the Future Proof Current and future urban areas map 6, providing for well-functioning urban environments and enhancing competitive land markets through a range of development opportunities.</i>	Ruakura, including Tuumata, is identified as an urban enablement area in table 6 and a future urban area on map 6, so its compact urban development is supported by this directive.

Growth management directives for Current and Future Growth Areas (Future Proof Strategy 2022)	Tuumata Plan Change Response
<i>Support existing urban and village areas in preference to creating new ones.</i>	Tuumata is within the existing urban area.
<i>Focus on compact urban form and increased densities enabled in a way that accommodates long-term growth and provides high quality social, cultural, economic and environmental outcomes.</i>	Tuumata promotes a compact urban form, with residential densities consistent with that specified in table 6 (ie 50 dwellings per ha net, which is within the 35-55 dwellings per hectare net specified in the table)
<i>Use defined urban enablement areas to encourage a more compact urban form, to integrate land-use with infrastructure and to send clear signals to the community about the preferred settlement pattern and the scale and extent of urban development.</i>	This directive is realised at Tuumata, including through the various mechanisms in the Plan Change to ensure integration with infrastructure (eg densities consistent with 3-waters and roading capacity, and development staging triggers base don the provision of future arterials).
<i>Enable low levels of growth within village enablement areas in accordance with districtlevel land use planning. No additional growth is planned for in other villages beyond what is already identified in district-level land use plans</i>	Not applicable.
<i>Strictly limited growth in non-urban areas around the Hamilton periphery</i>	Not applicable.
<i>All growth areas at scale are connected to and supported by rapid and frequent public transport networks, as well as effective road and active mode connections.</i>	As identified in on Map 4 from the Strategy Ruakura is shown as being served by a Future Inter-regional Network, a Rapid Network to the Central City and is part of a wider Frequent Network. The Structure Plan for Tuumata further supports public transport networks by locating the Neighbourhood Centre on a future PT route, providing for PT routes through the structure plan area, and making PT accessible from within the Structure Plan area using a variety of connected modes.
<i>Meet the diverse needs of residents of the sub-region through a range of housing types and safe and inclusive urban design.</i>	<p>A range of housing types is provided at Tuumata from single level standalone (suitable also as Kaumatua housing) through to three level apartments, as well as papakainga housing.</p> <p>Measures in the Plan Change to ensure safe and inclusive urban design, include:</p> <ul style="list-style-type: none"> • Obligations for design of open space and transport networks to be consistent with CPTED principles, incorporate cycles and pedestrian paths and create a safe speed environment that that prioritises the safe movements of pedestrians and cyclists ²; and • Rules that residential terrace and apartment developments have a pedestrian access that is step-free and separate from

² Proposed Subdivision Assessment Criterion N15b

Growth management directives for Current and Future Growth Areas (Future Proof Strategy 2022)	Tuumata Plan Change Response
	and clear of any obstructions to ensure accessibility for all people ³ .
<i>Build upon and strengthen local characteristics to create a sense of place</i>	Local characteristics are built upon and strengthened at a master plan level through utilising the site for residential purposes where this is adjacent to existing residential neighbourhoods and, at a design level, through requirements for the design and naming of public places, features and areas to reflect and celebrate the history and whakapapa of tangata whenua to the area ⁴ .
<i>Provide local employment and educational opportunities, access to green space and community facilities alongside housing, and enable high-density development around access to these opportunities.</i>	Tuumata is well placed to provide access to employment and educational opportunities, being in close proximity to the Ruakura Superhub and the University. At a more local level, the masterplan makes provision for a future school should that opportunity be taken up by MoE, with the Neighbourhood Centre making provision for community facilities accessible to the neighbourhood ⁵ .
<i>Integrate land use, funding and infrastructure through tools such as structure planning.</i>	The structure planning undertaken for Tuumata has ensured land use and infrastructure provision will be integrated, with the housing density and neighbourhood centre size and staging determined by the capacity of existing and future planned 3 waters and transport infrastructure. A PDA, being worked on by HCC and TGH will ensure further integration of funding and infrastructure.
<i>Development is planned in a way that minimises land use conflicts, including minimising potential for reverse sensitivity issues.</i>	Tuumata will minimise land use conflicts with adjacent land uses being compatible with those proposed (further discussion on this point is under the WRPS Development Principles).

Responsive Planning

The Future Proof Strategy recognises in Section 7 that with so many factors potentially influencing growth, the Future Proof settlement pattern needs to be agile enough to respond to change. The document states that a settlement pattern that has some built-in responsiveness provides an ability to capitalise on previously unidentified or emerging opportunities that have potential to contribute significant economic, social or cultural benefits to our communities.

The current and future urban areas map (Map 6), represents the Future Proof settlement pattern which has been agreed by the Future Proof partnership as being the areas where urban or village growth is to be enabled.

³ Tuumata Residential Zone rule 4.15.3.8.

⁴ Proposed Subdivision Assessment Criterion N15b

⁵ Childcare facilities, Community centres and Health-care services are permitted in the Business 6 zoned proposed for the Tuumata Neighbourhood Centre.

The Strategy states that when considering any changes to land use or the timing and staging of land development from that set out in the strategy, or indeed to the Strategy itself, then the guiding principles that underpin the settlement pattern form the basis of any criteria developed to assess the merits of particular proposals.

The Tuumata Plan Change is neither out of sequence nor unanticipated: utilising land within the medium term (10 year) horizon for urban development (as identified on map 6) and using that land for residential purposes rather than industrial (as envisaged under table 2 and its note 17). For these reasons, the criteria for out of sequence or unanticipated growth and development from the Strategy do not need to be applied.

3.0 Waikato Regional Policy Statement: Te Tauākī Kaupapahere Te-Rohe O Waikato

Waikato Regional Policy Statement (**WRPS**) sets the policy direct for the region. The Plan Change is required to give effect to the WRPS.

A full assessment of the Plan Change against relevant WRPS policies and methods set out below.

Recent proposed changes to the WRPS under Change 1 are discussed also this section. Change 1 incorporates into the WRPS the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD) and reflect the updated Future Proof Strategy 2022.

Land and freshwater

Policy LF-P5 - Waikato River catchment

Recognise Te Ture Whaimana o Te Awa o Waikato - the Vision and Strategy for the Waikato River - as the primary direction-setting document for the Waikato River and develop an integrated, holistic and co-ordinated approach to implementation.

This policy recognises the primacy of Te Ture Whaimana o Te Awa o Waikato and an assessment of the Plan Change against that document is provided above where it is concluded that the Plan Change is consistent with the outcomes sought for the Awa.

Method LF-M20 - Effects of subdivision, use and development

Territorial authorities should, in accordance with their statutory responsibilities, manage the effects of subdivision, use and development either by statutory or non-statutory means, including through district plans, development and subdivision guidelines and structure plan by considering the following:

1. *the availability of water, including by encouraging water conservation measures;*
2. *avoid, remedy or mitigate the adverse effects of the sealing of known aquifer recharge areas;*
3. *development and design that minimises the potential for contaminants to enter fresh water bodies and coastal water;*
4. *managing flows into stormwater networks including through the adoption of low impact design;*

5. providing for the creation and protection of esplanade reserves and/or strips and riparian habitat, including appropriately vegetated riparian margins where this will have a positive effect on a fresh water body and on its ecological, amenity and recreational values;
6. the promotion of best practice stormwater management for urban areas, including the need for stormwater catchment plans for greenfield urban development;
7. managing contaminant loadings (including sediment) entering stormwater networks;
8. minimising stormwater entering wastewater networks; and
9. addressing adverse effects on the migration of indigenous species.

With respect to point 1 above, water conservation measures are required by the Plan Change under Chapter 3 rule 3.7.4.4.4, including installation of water metering infrastructure, use of low flow fixtures in kitchen, laundry, toilets and bathrooms and rainwater tanks for non-potable residential use.

With respect to 2, the location isn't a known aquifer recharge area, and in any event any 'sealing' through urbanisation is already provided for under the site's operative industrial zoning.

With respect to point 3, the development will minimise contaminants through proposed Chapter 3 rule 3.7.4.4.4 b, specifying that new buildings, and additions to existing buildings must be constructed using inert cladding, roofing and spouting building materials, and through the comprehensive approach to stormwater management across the site, utilising swales and a large treatment pond.

Low impact design, best practice stormwater management, managing contaminant loadings as specified in points 4, 6 and 7 will be adopted as described in the Sub Catchment ICMP at **Attachment 11**. Separate wastewater and stormwater networks are proposed, aligning with point 7. No streams are in the Plan Change area, and as such riparian margins and esplanade reserves as anticipated by point 5 do not need to be incorporated. Notwithstanding this, the network of swales and wetland proposed will have some features of riparian margins and will provide for habitat.

Ecosystems and indigenous biodiversity

Policy ECO-P2 - Protect significant indigenous vegetation and significant habitats of indigenous fauna

Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.

