

# **Recommendations of Hearing Committee: Proposed Waikato Regional Policy Statement Change 1 (National Policy Statement on Urban Development and Future Proof Strategy Update)**



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## 1. INTRODUCTION

- 1.1 This Decision Report contains recommended decisions to Waikato Regional Council (**Council**) under clause 10 and clause 29(4) of the First Schedule of the Resource Management Act 1991 (**RMA**) on Proposed Change 1 (National Policy Statement on Urban Development and Future Proof Strategy Update to the Waikato Regional Policy Statement (**PC1**)).
- 1.2 On 18 October 2022 the Council acting under section 60 of the RMA and clause 5 of Schedule 1 of the RMA, publicly notified PC1.
- 1.3 The purpose of PC1 is to incorporate the National Policy Statement on Urban Development 2020 (**NPS-UD**) and the Future Proof Strategy 2022 (**FPS**) into the Waikato Regional Policy Statement.
- 1.4 Acting under section 34 of the RMA the Council appointed us, the undersigned, as members of the Hearing Committee to hear, deliberate and make recommendations to Council on submissions on PC1 and delegated to us all the functions, powers and duties of the Council to hear and consider submissions on PC1, including requiring and receiving reports under section 42A of the RMA.
- 1.5 The Council received a total of 24 primary submissions and 14 further submissions on PC1.
- 1.6 By way of Minute dated 12 April 2023 the Hearing Committee made a direction requesting further information from submitters and further submitters in respect of the National Policy Statement for Highly Productive Land (**NPS-HPL**). The information sought was:
- (a) *How does the submission / opposition of submission [in respect of the NPS HPL] fall within the current Schedule 1 process for PC1 rather than sit within the proposed Schedule 1 process for PC2?*
  - (b) *How does the submission / opposition of submission enable the proposed PC1 to be in "accordance with" the NPS-HPL as required by section 61(1)(da) of the RMA?*
- 1.7 The hearings were conducted on the 8<sup>th</sup> and 9<sup>th</sup> of May 2023 and thereafter adjourned to enable the Hearing Committee to consider whether all evidence it required was before it. Once satisfied, the hearings were concluded on 9 June 2023.
- 1.8 During the hearing the Panel made directions contained in four further minutes. These Minutes requested and or recorded the receipt of evidence or reports from the submitters or the s42A writer, some of which was outside of the timeframes directed in Minute 1.
- 1.9 The hearings were conducted within Council's Chambers, in their Hamilton Office. Parties attended in person or online. The parties who appeared at the hearing in support of their submissions are listed in chronological order of appearance in Appendix A to this report.

- 1.10 We are grateful for the numerous constructive submissions made by submitters and supported by their expert witnesses and Counsel. We are also grateful for the section 42A writer’s reports, attendance and her written response to the submissions and evidence provided during the hearing (dated 10 April 2023). We acknowledge that the suggested amendments, even those we do not adopt, and the related evidence, have substantially helped us in coming to our recommendations.

## 2. LEGAL CONTEXT

- 2.1 In this section we state our understanding of the general legal context within which the Council must give its decisions on the submissions on PC1.

### **RMA**

- 2.2 Part 2 of the RMA states the purpose and principles of general application in applying and giving effect to the RMA.
- 2.3 The RMA’s overall objective is set out in section 5. Its purpose is identified in section 5(1) as “to promote the sustainable management of natural and physical resources.”<sup>1</sup> In doing this, sustainable management is to be given the meaning stated in section 5(2):

In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.

- 2.4 Section 5 contemplates enabling people and communities to provide for their wellbeing and their health and safety; environmental preservation and protection as an element of the sustainable management of natural and physical resources; and protecting the environment from adverse effects of use and development is an aspect (though not the only aspect) of sustainable management.
- 2.5 Section 6 of the RMA identifies matters of national importance and directs all persons exercising functions and powers under the Act to recognise and provide for them. We note many of which are relevant to PC1 and our consideration of the submissions on it.
- 2.6 We understand that the word ‘inappropriate’ in section 6(a) should be interpreted “against the backdrop of what is sought to be protected or preserved.”<sup>2</sup> The application of the section 6 matters, which are described as having national significance, is to serve the Act’s purpose of promoting sustainable management.

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<sup>1</sup> *Environmental Defence Society v NZ King Salmon and ors* [2014] NZSC 38 [151]

<sup>2</sup> *Environmental Defence Society v NZ King Salmon, cited above*, [105]

- 2.7 Section 7 directs that, in achieving the purpose of the Act, all persons exercising functions and powers under it are to have particular regard to eleven matters, many of which are relevant to PC1 and our consideration of the submissions on it.
- 2.8 Section 8 directs persons exercising powers and functions to take into account the principles of the Treaty of Waitangi.
- 2.9 We have ensured this decision has been prepared in accordance with the provisions of Part 2.