Method ECO-M13 - Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna

Regional and district plans shall (excluding activities pursuant to ECO-M4):

1. protect areas of significant indigenous vegetation and significant habitats of indigenous fauna;
2. require that activities avoid the loss or degradation of areas of significant indigenous vegetation and significant habitats of indigenous fauna in preference to remediation or mitigation;
3. require that any unavoidable adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are remedied or mitigated;
4. where any adverse effects are unable to be avoided, remedied or mitigated in accordance with (2) and (3), more than minor residual adverse effects shall be offset to achieve no net loss; and

5. ensure that remediation, mitigation or offsetting as a first priority relates to the indigenous biodiversity that has been lost or degraded (whether by on-site or off-site methods). Methods may include the following:
 - a. replace like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);
 - b. involve the re-creation of habitat;
 - c. develop or enhance areas of alternative habitat supporting similar ecology/significance; or
 - d. involve the legal and physical protection of existing habitat;
6. recognise that remediation, mitigation and offsetting may not be appropriate where the indigenous biodiversity is rare, at risk, threatened or irreplaceable; and
7. have regard to the functional necessity of activities being located in or near areas of significant indigenous vegetation and significant habitats of indigenous fauna where no reasonably practicable alternative location exists.

Method ECO-M14 - Assess significance

Where regional and district plans require an assessment of significant indigenous vegetation and the significant habitats of indigenous fauna that have not been identified by Waikato Regional Council as part of ECO-M12, the criteria in APP5 shall be used. The identification of the characteristics of any area will be undertaken prior to any modification of the area or site and will inform the decision-making process as to whether the proposed activity or modification is appropriate. The characteristics that have contributed to an area being significant should also be communicated to the relevant landowners and kept on record by the local authority.

Although the waterways within the Plan Change area are highly modified artificial farm drainage channels and uniform in comparison to natural stream conditions⁶, the Powells Road Drain is assessed in the Boffa Miskell Ecology Report as a habitat of indigenous fauna (specifically black mudfish and longfin eel) with reference to Method ECO M14 as set out above.

The Boffa Miskell Ecology Report proposes a management regime for these habitats, which follows the management hierarchy approach set out in method ECO-M13. In summary:

- An existing approved Native Fish Management Plan (NFMP) for the Ruakura Structure Plan Area will be used.
- The NFMP requires that an implementation report is prepared for every Land Development Plan consent application demonstrating how native fish management will be undertaken to meet the NFMP requirements. This obligation is transferred to subdivision stage with the Plan Change with the new assessment criterion “p” at N15, Appendix 1.
- Native fish replacement habitat cannot be provided within the site extent as the proposed stormwater swales will discharge directly into the HCC reticulated networks. Therefore, any vegetated swale habitat created during the site development will be disconnected from the existing mudfish habitat and is unlikely to provide suitable habitat for mudfish.
- Based on proposed post-development connectivity, existing black mudfish habitat in current farm drains will be replaced with a purpose-designed wetland basin (BE1) east of the Ruakura SPA which has good connectivity to the Komakorau Stream catchment.

⁶ Section 4.5.6, Tuumata Plan Change Ecological Impact Assessment, Boffa Miskell 2022

- Boffa Miskell's analysis using a biodiversity compensation model shows that the proposed creation of BE1, within the limits for time lags outlined, would result in a Net Gain in biodiversity value for mudfish. The black mudfish habitat provided within the BE1 wetland will provide higher quality habitat than that lost or impacted.
- The eel habitat provided within the Silverdale swale and BS1 wetland will provide higher quality habitat than that lost and in advance of impact, and Boffa Miskell assess this will result in a Positive magnitude of effect contributing to level of ecological effect of a Net Gain.

With reference therefore to the policy approach specified above under Method ECO-M13, there are adverse effects on habitats of indigenous fauna which are unable to be avoided, remedied or mitigated. These more than minor residual adverse effects are then offset in the manner described in the Boffa Miskell report with the creation of new habitats to achieve no net loss as required by clause 4 of Method ECO-M13. This then meets Policy ECO-P2 that the significant indigenous vegetation and the significant habitats of indigenous fauna be protected, on the basis that Method ECO-M13 provides for offsetting to achieve this policy.

Historical and cultural values

Policy HCV-P2 - Relationship of Māori to taonga

Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.

Method HCV-M6 - Maintaining or enhancing tangata whenua relationships with their rohe

Local authorities should work with tangata whenua to identify opportunities to maintain or enhance their relationship with their rohe through recognition, protection, maintenance or enhancement of Māori cultural landscapes and should provide for these within regional and district plans. This may include:

1. *the use of traditional place names;*
2. *protection, enhancement and restoration of mauri;*
3. *the use of appropriate plant species;*
4. *appropriate access (use and enjoyment) for tangata whenua; and*
5. *incorporation of traditional or sympathetic design elements.*

Method HCV-M6 set out some of the ways the relationship with tangata whenua with their rohe can be maintained or enhanced.

Apart from the obvious strong statement of mana whakahaere that the development of this whenua by Waikato Tainui represents, these other methods as specified above will also be adopted. These will be implemented in the Plan Change through methods such as: Subdivision Assessment Criterion at Appendix 1 “*N15 b v. design and naming of places, features and areas to reflect and celebrate the history and whakapapa of tangata whenua to the area, including bilingual signage and informed interpretation and wayfinding*” and Neighbourhood Centre Criteria “*N16 d The extent to which the public plaza in the Neighbourhood Centre has been designed to...Reflect and celebrate the history and relationship of tangata whenua of the area*”.

Urban form and development

Policy UFD-P1 - Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

1. *has regard to the principles in APP11;*
2. *recognises and addresses potential cumulative effects of subdivision, use and development;*
3. *is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
4. *has regard to the existing built environment.*

The Plan Change is assessed against the Development Principles APP11 of the WRPS below. The conclusion from this assessment is that all relevant Development Principles are met.

The potential cumulative effects of subdivision, use and development that will occur in the Tuumata block as a result of the Plan Change have been taken into account where applicable. For example, the Sub catchment ICMP and the ITA for the Plan Change assess the effects of the development proposed, in addition to other existing and planned development impacting services and roading capacity and functioning.

The information presented in this report and attachments, together with the Structure Planning approach undertaken for Tuumata is more than sufficient to allow assessment of the potential long-term effects of subdivision, use and development.

Regard has been had to the existing built environment in the planning for Tuumata, including through the introduction of new compatible activities and through buffering through roading and open space where needed.

APP11 Development Principles

<i>New development should:</i>	<i>Response</i>
<i>a. support existing urban areas in preference to creating new ones;</i>	Tuumata is in an existing urban area. The land east of WEX where the industrial land will be made up for is recognised in the Future Proof Strategy as a future urban area.
<i>b. occur in a manner that provides clear delineation between urban areas and rural areas;</i>	As above.
<i>c. make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;</i>	Tuumata provides an opportunity for urban intensification.
<i>d. not compromise the safe, efficient and effective operation and use of existing and planned infrastructure, including transport infrastructure, and should allow for future infrastructure needs, including maintenance and upgrading, where these can be anticipated;</i>	The operation of existing and planned infrastructure is not compromised through the mechanisms in the plan change of limiting the number of residential lots and not allowing the Neighbourhood Centre to be built until Fifth Ave is extended to the ETC and through not allowing development beneath the Electricity Transmission Yard until this infrastructure is removed (post 2026).
<i>e. connect well with existing and planned development and infrastructure;</i>	Tuumata is part of the connected wider Ruakura Structure Plan area and ties into the strategic infrastructure planned there.

<p><i>f. identify water requirements necessary to support development and ensure the availability of the volumes required;</i></p>	<p>The Sub Catchment ICMP prepared for Tuumata assesses water requirements and confirms there will be sufficient capacity.</p>
<p><i>g. be planned and designed to achieve the efficient use of water;</i></p>	<p>The efficient use of water will be achieved through the Tuumata-specific water efficiency measures proposed in Chapter 3 with the Plan Change.</p>
<p><i>h. be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, regionally significant industry, high class soils, and primary production activities on those high class soils;</i></p>	<p>The resources identified are not present, with the exception of transmission corridors (where adverse effects are avoided through land development staging mechanisms beneath the lines in the Plan Change) and high class soils (where the area's urbanisation has already been determined).</p>
<p><i>i. promote compact urban form, design and location to:</i></p> <ul style="list-style-type: none"> <i>i. minimise energy and carbon use;</i> <i>ii. minimise the need for private motor vehicle use;</i> <i>iii. maximise opportunities to support and take advantage of public transport in particular by encouraging employment activities in locations that are or can in the future be served efficiently by public transport;</i> <i>iv. encourage walking, cycling and multi-modal transport connections; and</i> <i>v. maximise opportunities for people to live, work and play within their local area;</i> 	<p>Tuumata promotes a compact urban form, design and location through the density of development provided, the high degree of connectivity (including walking and cycling) and the provision of a Neighbourhood Centre to provide a walkable hub to serve residents' daily needs.</p>
<p><i>j. maintain or enhance landscape values and provide for the protection of historic and cultural heritage;</i></p>	<p>The current industrial zoning of the site makes no particular provision for landscape values, nor are any items of historic or cultural heritage identified at Tuumata.</p>
<p><i>k. promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;</i></p>	<p>Positive indigenous biodiversity outcomes will be enabled through the creation of new mudfish and tuna habitats off-site, which will result in a better habitat and a net gain.</p>
<p><i>l. maintain and enhance public access to and along the coastal marine area, lakes, and rivers;</i></p>	<p>N/A</p>
<p><i>m. avoid as far as practicable adverse effects on natural hydrological characteristics and processes (including aquifer recharge and flooding patterns), soil stability, water quality and aquatic ecosystems including through methods such as low impact urban design and development (LIUDD);</i></p>	<p>The stormwater solution as described in the Sub Catchment ICMP adopts low impact urban design and development methods.</p>
<p><i>n. adopt sustainable design technologies, such as the incorporation of energy-efficient (including</i></p>	<p>Sustainable design technologies are adopted, including water conservation measures required of</p>

<p><i>passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;</i></p>	<p>new development at Tuumata under the new Chapter 3 rules, and through the layout of the Tuumata Structure Plan which orientates streets north-south, allowing east and west solar aspect of new lots.</p>
<p><i>o. not result in incompatible adjacent land uses (including those that may result in reverse sensitivity effects), such as industry, rural activities and existing or planned infrastructure;</i></p>	<p>Adjacent land uses (existing and proposed) are compatible with the proposed new residential, business and open space land uses. Specifically:</p> <ul style="list-style-type: none"> • The proposed Ruakura Industrial land on the opposite side of the ETC will be buffered by the open space strip in the Tuumata structure plan, as well as the ETC itself. In any event, various controls are on the Ruakura Industrial zoning to manage impacts on adjoining and nearby residential area (noise, lighting etc). • The proposed residential uses are compatible with the Knowledge Zone and the existing nearby residential neighbourhoods. • The relatively small scale of the proposed Tuumata Neighbourhood Centre (both footprint and bulk and location ie 10m height limit), the “neighbourhood friendly” range of uses provided, and its separation by roads and open space from existing and planned residential areas will ensure compatibility.
<p><i>p. be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;</i></p>	<p>The projected effects of climate change have been taken into account in the flooding assumptions used in the Sub-Catchment ICMP.</p>
<p><i>q. consider effects on the unique tangata whenua relationships, values, aspirations, roles and responsibilities with respect to an area. Where appropriate, opportunities to visually recognise tangata whenua connections within an area should be considered;</i></p>	<p>As discussed under Method HCV-M6 of the WRPS, apart from the obvious strong statement of rangatiratanga that the development of this whenua by Waikato Tainui represents various methods in the Plan Change will enhance its relationship with Tuumata.</p>
<p><i>r. support the Vision and Strategy for the Waikato River in the Waikato River catchment;</i></p>	<p>The support for the Vision and Strategy for the Waikato River through the Plan Change is discussed under the discussion of that document.</p>
<p><i>s. encourage waste minimisation and efficient use of resources (such as through resource efficient design and construction methods); and</i></p>	<p>Land use planning where greenfields are being developed has limited opportunities to implement this principle.</p>
<p><i>t. recognise and maintain or enhance ecosystem services.</i></p>	<p>Very few ecosystem services exist on the site.</p>

Policy UFD-P3 - Marae and papakāinga

To recognise the historical, cultural and social importance of marae and papakāinga and to provide for their ongoing use and development.

No new Marae are proposed in the Tuumata area. Papakainga have been specifically provided for in the proposed Tuumata Residential Zone.

Policy UFD-P11 - Adopting Future Proof land use pattern

Within the Future Proof area:

1. *new urban development within Hamilton City, Cambridge, Te Awamutu/Kihikihi, Pirongia, Huntly, Ngāruawāhia, Raglan, Te Kauwhata, Meremere, Taupiri, Horotiu, Matangi, Gordonton, Rukuhia, Te Kowhai and Whatawhata shall occur within the Urban Limits indicated on Map 43 (5.2.10 Future Proof map (indicative only));*
2. *new residential (including rural-residential) development shall be managed in accordance with the timing and population for growth areas in Table 34 (APP12);*
3. *new industrial development should predominantly be located in the strategic industrial nodes in Table 35 (APP12) and in accordance with the indicative timings in that table except where alternative land release and timing is demonstrated to meet the criteria in UFD-M49;*
4. *other industrial development should only occur within the Urban Limits indicated on Map 43 (5.2.10 Future Proof map (indicative only)), unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes in Table 35 (APP12) shall be provided for as appropriate in district plans;*
5. *new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 35 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 35;*
6. *new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the arterial function of the road network, and on other infrastructure;*
7. *where alternative industrial and residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern; and*
8. *where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 35, such activities may be provided for within other land adjacent to the runways, providing adverse effects on the arterial road network and other infrastructure are avoided, remedied or mitigated.*

This policy which directs adoption of the Future Proof land use pattern is out of date in that it references the land use patterns, timing and allocations from the previous Future Proof Strategy, and does not take into account the Housing and Business Land Assessments for the Future Proof sub-region prepared in 2021 in accordance with the requirements of the NPS:UD. The WRPS is being updated through Plan Change 1 to reference the updated Future Proof Strategy, and as discussed below, the Plan Change accords with this update.

That said, Policy UFD-P11 is an operative Policy and its references to the following requires assessment:

- *New urban development shall occur within the Urban Limits indicated on Map 43 (item 1 Policy UFD-P11).*

Tuumata is within the Urban Limits shown on Map 43.

- *New residential development shall be managed in accordance with the timing and population for growth areas in Table 34 (APP12).*

A residential population of 60,000 by 2041 is identified in Table 34 in the Hamilton Greenfield growth areas of Rototuna, Rotokauri, Ruakura and Peacockes. Importantly, this approach has been reassessed and updated under Change 1 to the WRPS which is discussed further below. Notably the specific population targets in Table 34 have been deleted and replaced with the timing indicated on a new Map 43 on which Tuumata is identified, in accordance with the National Policy Statement on Urban Development 2020. As such, the Table 34 population numbers are out of date and no further analysis is made of consistent with them.

- *New industrial development being predominantly located in the strategic industrial nodes and indicative timings in Table 35*

Exceptions are allowed under this policy where alternative land release and timing is demonstrated to meet the criteria in method UFD-M49.

This requires examination for the Tuumata Plan Change because the rezoning of the existing 60 ha of Industrial Land at Tuumata (excludes open pace) to residential and business, is not anticipated by the industrial land allocations in the operative table 35.

UFD-M49 - Criteria for alternative land release in the Future Proof area

District plans and structure plans can only consider an alternative residential or industrial land release, or an alternative timing of that land release, than that indicated in Tables 34 and 35 in APP12 provided that:

1. *to do so will maintain or enhance the safe and efficient function of existing or planned infrastructure when compared to the release provided for within Tables 34 and 35;*
2. *the total allocation identified in Table 35 for any one strategic industrial node should generally not be exceeded or an alternative timing of industrial land release allowed, unless justified through robust and comprehensive evidence (including but not limited to, planning, economic and infrastructural/servicing evidence);*
3. *sufficient zoned land within the greenfield area or industrial node is available or could be made available in a timely and affordable manner; and making the land available will maintain the benefits of regionally significant committed infrastructure investments made to support other greenfield areas or industrial nodes; and*
4. *the effects of the change are consistent with the development principles set out in APP11.*

With respect to point 1 above, the Plan Change will maintain the safe and efficient function of existing or planned infrastructure: as has been determined by the ITA and the Sub catchment ICMP prepared.

With respect to point 2, the alternative land use for the site for residential, rather than industrial, is supported by robust analysis as set out in this report. Included here is the Formative assessment of effects on industrial land supply from the rezoning to residential proposed for Tuumata (refer Formative Report at **Attachment 5**). As concluded by Formative, the additional land east of the WEX which is now identified for future urban and industrial purposes in the strategies discussed above and in Change 1 to the RPS, more than makes up for the proposed use of the Tuumata block for residential activity. As concluded by Formative, with the 85ha east of the Expressway included, there will be no industrial land shortfall in Hamilton in the long term (30 year horizon).

With respect to point 3, as concluded by Formative, it is only in the long term (30 year horizon) when a projected shortfall in industrial land will occur as a result of the rezoning and in the meantime, the land east of the WEX can be brought on line.

Finally, with respect to point 4, the Plan Change has been assessed against the development principals in APP11, as set out in **Attachment 13** to this report. It is concluded here that the Plan Change is consistent with those principals.

Policy UFD-P12 - Density targets for Future Proof area

A target 16 households per hectare average gross, is specified for Hamilton Greenfield Areas, including Ruakura in this policy.

Tuumata achieves a gross density of 17 dwellings per hectare (ie total land area, inclusive of roads and open space). In this regard, a large proportion of the site will be dedicated to open space, stormwater management and roads which reduces the developable land area but deliver excellent environmental and urban form outcomes.

Policy UFD-P13 - Commercial development in the Future Proof area

Section 7 of Policy UFD-P13 provides the following directives for the establishment of new centres:

7. ensure new commercial centres are only developed where they are consistent with (1) to (6) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:

- a. the distribution, function and infrastructure associated with those centres identified in Table 37 (APP12);*
- b. people and communities who rely on those centres identified in Table 37 (APP12) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes;*
- c. the efficiency, safety and function of the transportation network; and*
- d. the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.*

Sections 1-6 of the policy essentially seek to support and sustain the vitality and viability of existing commercial centres (specifically those identified in Table 37 (APP12) ie within Hamilton the Central Business District, Te Rapa North Commercial Centre and Chartwell).

The Formative Report has assessed the retail distribution impacts of the proposed Neighbourhood Centre at Tuumata.