***Contents of PC1***

- 2.10 PC1 has been prepared to incorporate the requirements of the NPS-UD and the FPS. The FPS was prepared pursuant to the Local Government Act 2002.
- 2.11 Section 59 of the RMA states that *“The purpose of a regional policy statement is to achieve the purpose of the RMA by providing an overview of the resource management issues of the region and policies and methods to achieve integrated management of the natural and physical resources of the whole region”*. In PC1 this is restricted to those matters that are relevant to Council’s urban development responsibilities.
- 2.12 Section 61(1) of the RMA stipulates the Council must prepare and change its regional policy statement in accordance with its functions under section 30, the provisions of Part 2, its obligation to prepare and have particular regard to an evaluation report in accordance with section 32, any national policy statement, New Zealand Coastal Policy Statement, any national planning standard and any regulations. When changing a regional policy statement, under section 61(2) the Council shall have regard to any management plans or strategies prepared under other Acts to the extent that their content has a bearing on resource management issues of the region.
- 2.13 Under section 61(2A) of the RMA, in changing a regional policy statement Council must take into account any relevant planning document recognised by an iwi authority to the extent that its content has a bearing on the resource management issues of the region. The Section 32 report records the engagement with iwi in the preparation of PC1 and the relevant Iwi Management Plans which we have taken into account in making this decision.
- 2.14 Section 62 stipulates the contents of a regional policy statement. In respect of PC1 the regional policy statement must state the significant issues for the region, those of significance to iwi authorities, the objectives to be achieved, the policies for the issues and objectives and an explanation of them, the methods used to implement the policies, the principal reasons for adopting the above, and the environmental results anticipated from implementation of the policies and methods.
- 2.15 The procedure for changing a regional policy statement is set out in Schedule 1 to the RMA. Clause 5(1) stipulates that an evaluation report for the policy statement change must be prepared in accordance with section 32 and particular regard must be given to that report when deciding to proceed with the proposed change.

- 2.16 Section 32 of the RMA prescribes requirements for preparing and publishing evaluation reports. In particular section 32 directs that an evaluation report is to examine whether the plan's provisions are the most appropriate way to achieve the relevant objectives by identifying other reasonably practicable options for doing so, assessing the efficiency and effectiveness of the provisions in doing so; and summarising the reasons for deciding on the provisions. The report is to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from implementation of the proposal.
- 2.17 In assessing the efficiency and effectiveness of provisions, the section 32 assessment has to identify and assess the anticipated benefits and costs of the environmental, economic, social and cultural effects, including opportunities for economic growth and employment anticipated to be provided or reduced; the assessment has also, if practicable, to quantify the benefits and costs; and if there is uncertain or insufficient information about the subject matter of the provisions, has to assess the risk of acting or not acting.
- 2.18 In fulfilment of its duties under section 32, the Council prepared a section 32 report<sup>3</sup> (**S32 Report**). We read and have had regard to that report when considering PC1 and the submissions in respect of PC1.
- 2.19 We read and have had regard to the s42A report<sup>4</sup> (**s42A Report**) which includes the s32AA assessment and Addendum s42A<sup>5</sup> report (**Addendum s42A Report**) when considering when considering PC1 and the submissions in respect of PC1.
- 2.20 Under section 32AA of the RMA, a further evaluation is required for any changes proposed since the initial evaluation report was completed.
- 2.21 We note that an evaluation report is to contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from implementation of the proposal. A further evaluation was undertaken under section 32AA with the Addendum s42A Report after consideration of all the submissions. We have considered whether a further s32AA assessment is necessary as a result of our recommendations. We consider the present assessments are sufficient and the proposed recommendations are not such that they would generate the need for further assessment.

***National Policy Statement for Highly Productive Land***

- 2.22 The NPS-HPL took legal effect on 17 October 2022, the day prior to public notification of PC1. PC1 has not been prepared to incorporate the NPS-HPL.
- 2.23 Section 55 of the RMA provides that unless directed within an NPS a Council must incorporate an NPS into its regional policy statement by way of the process outlined in Schedule 1 of the RMA.

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<sup>3</sup> Waikato Regional Policy Statement – Change 1 – National Policy Statement on Urban Development 2020 and Future Proof Strategy Update: Evaluation report under s32 of the Resource Management Act 1991, by Hannah Craven, September 2022

<sup>4</sup> Section 42A Report Proposed Waikato Regional Policy Statement Change 1: National Policy Statement on Urban Development and Future Proof Strategy Update, by Hannah Craven, dated March 2023

<sup>5</sup> Addendum to Section 42A Report – Proposed Change 1 to the Waikato Regional Policy Statement: National Policy Statement on Urban Development 2020 and Future Proof Strategy Update, By Hannah Craven, dated 1 May 2023