It notes that the centres potentially affected by the proposed Neighbourhood Centre are the closest centres, including the Chartwell Sub-Regional centre, the Hillcrest, Hillcrest North, Hamilton East and Five Cross Roads Suburban centres, and the Central City. Neighbourhood centres it notes are unlikely to be adversely affected by any more than a very small amount, because of the strong convenience role those centres play, and their established nature means.

In respect of potential impacts on the CBD and Chartwell, Formative conclude that the new proposed Neighbourhood Centre will draw only very limited amounts of spend from the Chartwell Sub-Regional centre and the Central City. That, and the relatively very large size of those centres, means that there will not be discernible effects on Chartwell and the Central City. Further, households within the new

Neighbourhood centre catchment will still travel to higher order centres from time to time to meet their broader retail and services needs, particularly to visit businesses of a type not represented in the Tuumata Neighbourhood centre.

Accordingly, it is the conclusion of this assessment that the people and communities who rely on those centres as referred to in 7b above, will not be adversely affected by the new Neighbourhood Centre.

Potential impacts on the efficiency, safety and function of the transportation network have been assessed in the ITA at **Attachment 8**, where it is concluded that, subject to the connection of the Fifth Ave to the ETC (a staging rule in the Plan Change), the Neighbourhood Centre will not adversely impact on the efficiency, safety and function of the transportation network.

With reference to 7d above, the effects on the extent of industrial land are discussed under Policy UFD-P11 above. Reverse sensitivity impacts are discussed with the APP11 Development Principles. In summary, however the proposed neighbourhood Centre is sufficiently separated and also independently served by transport routes to have no reverse sensitivity impacts on existing industrial land.

Key relevant Methods not already referred to above are discussed in summary form below.

Method UFD-M8 - Information to support new urban development and subdivision

This method specifies that District Plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be supported by information which identifies, as appropriate to the scale and potential effects of development.

These matters as set out in the method have all been addressed in this report and its technical attachments.

Method UFD-M11 - Plan provisions co-ordinating growth and infrastructure

This method requires that regional and district plans include provisions that provide for a long-term strategic approach to the integration of land use and infrastructure. This includes (relevant to this Plan Change): roading patterns and design support the use of public transport; walking and cycling facilities are integrated with developments; the different transport modes are well connected; and development does not add to existing road safety risks and where possible should reduce such risks.

These matters are discussed in more detail in the ITA, however in summary, the structure plan supporting the Plan Change has a layout which strongly supports public transport (through accessibility and making provision for bus routes internally) and integrates walking and cycling options. Road safety risks are examined in the ITA where no further risk is identified, and these will further minimised internally within Tuumata through the provision of a slow speed road environment and separation of walking and cycling routes from roads.

UFD-M18 - Integrated Transport Assessments

This method seeks that territorial authorities ensure an Integrated Transport Assessment is prepared to support a structure plan, plan change or resource consent application where the development may result in additional major trip-generating activities.

The ITA that has been prepared for the Plan Change at **Attachment 8** satisfies this requirement.

4.0 Proposed Plan Change 1 to the Waikato Regional Policy Statement (National Policy Statement on Urban Development 2020 and Future Proof Strategy Update)

Proposed Change 1 to the WRPS was notified on 22 October 2022 with submissions closing 16 December 2022. The Proposed Change incorporates the requirements of the National Policy Statement on Urban Development 2020 (NPS-UD) and reflects the updated Future Proof Strategy.

The assessment below is against the changes to the RPS introduced with Change 1 that are relevant to this proposal.

The addition of the following to Objective IM-09 Amenity:

“....

2. Where intensification occurs in urban environments, built development results in attractive, healthy, safe and high-quality urban form which responds positively to local context whilst recognising that amenity values change over time in response to the changing needs of people, communities and future generations, and such changes are not, of themselves, an adverse effect”.

The Plan Change responds to this objective with its focus on the health and safety of future residents (layout encouraging active modes and passive recreation, creation of safe speed environment, incorporation of CPTED principles) and high quality urban design outcomes (including through the Structure Plan layout and at a on-site and off-site scale through the provisions). Also here, is recognition that any amenity values derived from the site's current rural land uses will change with urbanisation, but consistent with the NPS:UD, that in itself is not an adverse effect.

The addition of the following to Objective UFD-O1 - Built environment

“...

12. strategically planning for growth and development to create responsive and well-functioning urban environments, that:

- a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change;
- b. improve housing choice, quality, and affordability;
- c. enable a variety of homes that enable Māori to express their cultural traditions and norms;
- d. ensure sufficient development capacity, supported by integrated infrastructure provision, for identified housing and business needs in the short, medium and long term;
- e. improves connectivity within urban areas, particularly by active transport and public transport;
- f. take into account the values and aspirations of hapū and iwi for urban development”.

These matters at 12a.-d. are essentially the same as Policy 1 of the NPS:UD and give effect to that Policy. The inclusion of a well-functioning urban environment at 12e improving connectivity within urban areas, particularly by active transport and public transport, is realised by the Plan Change through the internal and external transport connections it provides for.

12f seeks that a well-functioning urban environment takes into account the values and aspirations of hapū and iwi for urban development. This is particular relevant to the Plan Change: enabling as it does the development of land that will advance the values and aspirations of hapū and iwi.

The following changes to Policy UFD-P11 - Adopting Future Proof land use pattern:

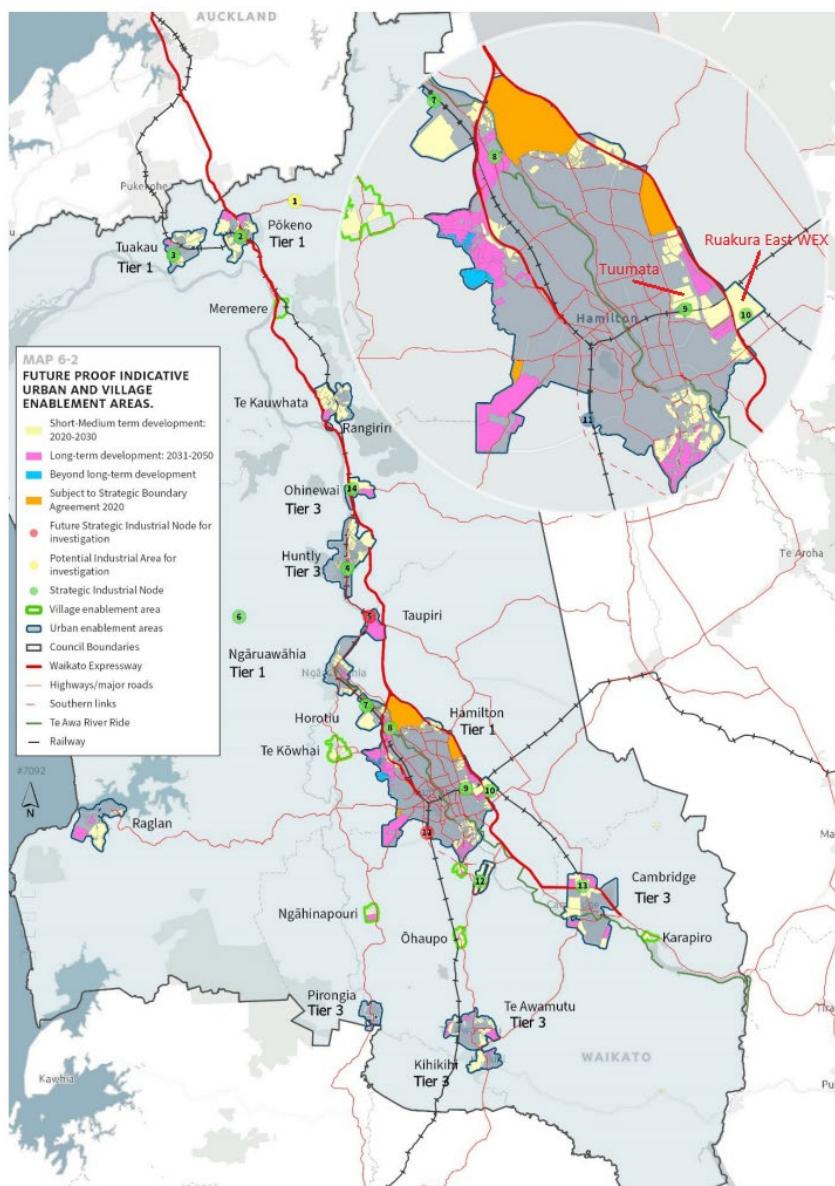
Within the Future Proof area:

....

2. new residential (including rural-residential) development shall be managed in accordance with the timing indicated on Map 43 (5.2.10 Future Proof map (indicative only)) or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020) timing and population for growth areas in Table 34 (APP12)

The Tuumata Structure Plan Area is shown on Map 43 of Change 1 as being within the Short-Medium Term development 2020-2030 timeframe. As such the proposed zoning and release accords with this anticipated timing.

For completeness, the Industrial Land East WEX is shown in the same timeframe (ie Short-Medium Term development 2020-2030) and is also identified as Strategic Industrial Node “10”. Tuumata and Ruakura East WEX are marked up on Map 43 below.



Map 43: Future Proof indicative urban limits and village enablement areas

3. new industrial development should predominantly be located in the strategic industrial nodes in Table 35 (APP12) and in accordance with the indicative timings in that table except as set out in clause (7) below; where alternative land release and timing is demonstrated to meet the criteria in UFD-M49;

Strategic Industrial Nodes (based on gross developable area) ¹	Industrial Land allocation and staging (ha)	Total allocation to 2050 (ha)
	2020-2030	2031-2050
Pōkeno	5	23
Tuakau	26	77
Hunly/Rotowaro/Ohinewai	77	—
Horotiu/Te Rapa	189	50
North/Rotokauri		239
Ruakura/Ruakura East	172	245
Hamilton Airport/Southern Links	94	46
Hautapu	67	160
Totals	630	626
		1,256

¹. Gross Developable Area includes land for building footprint, parking, landscaping, open space, bulk and location requirements and land for infrastructure including roads, stormwater and wastewater facilities.

Explanation

~~At the time of hearing submissions on the Proposed Waikato Regional Policy Statement, there was approximately 879ha of zoned industrial land that was vacant within the central Future Proof area. The strategic nodes identified in Table 35 include a mixture of existing zoned land and land identified as future industrial land, subject to district planning processes.~~

~~The land identified in Table 35 is based on expected demand, including a margin above demand, as set out in the Housing and Business Land Assessments 2021 for the Future Proof sub-region, in accordance with the National Policy Statement on Urban Development 2020. for the Rotokauri, Horotiu, Hunly and Rotowaro industrial nodes are the vacant gross developable land areas remaining within the zoning of the Proposed Hamilton District Plan (Rotokauri Structure Plan), and Operative Waikato District Plan (Horotiu Industrial Park, Hunly Industrial Zone).~~

Ruakura/Ruakura East ~~The land identified in Table 35 is based on the amount of land provided for industrial use at Ruakura, excluding the residential master-plan area and Agricultural Research Campus.~~

The conclusions from the above are that:

1. As stated in the Explanation to Table 35 for Ruakura/Ruakura East, the land allocated for industrial specifically excludes “the residential master-plan area” which is the Tuumata block.
2. Although the rezoning of the Industrial Land east of the WEX is not proposed with this Plan Change, its eventual utilisation for this purpose will be anticipated by the RPS following Change 1: it being part of the “Ruakura/Ruakura East” industrial land allocation.
3. That land east of the WEX is included in the Short-Medium Term development timeframe (2020-2030), as is Tuumata.

~~7. where alternative industrial and residential urban land release patterns are promoted, either out-of-sequence or unanticipated on Map 43 or in Table 35, including proposals outside of the urban or village enablement areas indicated on Map 43, through district plan and structure plan processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the responsive planning criteria in APP13; and~~

Based on this policy as proposed to be amended by Change 1, assessment against the responsive planning criteria in APP13 is not required in this case because Tuumata presents an urban land release in-sequence and anticipated on Map 43 and in Table 35.

Changes to Policy UFD-P12 - Density targets for Future Proof area

~~Hamilton City Council, Waipā District Council and Waikato District Council Future Proof territorial authorities shall seek to achieve compact urban environments that:~~

1. ~~support existing commercial centres;~~
2. ~~support multi-modal transport options, including active transport and rapid and frequent public transport;~~
3. ~~and allow people to live, work and play within their local area;~~
4. ~~support the delivery of a range of housing options;~~
5. ~~enable building heights and density of urban form to realise as much development capacity as possible to maximise benefits of intensification within city centre zones unless modified to accommodate a qualifying matter;~~
6. ~~enable building heights and density of urban form to reflect demand for housing and business use in metropolitan centre zones, and in all cases building heights of at least 6 storeys unless modified to accommodate a qualifying matter;~~
7. ~~enable building heights of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops, the edge of city centre zones and the edge of metropolitan centre zones unless modified to accommodate a qualifying matter;~~
8. ~~within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form should be enabled, commensurate with the level of commercial activities and community services unless modified to accommodate a qualifying matter; and~~
9. ~~provide for high-quality urban environments that respond positively to local context, recognising that amenity values of the urban and built form in areas planned for intensification will develop and change over time and such change is not, in and of itself, an adverse effect.~~

In doing so, development provisions shall seek to achieve over time the following average gross density targets minimum net target densities (dwellings per hectare) in defined locations. To the extent that requirements in UFD-P12 above may result in a higher density for certain areas than the density identified in the table below, those higher densities shall prevail.

....

<i>Ruakura</i>	<i>35-55</i>
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¹ Areas/locations are indicative and will be defined through individual Future Proof partners' plan making processes.

The following conclusions are made for Tuumata in respect these proposed changes to policy UFD-P12:

1. Tuumata is within the existing urban area and will assist with the creation of a compact urban environment.
2. Existing commercial centres are supported to the extent that the proposed new Tuumata neighbourhood centre will function within the Hamilton Centres Hierarchy without adversely affecting the function and viability of existing centres.
3. The delivery of a range of housing options is supported by the plan change from single house and papakainga through to apartment typologies.

4. Building heights of at least 6 storeys are not required within at least a walkable catchment of existing and planned rapid transit stops, because the public transit stops planned adjacent to Tuumata do not qualify as “planned rapid transit stops” as defined in the NPS:UD but are instead a planned frequent public transport link.
5. Adjacent to the proposed neighbourhood centre zone, building heights and density of urban form is enabled commensurate with the level of commercial activities and community services proposed. In particular the proposed density, 3-level height limit and overall yield of between 1100-1300 dwellings which results appropriately supports the proposed scale of commercial development.
6. For the reasons explained elsewhere in this report, the plan change will provide for a high-quality urban environment that responds positively to its local context.

The net target density for Ruakura of 35-55 dwellings per hectare from this policy will be achieved at Tuumata, where a net average density of 50 dwellings per hectare is enabled.

Changes to Methods UFD-M6 - Growth strategies

Territorial authorities should ensure that before land is rezoned for urban development, urban development planning mechanisms such as structure plans and town plans are produced, which facilitate proactive decisions about the future location of urban development, give effect to any council-approved growth strategy or equivalent council-approved strategies and plans, and allow the information in UFD-M8 to be considered.

UFD-M8 - Information to support new urban development and subdivision

District plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be supported by information which identifies, as appropriate to the scale and potential effects of development, the following:

....

15. how the proposal recognises and provides for any council-approved growth strategy or equivalent council-approved strategies and plans, and any development planning mechanisms such as structure plans and town plans.

The proposed plan change gives effect to the Hamilton Waikato Metropolitan Spatial Plan 2020 and, as such, the use of a structure plan (as has been prepared for Tuumata), aligns with these amended methods. How it recognises and provides for the full range of council-approved strategies and plans is discussed elsewhere in this report under the relevant headings.

UFD-M48 - Land release in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council shall ensure land is zoned and Hamilton City Council, Waipā District Council, Waikato District Council, Waikato Regional Council, the New Zealand Transport Agency and other relevant government agencies should ensure that land is appropriately serviced, in accordance with UFD-P11, Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), Tables 34, and Table 35 and 36 in APP12.

This methods states the obligation to zone and service Tuumata in accordance with the land release timing of 2020-2030 set out in Map 43 and table 35 above.

New method UFD-M63 - Housing Affordability

Future Proof partners should consider regulatory and non-regulatory methods to improve housing affordability such as increasing housing supply, greater housing choice, more diverse dwelling typologies, alternative delivery partners, and investigating inclusionary zoning.

This method is relevant to the extent it sets out a range of ways to improve housing affordability. Of these, 3 are achieved at Tuumata: increasing housing supply, greater housing choice, and more diverse dwelling typologies.

New method UFD-M66 - Changing amenity values within urban environments

Waikato District Council, Hamilton City Council and Waipa District Council shall include provisions in their district plans and other mechanisms that identify anticipated future amenity outcomes in areas planned for intensification within urban environments, and recognise and allow for amenity values within these locations to develop and change over time.

The Plan Change includes provisions that identify anticipated future amenity outcomes, with a clear statement of the anticipated built form outcome (“predominantly three storeys” etc) and the level of amenity sought (including on site and off site) in the policies for the Tuumata Residential Zone.

Changes to APP11 - Development principles General development principles

New development should: The general development principles for new development are:

p) be appropriate with respect to current and projected future effects of climate change and be designed to allow adaptation to these changes and to support reductions in greenhouse gas emissions within urban environments;

Reductions in greenhouses gases are supported by providing an appropriate density adjacent to a planned future public transport network, and further minimising private motor vehicle trips by enabling a range of alternative transport choices.

5.0 Hamilton City District Plan

Although by its nature, the Plan Change seeks an outcome which is different than the Operative District Plan, the Plan Change is consistent with its wider policy direction as articulated in the District Plan’s Strategic Framework set out in its Chapter 2. This is discussed below, including where relevant, where this Strategic Framework is proposed to be changed by proposed Plan Change 12 to the Operative Plan.

Towards a Sustainable City

Objective 2.2.1 and its associated policies seeks that Hamilton is characterised by an increasingly sustainable urban form. For the reasons articulated above, this will be achieved at Tuumata, including as a result of its location, its higher density, and its layout and land use encouraging alternatives to the private motorcar. The explanation to this objective and its policies is that the City’s strategic documents - the Hamilton Urban Growth Strategy (HUGS), the Waikato Regional Policy Statement, Access Hamilton, Future Proof, and Hamilton’s City Design Guide Vista - aim to manage growth by establishing an increasingly ‘compact city’, where development is concentrated so land and infrastructure can be provided and used efficiently.