- 2.24 The NPS-HPL directs Council to prepare maps of the highly productive land within its region and thereafter incorporate these within its operative regional policy statement by way of the Schedule 1 process (clause 3.5 NPS-HPL). Council must complete the mapping with 3 years of the commencement date of the NPS-HPL. The NPS-HPL is silent as to the incorporation of the balance of the NPS-HPL into regional policy statements and therefore the Schedule 1 process must be followed.
- 2.25 It was put to the Panel during the course of the hearing that s55(2D) requires Council to amend the Regional Policy Statement to incorporate the NPS-HPL requirements as soon as practicable, as such it could take a liberal view to proposed amendments to do so in the course determining PC1. The Panel consider s55(2D) must be read in the context of the section and refers generally to the requirement for Council to proceed with its duties under the NPS-HPL as soon as practicable, that is, to commence the Schedule 1 process required.
- 2.26 It was acknowledged by the s42A writer that Council intends to commence the Schedule 1 process shortly, via proposed Change 2 which shall incorporate the NPS-HPL into the operative Regional Policy Statement (**PC2**).
- 2.27 Submitters, including a submission made by Council sought to amend PC1 in response to the NPS-HPL. The degree of amendment varied between submitters and some submitters opposed any amendment to incorporate the NPS-HPL.
- 2.28 The Hearing Committee being cognizant of the requirements of sections 55 and 61(1)(da) sought further information from the submitters by way of direction made 12 April 2023. Submitters were requested to answer:
- (a) *How does the submission / opposition of submission fall within the current Schedule 1 process for PC1 rather than site within the proposed Schedule 1 process for PC2?*
- (b) *How does the submission / opposition of submission enable the proposed PC1 to be in "accordance with" the NPS-HPL as required by section 61(1)(da) of the RMA?*
- 2.29 We are grateful for the numerous constructive responses made by submitters and supported by their expert witnesses and Counsel. We are also grateful for the commentary provided by the section 42A report writer in respect of this matter. We acknowledge that the suggested amendments, even those we do not adopt, and the related evidence, have substantially helped us in coming to our recommendations.

***Proposed Private Plan Change 20: Airport Northern Precinct Extension***

- 2.30 At the time of hearing PC1, an application for a private plan change (**PPC20**) to the Waipā District Plan lodged by Titanium Park Limited and Rukuhia Properties Limited had not been determined. The application sought to extend the Airport and Business Zone, rezoning approximately 89ha of land from Rural to 'Airport Business Zone' and resulting in the Northern Precinct increasing from the existing 41 ha to approximately 130 ha of Airport Business Zone.

- 2.31 If PPC20 were granted, the area depicted on Map 43 of PC1, would not be reflective of the District Plan.
- 2.32 The decision<sup>6</sup> to PPC20 has now been released, granting the application as amended by the applicant's reply lodged in the hearing of the application dated 22 June 2023 and is a matter of public record.
- 2.33 Royal Forest and Bird Protection Society has subsequently lodged an appeal in respect of PPC20. Those proceedings remain unresolved as at the date of this decision.

### **3. PROCEDURAL ISSUES**

- 3.1 There were no procedural legal issues raised by submitters that we need to address.

### **4. APPROACH TO SUBMISSIONS**

- 4.1 We must consider PC1 based on the duties set out in the RMA which we summarised above in this report. However, our consideration has been supported by professional advice. In particular, we have received comprehensive advice from Council officers in the form of a the s42A report and addendum report prepared under section 42A of the Act comprising statutory, technical and planning advice.
- 4.2 The s42A Report and Addendum s42A Report made recommendations as to whether submission points should be rejected, accepted or accepted in part with reasons in support.
- 4.3 Various submitters provided further legal submissions and or evidence (including expert evidence) prior to, during and post hearing. In addition, submitters who chose to attend the hearing spoke to their submissions and had witnesses in attendance to give evidence.
- 4.4 Some submitters also took the opportunity to make further submissions in respect of matters raised by others. With regard to the further submissions, we record that all further submission points are recommended to be accepted, accepted in part, or rejected, in direct accordance with our decisions on the primary submissions to which the further submissions relate. Consequently, for the sake of brevity, we have not separately itemised our recommendations on individual further submission points.

### **5. EVALUATION**

- 5.1 In giving its decision on the matters raised in submissions, Council must include the reasons for accepting or rejecting the submissions and must include a further evaluation of the proposed change in accordance with section 32AA of the RMA. Particular regard must be given to the matters raised in the section 32AA report and addendum s32AA assessment.

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<sup>6</sup> Proposed Private Plan Change 20: Airport Northern Precinct Extension, Incorporating Decisions of Hearings Panel and s32AA Evaluation Report, by Commissioner Alan Withy, dated 22 June 2023.

- 5.2 If our recommendations are adopted by the Council, this report (including its appendices) is intended to form part of the Council's decision-making record. Therefore, in compliance with Schedule 1, we adopt the officers' section s42A Report which contains the 32AA evaluation of changes, and recommend that the Council have particular regard to it when making its decision.
- 5.3 Therefore, in our consideration of the amendments to PC1 requested in the submissions (whether the recommendations are recorded in the main body of this report, or in the section 42A reports prepared by the officers) we have, to the extent and in the detail practicable based on the evidence before us, examined and assessed the factors itemised in section 32 to the extent applicable.
- 5.4 Note that we have not searched for other options from our own initiatives but confined any decision and changes to issues raised by submitters throughout this process.