Objective 2.2.2 seeks that urban development takes place within areas identified for this purpose, in a manner which uses land and infrastructure most efficiently. Here, Policy 2.2.2a directs that development occurs in locations that are consistent with the growth management policies of the WRPS. As concluded above, this is achieved at Tuumata. Policy 2.2.2b directs that any development that is within an identified growth area is to be undertaken in general accordance with an approved Structure Plan, which it does at Tuumata, except to the extent that the Ruakura Structure Plan needs to be updated as proposed to provide for the specific outcomes proposed for the block. Policy 2.2.2c directs that the release of land for urban development will not be allowed unless appropriate infrastructure is available. As described in the report land release at Tuumata will

be staged according to the key infrastructure constraint of the provision of arterial roads being the ETC and Fifth Ave Extension. Furthermore, the density of development proposed has been tested against and confirmed to be able to be accommodated by 3-waters infrastructure.

Change 12 makes some changes to this sustainable city objective and policies, including removing the requirement for development to make use of 'the identified' opportunities for urban intensification at policy 2.2.1a and 'prioritising' rather than 'encouraging' walking, cycling and public transport.

Urban Design Approach

Objective 2.2.3 seeks to promote safe, compact, sustainable, good quality urban environments that respond positively to their local context. This is achieved by Policy 2.2.3a that development responds to best practice urban design and sustainable development principles, appropriate to its context. The urban design approach taken for Tuumata is best practice and accords with sustainable development principles⁷. The objective is also achieved through Policy 2.2.3b that development responds to Low Impact Urban Design and Development and Crime Prevention Through Environmental Design (CPTED) principles. Tuumata does both: utilising low impact design in the management of its stormwater and adopting at various places CPTED principles. Finally, the requirement of policy 2.2.3c that development enhances civic, natural heritage, cultural, ecology and surrounding public space networks, is achieved at Tuumata through its extensive provision of connected open space, which also provide habitat opportunities (swales and wetlands) and its requirements for mana whenua values to be incorporated to the design and naming of public spaces and structures, roads and other public linkages.

Plan Change 12 brings objective 2.2.3 into alignment with the NPS:UD by adding that further change to urban environments may occur through intensification, and adding that development considers the objectives and policies in Chapter 25.15. These objectives and policies in Chapter 25.15 under Plan Change 12 seek urban design outcomes of retention and enhancement of urban amenity values; a positive sense of place; enhancement of public and personal safety; development which is well connected, legible and promotes sustainable energy use and integration with transport planning. These matters are all considered below in the assessment of amenity values, safety and transport.

Central City, Business and Industry

Objective 2.2.4 seeks to establish and maintain a hierarchy of viable and vibrant business centres that provide a focus for retail, commercial and entertainment activities and serve the social, cultural, environmental and economic needs of the community. Policy 2.2.4a directs a business hierarchy whereby neighbourhood centres contain retailing and service activities to serve immediate residential catchments. The proposed Tuumata Neighbourhood Centre is sized and zoned to provide retailing and service activities to serve its immediate residential catchment. Policy 2.2.4b directs that the distribution, type, scale and intensity of activities outside the Central City does not undermine the viability, vitality and vibrancy of the Central City, its amenity values, or role in meeting the needs of the region....This has been assessed and confirmed by Formative.

The policies 2.2.5b that "*Business activities and industrial activities and development uses land allocated and serviced for business and industrial purposes*" and 2.2.5c that "*Industrial zoned land shall be safeguarded for industrial purposes*" would be valid at present while the land at Tuumata is zoned for Industrial purposes, but no longer once the land is rezoned as sought by the Plan Change.

Plan Change adds the policy 12 2.2.6d that residential activity above ground floor commercial uses is encouraged where it can be shown to support the business centres and meet the day-today needs of

⁷ The Urban Design Report for Tuumata by Boffa Miskell uses the UN Sustainable Development Goals to guide the sustainability principles which are applied to Tuumata.

residents, achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

The Business 6 zone which is proposed to be adopted for the Neighbourhood Centre makes apartments above ground floor a restricted discretionary activity. Plan Change 12 will make such apartments as a permitted activity subject to compliance with outlook and storage requirements and with no limitations on sizes. This outcome accords with this new policy.

Residential Development

Objective 2.2.6 seeks that sufficient feasible, reasonably expected to be realised development capacity for housing is provided to meet the bottom lines in the table in the policy.

Objective 2.2.7 seeks that a range of housing types and densities is available to meet the needs of a diverse range of people and communities.

These objectives and their associated policies are proposed to comprehensively updated under Plan Change 12 to align with the MDRS requirements and the NPS:UD. Here, policy 2.2.9b now requires that higher density residential areas are located within the walkable catchment of the Central City and adjacent to identified commercial centres. Higher density in this context is density greater than the MDRS (3 level) density provided widely throughout the city. The application of such higher densities under Plan Change 12 has predominantly been in areas with walkable catchments of suburban, rather than neighbourhood centres, and to areas already zoned medium density residential. This city form approach sought under Plan Change 12 is further articulated in the new policy discussed below. Tuumata is neither within the walkable catchment of the Central City nor within a walkable catchment of a suburban centre. Its density has been determined taking into account the constraints of 3 waters and transport infrastructure, as well as its adjacency to a future neighbourhood centre.

Tangata Whenua/Mana Whenua

Objective 2.2.9 seeks that resource management priorities are developed in partnership with tangata whenua. Proposed Change 12 replaces the term 'tangata whenua' with 'mana whenua' in this objective and in its supporting policies. These policies direct the following in summary in respect to tangata/mana whenua: recognise and promote the relationship; consideration of effects on relationships, values, aspirations, roles and responsibilities; ongoing consultation and collaboration; and consideration of any relevant Iwi Management Plan.

The historical and traditional bonds of Ngaati Wairere, Ngaat Maahanga, Ngaati Hauaa, Ngaati Tamainupoo and Ngaati Korokii-Kahukura with the natural and physical landscapes within Kirikiriroa are recognised under Proposed Change 12. They have all have been part of the TWWG for Ruakura.

Consultation through the TWWG (which will be ongoing) has and will continue to give effect to Objective 2.2.9 and its associated policies.

Te Awa of Waikato

Proposed Plan Change 12 makes extensive amendments to the objectives and associated policies here at 2.2.10 that the health and wellbeing of the Waikato River is restored and protected so that it may sustain abundant life and prosperous communities. The Operative Plan provides limited policy direction as to how this objective is to be implemented, whereas Proposed Change 12 provides extensive direction as to how to realise opportunities to restore and protect the natural character, amenity, and the indigenous aquatic and terrestrial biodiversity of the Waikato River. Some of these are directly relevant to the Plan Change.

Plan Change 12 policy 2.2.8a[2a] specifies the preparation and implementation of Integrated Catchment Management Plans. The draft ICMP for the wider catchment has never been finalised by the Council; however as part of this Plan Change a sub catchment ICMP has been prepared.

Plan Change 12 policy 2.2.8a[2a] also requires new subdivision and development to incorporate water-sensitive techniques to reduce demand for water supply and wastewater disposal and to manage stormwater. Water saving methods are required to be implemented at Tuumata under the Plan Change in Chapter 3.

This policy also seeks to limit the area of impermeable surface to sustain ground-water recharge and stream flow and reduce the volume of contaminants discharged to surface water. As discussed in the sub catchment ICMP, impermeable site requirements beyond that required under the MDRS are not recommended for Tuumata given the relatively high water table. Instead, the outcomes sought by this policy will be met by the site-wide approach to stormwater management that includes an extensive network of swales and large new wetland.

The policy outcome that residential intensification and infrastructure provision is managed to ensure the latter has sufficient capacity to support the former is directly implemented by the Plan Change by the testing and modelling of capacity that has occurred and the setting of densities accordingly.

Also, the policy outcome of managing activities to avoid river and stream bank erosion, river and stream bed scouring and deposition, has been implemented by the consideration of tailwater (ie downstream effects) in the stormwater report which accompanies the sub catchment ICMP.

The proposed amendments to policy 2.2.8b[2b] seek to restore and protect the cultural, spiritual, social and economic relationships of Waikato-Tainui with the Waikato River. Included here is by providing for all the activities, infrastructure, amenities, and services necessary to achieve a well-functioning city to support personal, community, and environmental wellbeing.

The Plan Change assists with these outcomes given it will advance the economic wellbeing of Waikato-Tainui and assist to create a well-functioning city.

Natural Environment

Objective 2.2.12 seeks the protection and enhancement of natural character, natural features and landscapes, ecosystems and indigenous biodiversity. This topic and the Plan Change response at Tuumata is discussed above with the similar policy direction expressed by the WRPS.

Resource Efficiency

Objective 2.2.13 seeks the efficient use and development of natural and physical resources, especially land, buildings and infrastructure.

Plan Change 12 adds more policy direction as to how development should be designed to consider and adapt to the expected effects of climate change; namely: Reducing embodied and operational carbon to minimise greenhouse gas emissions; and planning for development and resource use to withstand predicted extreme weather events. The Plan Change responds to operational carbon at least at Tuumata through the location and layout approaches discussed above under the similar direction provided by the WRPS. Stormwater modelling undertaken has taken into account predicted increases in rainfall as a result of climate change.