## **6. CONCLUSIONS AND RECOMMENDATIONS**

- 6.1 We appreciate the development, submission, hearing and deliberation processes for PC1 have been lengthy and we appreciate the time and expertise that have been dedicated by all parties to this process.
- 6.2 We also acknowledge the efforts of Council and submitters during the hearing, including their positive and proactive approach.
- 6.3 We have considered and deliberated on PC1, the submissions lodged (including further submissions), the reports, evidence and oral submissions and evidence given at hearing. We have had particular regard to Section 32AA further evaluation of the amendments to PC1 that we are recommending.
- 6.4 Attached as Appendix B to this report are a series of tables with our recommendations in respect of the submissions. We have utilised the table format provided in the s42A Report for ease of reference. Please note where we reference the s42A writer's recommendations and reasoning, we refer to her final position as noted post hearing having regard to the s42A report, s42A addendum and her response to evidence and submissions given at hearing.
- 6.5 Where we adopt the s42A writer's recommendations and reasons (as understood from the totality of her reports including her concluding letter in response to the evidence and submissions given at hearing dated 10 May 2023) we simply record that we have done so.
- 6.6 Where we consider it appropriate and necessary to expand further to comply with our statutory duties as decision maker, particularly where we have recommended the submitter's request be adopted or adopted in part or we note an additional reason or matter that explains or supports our recommendation.
- 6.7 We attach as Appendix C to this report track change version of PC1 wording noting our recommendations.

- 6.8 We attach as Appendix D a clean version of PC1 wording incorporating our recommendations.
- 6.9 In making our recommendations we are satisfied that these are the most appropriate for giving effect to Council's statutory and legal responsibilities.
- 6.10 Accordingly, we recommend to Council:
- (a) that it has particular regard to the section 32AA evaluation contained in the s42A Report when making its decision on submissions; and
  - (b) that the Hearing Recommendations and the reasons set out in Appendix B be adopted; and
  - (c) that Appendices C and D (Track changes and Clear copy respectively) be adopted as true records of the changes made to PC1 as a result of the hearing process.

Dated 18th day of September 2023



Barbara Mead, Independent Hearing Committee Member (Chair)



Angela Strange, Councillor and Hearing Committee Member



Pamela Storey, Councillor and Hearing Committee Member



Shane Solomon, Independent Hearing Committee Member

## Appendix A: Hearing Attendees

Date	Party	Person Attending	In Person / Online
<b>Monday, 8 May 2023 (Day 1)</b>	Waikato Regional Council	Hannah Craven (s42A Report Writer)	In Person
	Waikato Regional Council	Warren Bangma (Legal) Katrina Andrews (Planning)	In Person
	Roderick Aldridge	Roderick Aldridge	In Person
	Future Proof Implementation Committee	Robert Brodnax (Planning) Stephanie Dean	In Person
	Tainui Group Holdings Limited	Peter Hall (Planning)	Online
	Fonterra Limited	Patrick Senior (Legal) Suzanne O'Rourke (Corporate) Mark Chrisp (Planning)	In Person
<b>Tuesday, 9 May 2023 (Day 2)</b>	Waikato Regional Council	Hannah Craven (s42A Report Writer)	In Person
	Kāinga Ora	Douglas Allan (Legal)	In Person
	Taupō District Council	Kendall Goode (Planning) Hilary Samuel (Planning)	Online
	Titanium Park Limited and Rukuhia Properties Limited	Jason Welsh (Legal) Fraser Colegrave (Economics) Nicholas Grala (Planning)	Online
	National Public Health Service	Dr Rose Black (Corporate) Rebekah Anna (Corporate)	In Person