Integrate Land Use, Transport and Infrastructure

Objective 2.2.14 seeks that land use and development is integrated with the provision of infrastructure (including transport, Three Waters services and open space). The policies that follow include at 2.2.14a that development shall not compromise the safe, efficient, and effective operation and use of existing or planned infrastructure.

Existing and planned infrastructure has been factored into the 3-waters and transport assessments and modelling, where it has been determined that the Plan Change will not compromise its safe, efficient, and effective operation or use. The provision of open space within the Structure Plan and Plan change provisions has been guided by Council's Open Space policy.

City Urban Form (Plan Change 12 only)

Plan change 12 introduces a new 2-part objective that guides the form of the city in response to the NPS:UD.

The first part of proposed new objective 2.2.14 repeats the obligations under the NPS:UD and seeks a well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

The second part of proposed new objective 2.2.14, adds some more specificity to this and directs a city urban form that enables people to satisfy most of their daily needs within a nominal 10-minute walk from home⁸ and all other daily needs within a nominal 20-minute one-way cycle, micro-mobility, or bus ride from home.

The proposed Tuumata Neighbourhood Centre is designed to allow for people within Tuumata to satisfy most of their daily needs within a nominal 10-minute walk from home. This includes through the provision of a supermarket.

Of relevance to the discussions above about greenhouse gas emissions and urban form, the “Explanation” to these proposed new objective and policies notes that If people were able to satisfy most of their daily needs within a 10-minute walk from home, then they would be able to reduce their car use and greenhouse gas emissions. It goes on to say that health and social benefits would also accrue from the population being more active. These conclusions are agreed with.

Proposed policies 2.2.14a to 2.2.14d identify parts of the city where intensification will support transport mode shift and reduce reliance on cars for travel.

Under policy, 2.2.14b high-density residential developments (6 storeys in part and unlimited height elsewhere) is only provided for within a nominal 800m walking distance of the Central City Zone, which excludes Tuumata.

Under policy 2.2.14c medium-density residential developments (between three and five storeys) are provided for within a nominal 400m walking distance of the Sub-regional Centre at Chartwell and the Suburban Centres at Thomas Road, Lynden Court, Five Cross Roads, Clyde Street East, Hamilton East, Glenview, Frankton, and Dinsdale. The nearest here to Tuumata is Five Cross Roads, which is 1.1km to the west and so again excludes Tuumata.

Based on this, the application of the 3 level and MDRS density to Tuumata is consistent with the city form objectives that are proposed under Plan Change 12: it being neither within 800m walking distance of the Central City Zone, nor within a nominal 400m walking distance of the identified Sub-regional and Suburban centres.

As with the other proposed changes made by Proposed Change 12 to the District Plan, they are not yet operative provisions and, at the date of this report, still subject to submissions which have not yet been heard.

That said the subject Plan Change for Tuumata seeks to generally align with the city form outcomes articulated in this new proposed policy 2.2.14, including the application of density relative to the scale and function of its proposed Neighbourhood Centre.

⁸ The Explanation to proposed policy 2.2.14 notes that an average pedestrian walks about 800m in 10 minutes.

6.0 Metro Spatial Plan Growth Management Directives

Growth management directives	Assessment
<p>Waahi toitu</p> <ul style="list-style-type: none"> <i>Identifying and planning future growth areas to ensure that they avoid waahi toitu areas.</i> <i>Protect existing waahi toitu areas from urban development.</i> <i>Avoid areas which are, in the foreseeable future, either infeasible or undesirable for urban development.</i> <i>Culturally important sites will be safeguarded and their values enhanced.</i> 	<ul style="list-style-type: none"> Waahi toitu⁹ are avoided to the extent that the Tuumata area is already zoned for urban purposes. Consultation with the Ruakura Tangata Whenua Working Group and the CIA's undertaken for Ruakura, have not identified any culturally important sites at Tuumata to be safeguarded.
<p>Waikato River and blue-green network</p> <ul style="list-style-type: none"> <i>Connect, protect, enhance and integrate the natural environment in new urban development, promoting positive biodiversity outcomes.</i> <i>Utilise methods such as Water Sensitive Urban Design, Low Impact Design and integrated catchment planning to promote clean and sustainable water outcomes in masterplanning and urban design.</i> <i>Recognise and respect mana whenua values in masterplanning and urban design, upholding and fostering kaitiakitanga and custodianship of urban ecosystems.</i> <i>Apply regenerative, sustainable design techniques and principles in urban and residential developments.</i> <i>Promote healthy communities in corridor and network planning and management, supporting active travel in blue-green corridors and maintaining and enhancing public access to regional and local open space assets.</i> 	<ul style="list-style-type: none"> The natural environment is integrated at Ruakura through the network of stormwater swales. In this regard, at subdivision stage there will be an assessment as to whether there is a comprehensive and connected Open Space and transport network which incorporates provision for habitats¹⁰. As confirmed in the Ecology Report, the black mudfish habitat provided within the BE1 wetland will provide higher quality habitat as offsetting than that lost or impacted in the Powells Road Drain within the Tuumata Block. Water Sensitive Urban Design, Low Impact Design and integrated catchment planning have been incorporated into the Structure Plan with the stormwater management methods proposed (swales and wetland). Mana whenua values have been recognised and respected through the CIAs undertaken, the consultation with the Ruakura Tangata Whenua Working Group, and through the incorporation of measures in the Plan Change flowing from proposed objective 3.7.3.12 iv (development incorporates mana whenua values) as described elsewhere in this report. Sustainable design principles have been incorporated in the master plan as

⁹ Waahi toitu: Protected areas: Areas currently, planned or intended to be protected (in statute, regulation or as policy) from urban development, including significant natural areas, protected wetlands, archaeological and heritage sites, waahi tapu areas, reserves, conservation land, QEII Trust covenants, designations, habitat corridors, infrastructure corridors, outstanding natural features and landscapes, high productive soils e.g. elite (LUC 1) soils. Major constraint areas: Areas where hazards, risks or other aspects are deemed to make future urban development in the foreseeable future either infeasible and/or undesirable e.g. high-risk flood zones, highly erodible soils, fault line hazard areas, volcanic hazard areas, tsunami hazard areas, liquefaction hazard areas, areas at high risk of slope failure and others as relevant.

¹⁰ Proposed Subdivision Assessment Criterion N15b.

	<p>described in the Urban Design Report, including through:</p> <ul style="list-style-type: none"> - Providing universal access to safe, inclusive and accessible, green and public spaces. - Providing access to safe, accessible, and sustainable transport systems for all, improving road safety. - Protecting and restoring water-related ecosystems. • Active travel is supported with the master plan through the new network of walkways and cycleways proposed within Tuumata and connecting externally.
<p><i>Transport</i></p> <ul style="list-style-type: none"> • <i>Optimise the use of existing transport infrastructure, by aligning land use and development.</i> • <i>Plan and protect efficient freight network operations and inter-regional corridors.</i> • <i>Connect transport and resident hubs, linking major growth centres by public transport and active modes.</i> • <i>Plan and design neighbourhoods to make public transport use, walking and cycling easy and attractive</i> 	<ul style="list-style-type: none"> • Land use and development is aligned with transport infrastructure through the staging rules proposed to limit residential development to a specified amount and development of the neighbourhood centre, until the necessary arterial roads are connected (ie Fifth Ave Extension to the ETC). • The inter-regional corridor of the WEX is protected through the development being within the current urban area and traffic modelling not identifying any adverse effects on its operation. • Future public transport plans and consistency of Tuumata with those are discussed above under the Future Proof Strategy. • Public transport use, walking and cycling will be easy and attractive at Tuumata through the network of cycleways and walkways proposed, the connectivity to planned public transport routes and stops and the creation of the high amenity, slow speed, internal environment.
<p><i>Centres</i></p> <ul style="list-style-type: none"> • <i>Promote an urban form that can be more easily accessed by a variety of modes of transport including walking, cycling and frequent and rapid public transport options.</i> • <i>Encourage people away from private vehicle use, supporting the diversity and vibrancy of activities within centres.</i> • <i>Concentrate jobs and services at accessible locations in urban areas to provide greater</i> 	<ul style="list-style-type: none"> • Tuumata supports this outcome with its network catering for multiple transport nodes. • Walking and cycling connections, provision for PT and the provision of the neighbourhood centre at Tuumata will assist to encourage people away from private vehicle use.