## Appendix B: Tables of Recommendations with Reasons by Panel

### Topic 1: National Policy Statement for Highly Productive Land 2022

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
General Submission point 7.2	It is unclear how highly productive land should be managed under the WRPS. Clearer guidance should be provided to avoid adverse effects on highly productive land. Soils of LUC Class 4-8 should not be excluded from this.	Clarify how the NPS-HPL will be incorporated into the WRPS both through WRPS Change 1 and in the future.		<b>Accept</b> Recommend amendments as below. WRPS Change 2 is currently being prepared to implement the NPS-HPL and will examine the provisions in the WRPS more closely which provides opportunity to more fully review the WRPS to give effect to the NPS-HPL.	<b>Accept as per s42A writer recommendation and reasoning.</b>
General Submission point 17.3	The National Policy Statement for Highly Productive Land was gazetted on 17 October 2022. Reference to the NPS-HPL should be incorporated within the Regional Policy Statement where applicable.	Include reference to the NPS-HPL in WRPS Change 1 where applicable.	FS5 – Oppose  FS10 – Support in part	<b>Accept</b> Agree, recommend amendments as below.	<b>Accept as per s42A writer recommendation and reasoning.</b>
1.10 National Policy Statements and New Zealand Coastal Policy Statement Submission points 5.4 and 22.5	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This should be listed as a National Policy Statement in the table.	Include reference to the NPS-HPL.	FS5 – Oppose 5.4 and 22.5	<b>Accept</b> Agree, recommend amendment as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
1.6 Definitions  Submission points 2.1, 2.2, 5.1, 17.1, 22.2 and 22.3	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. The definition of highly productive land should be inserted and references to high class soils be replaced with highly productive land.  Submission point 2.2 sought deletion of the definition for high class soils and submission point 22.3 sought a definition for LUC 1, 2 or 3 land.	Include definition of highly productive land from the NPS-HPL.  Also delete definition of high class soils and add definition for LUC 1, 2 or 3 land.	FS5 – Oppose 2.1, 2.2, 5.1 17.1 and 22.2  FS9 – Support 2.1, 5.1, 22.2 and 22.3  FS10 – Support 2.1	<b>Accept in part</b> Include definition of highly productive land as requested.  The definition for high class soils cannot be deleted as it is still used in the WRPS outside of this change. Until the WRPS is changed to more fully give effect to the NPS-HPL it will need to include both a definition for high class soils and highly productive land.  LUC 1, 2, or 3 land is not used in WRPS Change 1 so a definition is not needed.	<b>Accept as per s42A writer recommendation and reasoning.</b>
1.6 Definitions  Submission points 7.8	Submitter notes that the term 'rural settlement' is used throughout the document. The term is not defined in the current RPS or in the proposed amended glossary. Submitter seeks clarity on what a 'rural settlement' covers and believes this term should be defined for implementation purposes.	Clarity on what a 'rural settlement' covers and definition of this term included in Change 1 for implementation purposes.		<b>Accept</b> Add definition for rural settlement based on the definition for 'settlement zone' under the National Planning Standards: Rural settlement: A cluster of residential, commercial, light industrial and/or community activities that are located in a rural area.	<b>Accept as per s42A writer recommendation and reasoning.</b>
SRMR-I4 - Managing the Built Environment  Submission point 2.3	Amendments to SRMR-I4 do not give effect to the National Policy Statement for Highly productive Land.	Amend to identify what local authorities must do to give effect to the objectives and policies of the National Policy	FS5 – Oppose  FS7 – Oppose  FS10 – Support in part	<b>Accept</b> Amend SRMR-I4 as follows: 6. the effect of development on access to mineral resources (particularly aggregates), <del>high class</del>	<b>Reject proposed change.</b>  <b>S55 requires the NPS policies and objectives to be implemented and s61(1)(d) of the RMA 1991 requires</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
		Statement for Highly productive Land.		soils highly productive land, and future energy development sites;	<p><b>Change 1 be in accordance with the NPS-HPL.</b></p> <p><b>We do not consider this extends to amending the issues. We consider this is appropriately undertaken in proposed Change 2 to incorporate the NPS-HPL.</b></p>
SRMR-PR4 - Managing the Built Environment Submission point 2.4	Amendments to SRMR-PR4 do not give effect to the National Policy Statement for Highly Productive Land.	Amend to identify what local authorities must do to give effect to the objectives and policies of the National Policy Statement for Highly Productive Land.	FS5 – Oppose FS10 – Support in part	<p><b>Accept</b></p> <p>Add at the end of paragraph 6 <u>The National Policy Statement for Highly Productive Land’s objective is to protect highly productive land for use in land-based primary production, both now and into the future.</u></p>	<p><b>Reject proposed change.</b></p> <p><b>As given in response to proposed change to SRMR-I4 above, however in respect of principle reasons, s55 and s61(d) do not provide for this amendment.</b></p> <p><b>Further we consider SRMR-PR4 as drafted provides for these matters by way of reference to the undesirable and unsustainable outcomes that may arise in respect of soil and reverse sensitivity and reference to the importance of primary production industries.</b></p>
IM-O1 - Integrated Management Submission point 2.5	Amendments to IM-O1 do not give effect to the National Policy Statement for Highly Productive Land.	Amend IM-O1 to be consistent with and reference to s3.2 of the National Policy Statement for Highly Productive Land	FS5 – Oppose FS10 - Oppose	<p><b>Reject</b></p> <p>Highly productive land is covered in an overall sense by the objective and particularly IM-O1(7). WRPS Change 2 is currently being prepared to implement the NPS-</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				HPL and will examine the provisions in the WRPS more closely which provides opportunity to more fully review the WRPS to give effect to the NPS-HPL.	
UFD-O1 - Built Environment Submission point 2.6	Amendments to UFD-O1 do not give effect to the National Policy Statement for Highly Productive Land.	Amend to identify what local authorities must do to give effect to the objectives and policies of the National Policy Statement for Highly Productive Land.	FS5 – Oppose FS10 – Support in part	<b>Accept</b> Amend UFD-O1 as follows: ... 3. <u>Avoiding highly productive land except in accordance with the National Policy Statement for Highly Productive Land 2022.</u>	<b>Reject.</b>  <b>We consider UFD-O1 as drafted addresses these matters at point 3 and point 7. We consider it appropriate to address by way of proposed Change 2 to incorporate the NPS HPL.</b>
UFD-P2 - Built Environment Submission point 2.7	Amendments to UFD-P2 do not give effect to the National Policy Statement for Highly Productive Land.	Amend IM-O1 to be consistent with and reference to s3.2 of the National Policy Statement for Highly Productive Land.	FS5 – Oppose FS10 - Oppose	<b>Reject</b> Assume relief sought should refer to UFD-P2, in which case it is not necessary as the policy relates to coordinating infrastructure with growth rather than where the growth is located.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-P14 - Rural-residential development in Future Proof area Submission points 2.8, 5.6 and 22.18	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. Policy 6 of the National Policy Statement states that the rezoning and development of highly productive land for rural lifestyle is to be avoided except as provided for in the policy	Amend UFD-P14 to be consistent with Policy 6 and s3.7 of the National Policy Statement for Highly productive Land.	FS5 – Oppose 2.8 and 5.6 FS9 – Support 5.6	<b>Accept</b> Agree, amend UFD-P14 as follows: 1. <u>Avoid rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022.</u>	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	statement. This policy should be updated to reflect this.				
<p>UFD-P18 - Tier 3 local authority areas outside the Future Proof Strategy</p> <p>Submission points 2.9, 5.7 and 22.20</p>	<p>The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be amended to reflect this higher order document.</p>	<p>Amend UFD-P18 to give effect to the NPS-HPL.</p>	<p>FS5 – Oppose 2.9, 5.7 and 22.20</p>	<p><b>Accept</b>  Agree, amend UFD-P18 as follows:  ...  8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, <u>highly productive land as required by the National Policy Statement on Highly Productive Land 2022</u> as identified in LF M41, and planning in the coastal environment as set out in CE-M1;</p>	<p><b>Accept in part as per s42A writer recommendation and reasoning, however recommend that the amendment be amended rather than limited to the requirements of the NPS-HPL as there may be broader attributes that merit consideration under the policy. Recommended amendment:</b></p> <p><i>..... specifically identified in UFD M8, highly productive land, and ....</i></p> <p><b>We have considered s32AA in making this recommendation and do not consider additional assessment under that section is required given the minor nature of the amendment proposed against the existing drafting.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments  Submission point 2.10	Submitter 2 strongly opposes the distinction made to separate LUC 1 (within wāhi toitū) from LUC 2 and 3 (wāhi toitū) and to then apply a different planning response and criteria to each for the purposes of directing growth management.	Amend to identify that urban zoning, rural lifestyle rezoning and development and subdivision of Highly Productive Land is to be avoided except as provided in the National Policy Statement for Highly Productive Land.	FS5 - Oppose	<b>Reject</b> Agree that distinction between LUC 1 and LUC 2 & 3 is unnecessary, however the wāhi toitū map does not apply outside of the Future Proof area so is not relevant to this clause.  Amendment to UFD-P19 is not necessary given it references APP11 which is recommended to be amended to recognise the NPS-HPL.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-M5 - District plan provisions for rural-residential development  Submission point 2.11	UFD-M5 does not give effect to the National Policy Statement for Highly Productive Land 2022.	Amend UFD-M5 to give effect to Policy 6-7 and s3.7-3.8 of the National Policy Statement for Highly Productive Land concerning rural lifestyle activity.	FS5 - Oppose	<b>Reject</b> UFD-M5 was not included in the notified provisions for WRPS Change 1. Therefore any changes to this method are out of scope. Any changes needed to UFD-M5 to give effect to the NPS-HPL will be made through a later change to the WRPS.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-M8 - Information to Support New Urban Development and Subdivision  Submission points 2.12, 5.8 and 22.23	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be amended to reflect this higher order document and to recognise that the highly productive land definition is wider in scope than	Amend UFD-M8 to give effect to the NPS-HPL.	FS5 – Oppose 2.12, 5.8 and 22.23  FS9 – Support 5.8 and 22.23  FS10 – Support in part 2.12	<b>Accept</b>  The recommendation retains high class soils as well as highly productive land on the basis that as these may not overlap. Refer to diagram below – shows relationship between the RPS definition “high class soils” and “highly productive land”.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	the WRPS definition of high class soils.				