<p><i>choice and accessibility to opportunities, amenities and facilities.</i></p> <ul style="list-style-type: none"> <i>Meet the needs of residential and employment growth through higher density development and land use.</i> 	<ul style="list-style-type: none"> The objective of concentrating jobs and services at accessible locations is already achieved with the Ruakura masterplanning. Tuumata represents a higher density of development than traditionally achieved in Hamilton Kirikiriroa.
<p><i>Growing jobs and economic corridor</i></p> <ul style="list-style-type: none"> <i>Strengthen connections between business services and industries within the economic corridor to support the efficient movement of people, goods and services to and through the metro area.</i> <i>Maintain the effectiveness of the wider transport network ensuring an adequate supply of land to service business and industry needs.</i> <i>Promote and support the ongoing intensification of jobs, education and economic activity along the Ngaaruawaahia to Ruakura economic corridor</i> 	<ul style="list-style-type: none"> Strong connections between business services and industries are a fundamental outcome already of Ruakura. Supply of industrial land is discussed in detail elsewhere in this report. The quantum of business land provided at Tuumata is determined according to the retail requirements predominantly of the immediate community. The Ngaaruawaahia to Ruakura economic corridor is supported with the Plan Change, with long term industrial land supply maintained east of the WEX.
<p><i>Three Waters</i></p> <ul style="list-style-type: none"> <i>Application of water sensitive urban design principles that support and enable population growth and deliver positive environmental and cultural outcomes by taking account of the three waters infrastructure investment and operational requirements in assessing and planning development.</i> <i>Ensure environmentally integrated and water sensitive planning and design principles are considered at all scales.</i> <i>Collaborate to give effect to Te Ture Whaimana o Te Awa o Waikato - Vision and Strategy for the Waikato River.</i> 	<ul style="list-style-type: none"> Water sensitive urban design principles are a fundamental base of the Tuumata master planning as described in greater detail in the Sub Catchment ICMP. Water sensitive design principles are considered at all scales from master planning (adoption of swales and wetland) through to water saving requirements at dwelling design scale. A full analysis against Te Ture Whaimana o Te Awa o Waikato is set out in this report.
<p><i>Community and other infrastructure</i></p> <ul style="list-style-type: none"> <i>Fully integrate land use, community and network infrastructure planning at all levels.</i> <i>Optimise access to and use of resources and facilities across the metro area.</i> <i>Ensure community benefits are at the heart of planning for the provision of large-scale facilities and services.</i> <i>Marae will be recognised as a critical cultural and spatial element in future planning.</i> 	<ul style="list-style-type: none"> Land use and network infrastructure planning has been fully integrated in the development of the Plan Change through coordination with Council, utilising its models to confirm 3-waters and transport capacity. Community planning requirements have been taken into account by providing open space according to the Council's specifications and by engaging with MoE.

<p><i>Current and future urban areas</i></p> <ul style="list-style-type: none"> • <i>Support urban development across the metro area, focused on priority development areas, enhancing competitive land markets through a range of development opportunities.</i> • <i>Build upon and strengthen local characteristics to create a sense of place.</i> • <i>Build on existing growth patterns, achieving a more compact and concentrated urban form over time, with the provision of high-quality, high-amenity built environments.</i> • <i>Locate communities and jobs around existing and new centres, supported by rapid and frequent public and active transport connections.</i> • <i>Meet the diverse needs of residents of the metro area through a range of housing types and safe and inclusive urban design.</i> • <i>Provide local employment and educational opportunities, access to green space and community facilities alongside housing, and enable high-density development around access to these opportunities</i> 	<p>These criteria are discussed in full in the assessment of the Plan Change against the Future Proof Strategy, where they are updated there to reflect NPS:UD requirements.</p>
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7.0 Development Principles from Tai Tumu Tai Pari Tai Ao, the Waikato-Tainui Environment Plan

Development Principle	Assessment
<p><i>Policy 25.3.1.1 To encourage development principles to be applied to land use and developments (urban and rural) and, in particular, development in new growth cells, that enhance the environment.</i></p>	
<p><i>Method</i></p> <p><i>(a) Proposed developments shall demonstrate how they have considered and applied development principles that enhance the environment including, but not limited to how the development:</i></p>	
<i>i. Restores the capacity of ecosystems;</i>	Capacity of ecosystems is improved downstream through improvement in stormwater quality, onsite through creation of new habitat (ie the wetland) and off-site through offsetting creating better habitat.
<i>ii. Creates or maintains ecosystems that function without human intervention;</i>	Some human intervention is required to ensure ecosystems do not degrade given the various threats they face. In the case of the wetland, intervention will be required from time to time to ensure proper stormwater management functioning.
<i>iii. Understands and acknowledges the diversity and uniqueness of the development location (socially,</i>	The diversity and uniqueness of the development location has been acknowledged in masterplanning

<i>culturally, spiritually, economically, and environmentally);</i>	and will be further ensured through the various plan change mechanisms which require history and whakapapa of tangata whenua to be celebrated through design and naming of public places and streets.
<i>iv. Considers how the development design incorporates the diversity and uniqueness of the development location (such as culturally appropriate design, interpretive panels, commemorative pou [poles], etc);</i>	As above.
<i>v. Minimises pollution and waste;</i>	Water pollution (ie contamination of stormwater) is minimised through the stormwater treatment approach. The form of development proposed also will have a lesser carbon footprint than an traditional layout of density.
<i>vi. Promotes efficient and effective energy conservation and use;</i>	Transport options and layout of the masterplan promote efficient and effective energy conservation.
<i>vii. Preserves and preferably enhances the natural hydrologic functions of the site;</i>	The general hydrologic function of the site is enhanced (from a baseline of highly modified farm drains)
<i>viii. Identifies and preserves sensitive areas that affect the hydrology, including streams and their buffers, floodplains, wetlands, steep slopes, high-permeability soils and areas of indigenous vegetation;</i>	No sensitive areas exist on the site.
<i>ix. Effectively manages natural hazards;</i>	Flooding is managed as set out in the Sub Catchment ICMP.
<i>x. Considers beneficial re-use on-site of stormwater and wastewater;</i>	Rainwater tanks are encouraged on site through the proposed provisions for Tuumata.
<i>xi. Considers water conservation; and</i>	Water conservation devices are required in the proposed provisions.
<i>xii. Provides for visual amenity consistent with the surrounding environment</i>	A high level of visual amenity will be proposed, supported by the wide open space buffers along the arterial roads.
25.3.2.1 To ensure that urban development is well planned and the environmental, cultural, spiritual, and social outcomes are positive.	
Methods	
<i>(a) Where possible and practicable, avoid development or subdivision of land where there are high quality and versatile soils</i>	Notwithstanding that part of Tuumata is identified as LUC 2 (prime soils) its change to urban purposes has already been determined by its Industrial Zoning.
<i>(b) If development or subdivision occurs on high quality or versatile soils, demonstrate how the development or subdivision provides a greater environmental, cultural, spiritual, or social outcome than the current land use provides.</i>	The proposed zoning provides greater environmental, cultural, and social outcomes than the current rural land use for all the reasons set out in the Plan Change Request report, including providing significant benefits for the tribe.
<i>(c) Encourage the development and use of structure plans or similar tools for significant land use or development initiatives.</i>	Structure planning has been utilised for Tuumata and will guide subsequent development.

<p><i>(d) Ensure that appropriate consideration is given to papakainga development in rural and urban areas (see Chapter 13, 'Ngaa Papakainga me Ngaa Marae - Waikato-Tainui communities')</i></p>	<p>Papakainga are provided for in the Tuumata Residential Zone.</p>
<p><i>(e) Land development, subdivision design, or applications shall consider cumulative effects and demonstrate in a clear fashion the real impacts of the development.</i></p>	<p>The cumulative effects of existing and planned development based on future scenarios have been considered with the traffic and three waters modelling for Tuumata.</p>
<p><i>(f) Land development or subdivisions are not supported where the effects or the cumulative effects of the proposed development or subdivision decreases existing environmental, cultural, spiritual, or social outcomes</i></p>	<p>The effects or the cumulative effects of the proposed development will not decrease existing environmental, cultural, spiritual, or social outcomes associated with the block.</p>
<p><i>(g) Land use and development of Waikato-Tainui owned land, regardless of the nature of the ownership is supported, providing such use and development is consistent with this Plan and/or the position and perspectives of those holding mana whakahaere in the area of this land use and development activity</i></p>	<p>The development is of Waikato-Tainui owned land and so is supported by this method.</p>
<p><i>(h) Manage the adverse effects of urban and rural residential subdivision and development through the use of Low Impact Development ('LID') principles in all new subdivisions and developments including, but not limited to:</i></p> <ul style="list-style-type: none"> <i>i. Minimising stormwater impacts to the greatest extent practicable by reducing imperviousness, conserving natural resources and ecosystems, maintaining natural drainage courses, reducing use of pipes, and minimising clearing and grading;</i> <i>ii. Providing runoff storage measures dispersed through the site's landscape with a variety of detention, retention, and runoff practices;</i> <i>iii. Where they will be of benefit, encouraging the use of mechanisms such as rainwater harvesting, rain gardens, roof gardens, and onsite storage and retention;</i> <i>iv. Where they will be of benefit, encouraging the use of stormwater treatment devices including on-site treatment systems, allowing for emergency storage and retention structures; and</i> <i>v. Such areas that have unavoidable impervious areas, attempt to break up these impervious areas by installing infiltration devices, drainage swales, and providing retention areas.</i> 	<p>The adoption of LID principles in the development have guided the master plan as described elsewhere in this report; including (with specific reference to this policy):</p> <ul style="list-style-type: none"> i. Permeable surface requirements at a lot level accord with the MDRS (20%), with stormwater impacts managed at a site wide level through a substantial proportion (some 30%) of the site being set aside for stormwater management in open spaces, swales and wetland. Swales replicate a more natural drainage regime. ii. On-site treatment is not practicable due to the high water table providing limited soakage. iii. Rainwater tanks are encouraged by excluding them from site setback restrictions. iv. As above, a site wide rather than on-lot treatment has been determined to be the most appropriate for Tuumata. v. As above.