<p>UFD-M49 - Out-of-sequence or unanticipated urban development</p> <p>Submission points 2.13, 5.9, 14.9 and 22.30</p>	<p>The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be amended to reflect this higher order document to ensure that it is appropriately considered in applications for out-of-sequence or unanticipated urban development</p>	<p>Amend UFD-M49 to give effect to the National Policy Statement for Highly Productive Land.</p>	<p>FS5 – Oppose 2.13, 5.9, 14.9 and 22.30</p> <p>FS9 – Support 5.9 and 22.30</p> <p>FS10 – Oppose 2.13 and 14.9</p> <p>FS14 – Oppose in part 14.9</p>	<p><b>Accept</b>  Agree, amend UFD-M49 as follows:</p> <ol style="list-style-type: none"> <li>1. <u>The land is not highly productive land, or if it is highly productive land:</u> <ol style="list-style-type: none"> <li>a. <u>The urban zoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Planning Statement on Urban Development 2020; and</u></li> <li>b. <u>There are no other reasonably practical and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and</u></li> <li>c. <u>The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production,</u></li> </ol> </li> </ol>	<p><b>Accept as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				<p><u>taking into account both tangible and intangible values.</u></p> <p><u>d. The use or development is otherwise provided for by the National Policy Statement for Highly Productive Land 2022.</u></p>	
<p>UFD-M55 - District plan provisions and growth strategies managing rural residential development in the Future Proof area</p> <p>Submission point 2.14</p>	<p>UFD-M55 does not give effect to the National Policy Statement for Highly Productive Land 2022.</p>	<p>Amend UFD-M55 to give effect to Policy 6-7 and s3.7-3.8 of the National Policy Statement for Highly Productive Land concerning rural lifestyle activity.</p>	<p>FS5 - Oppose</p>	<p><b>Accept</b></p> <p>Agree, amend UFD-M55 as follows: Waipā District Council and Waikato District Council shall include provisions in district plans and growth strategies to give effect to UFD-P14. This will include <u>avoiding rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022 and strictly limiting rural-residential development in the vicinity of Hamilton City.</u></p>	<p><b>Accept as per s42A writer recommendation and reasoning.</b></p>
<p>UFD-M56 - Rural-residential development around Hamilton</p> <p>Submission point 2.15</p>	<p>UFD-M56 does not give effect to the National Policy Statement for Highly Productive Land 2022.</p>	<p>Amend UFD-M56 to give effect to Policy 6-7 and s3.7-3.8 of the National Policy Statement for Highly Productive Land concerning rural lifestyle activity.</p>	<p>FS5 - Oppose</p>	<p><b>Reject</b></p> <p>UFD-M55 adequately covers where rural residential can be located, whereas UFD-M56 is about preventing any rural residential development that does occur impacting on infrastructure. No additional changes needed.</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-M57 - Directing development to rural-residential zones in the Future Proof area  Submission point 2.16	UFD-M57 does not give effect to the National Policy Statement for Highly Productive Land 2022.	Amend UFD-M57 to give effect to Policy 6-7 and s3.7-3.8 of the National Policy Statement for Highly Productive Land concerning rural lifestyle activity.	FS5 - Oppose	<b>Reject</b> UFD-M55 adequately covers where rural residential can be located. If it is an existing rural residential zone, the NPS-HPL does not apply. No additional changes needed.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-M69 - Council-approved growth strategy or equivalent in tier 3 local authority areas  Submission point 2.17	UFD-M69 does not give effect to the National Policy Statement for Highly Productive Land 2022.	Amend the criteria to identify what local authorities must do to give effect to the objectives and policies of the National Policy Statement for Highly Productive Land	FS5 - Oppose	<b>Reject</b> Amendment to UFD-M69 is not necessary given it references APP11 which is recommended to be amended to recognise the NPS-HPL.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-M74 - Tier 3 out-of-sequence or unanticipated developments  Submission points 2.18, 5.10 and 22.45	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be amended to reflect this higher order document to ensure that it is appropriately considered in applications for out-of-sequence or unanticipated urban development	Amend UFD-M74 to give effect to the NPS-HPL.	FS5 – Oppose 2.18, 5.10 and 22.45  FS14 – Oppose in part 5.10	<b>Accept</b> Agree, amend UFD-M74 as follows: 1. <u>The land is not highly productive land, or if it is highly productive land:</u> a. <u>The urban zoning is required to provide sufficient development capacity to meet expected demand for housing and business land in the district; and</u>	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				<p>b. <u>There are no other reasonably practical and feasible options for providing the required development capacity; and</u></p> <p>c. <u>The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.</u></p>	
<p>New provision</p> <p>Submission point 2.24</p>	<p>UFD-M49 does not give effect to the National Policy Statement for Highly Productive Land 2022.</p>	<p>Add new method requiring territorial authorities to give effect to Policy 9 and s3.13 of the National Policy Statement for Highly Productive Land concerning managing reverse sensitivity and cumulative effects.</p>	<p>FS5 – Oppose</p> <p>FS9 - Oppose</p>	<p><b>Reject</b></p> <p>The WRPS already includes provisions to minimise potential for reverse sensitivity effects and cumulative effects, such as IM-P4, IM-M28, UFD-O1, UFD-P13, UFD-M2 and APP11(o). WRPS Change 2 is currently being prepared to implement the NPS-HPL, which provides opportunity to more fully review the WRPS to give effect to the NPS-HPL.</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-PR1 - Planned and co-ordinated subdivision, use and development  Submission points 2.19, 5.11, 22.46 and 22.51	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be amended to reflect this higher order document and to recognise that the highly productive land definition is wider in scope than the WRPS definition of high class soils	Amend UFD-PR1 to give effect to the NPS-HPL.	FS5 – Oppose 2.19, 5.11 and 22.46  FS10 – Support in part 2.19	<b>Accept</b> Amend paragraph 6 of UFD-PR1 as follows: UFD-M5 provides direction for managing rural-residential development. Rural-residential development in some cases has created effects such as reducing options for use of <del>high class soils</del> <u>highly productive land</u> , increasing pressure on roading systems, increasing potential for natural hazards and creating tensions between existing rural land uses [...]	<b>Reject.</b>  <b>The amendment relates to a principal reason which has not been altered or drafted under Change 1. It is therefore out of scope.</b>  <b>Further we consider the substitution of <i>high class soils</i> with <i>highly productive land</i> excludes certain soils which may have other values to be considered.</b>
UFD-PR14 - Rural-residential development in Future Proof area  Submission point 2.21	Amendments to UFD-PR14 do not give effect to the National Policy Statement for Highly Productive Land.	Amend UFD-PR14 to be consistent with Policy 6 and s3.7 of the National Policy Statement for Highly Productive Land.		<b>Accept</b> Amend UFD-PR14 as follows to align with proposed amendments to UFD-P14: UFD-P14 establishes a policy framework for managing development in the Waikato region, including the Future Proof area, <u>and identifies the need to protect highly productive land as required by the NPS-HPL.</u> ...	<b>Reject.</b>  <b>The amendment relates to a principal reason which has not been altered or drafted under Change 1. It is therefore out of scope.</b>  <b>Further we do not consider the present wording creates an inconsistency with the NPS-HPL nor UFD-P14 which was amended as a result of Change 1.</b>
UFD-PR18 - Tier 3 local authority areas outside the Future Proof Strategy	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be	Amend UFD-PR18 to give effect to the NPS-HPL.	FS5 – Oppose 2.22 and 5.12	<b>Accept</b> Amend paragraph 3 of UFD-PR18 as follows:	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
Submission point 2.22 5.12	amended to reflect this higher order document and to recognise that the highly productive land definition is wider in scope than the WRPS definition of high class soils.			Clause (9) provides specific direction for urban environments [...] Other benefits of this approach include reducing the need for future transport infrastructure development, improving efficient use of waters infrastructure, and reducing urban sprawl onto <del>high class soils</del> highly productive land. ...	
UFD-PR19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments  Submission point 2.23	Submitter 2 strongly opposes the distinction made to separate LUC 1 (within wāhi toitū) from LUC 2 and 3 (wāhi toitū) and to then apply a different planning response and criteria to each for the purposes of directing growth management.	Amend to identify that urban zoning, rural lifestyle rezoning and development and subdivision of Highly Productive Land is to be avoided except as provided in the National Policy Statement for Highly Productive Land.	FS5 - Oppose	<b>Reject</b> Agree that distinction between LUC 1 and LUC 2 & 3 is unnecessary, however the wāhi toitū map does not apply outside of the Future Proof area so is not relevant to this clause.  Amendment to UFD-PR19 is not necessary given it references APP11 which is recommended to be amended to recognise the NPS-HPL.	<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-AER8 - Anticipated environmental results  Submission points 5.13 and 22.53	The National Policy Statement for Highly Productive Land commenced on 17 October 2022. This provision should be amended to reflect this higher order document and to recognise that the highly productive land definition is wider in scope than the WRPS definition of high-class soils.	Amend: Fragmentation of <del>high class soils</del> <u>highly productive land</u> is reduced.	FS5 – Oppose 5.13 and 22.53  FS9 – Support 5.13 and 22.53	<b>Accept</b> Agree, recommend amendment as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
Map 43: Future Proof indicative urban limits and village enablement areas  Submission point 22.63	Additional mapping should be held here as a <i>placeholder</i> to meet requirements of NPS-HPL, Part 3 - Implementation Clause 3.4 Mapping highly productive land.			<b>Reject</b> This mapping has not been done and will be completed in a future process to amend the WRPS (WRPS Change 2).	<b>Reject as per s42A writer recommendation and reasoning.</b>
Map 44: : Future Proof wāhi toitū and wāhi toiora areas  Submission points 5.21 and 22.65	The NPS-HPL definition of highly productive land is broader in scope than the current WRPS definition of high-class soils. The wāhi toitū and wāhi toiora maps, which the out-of-sequence and unanticipated development criteria rely on, use the high-class soils definition. To avoid any inconsistency with the National Policy Statement for Highly Productive Land, the high-class	Amend map to remove high class soils (LUC 1, 2 and 3(allophanic)). Retain peat layers	FS5 – Oppose 5.21 and 22.65  FS9 – Support 5.21 and 22.65	<b>Accept</b> Agree, recommend amendment as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	<p>soils should be removed from Map 44: Future Proof wāhi toitū and wāhi toiora areas. The National Policy Statement for Highly Productive Land, as the higher order document, will need to be satisfied for the out-of-sequence and unanticipated development to then be assessed against the out-of-sequence and unanticipated development criteria.</p> <p>Peat soils were included as wāhi toitū and wāhi toiora as their physical qualities pose challenges to development rather than based on their quality for productive uses and should therefore be retained on the map.</p>				
<p>APP11 - Development Principles</p> <p>Submission points 2.25, 5.14, 14.18, 22.54 and 22.56</p>	<p>The general development principles and rural residential development principles set out in APP11 do not give effect to the National Policy Statement for Highly Productive Land 2022.</p>	<p>Amend APP11 to give effect to the NPS-HPL.</p>	<p>FS5 – Oppose 2.25, 5.14, 14.18, 22.54 and 22.56</p> <p>FS9 – Support 2.25 and oppose 5.14 and 22.54</p> <p>FS10 – Support in part 2.25 and 14.18</p>	<p><b>Accept</b> Amend APP11 as follows: ... a) highly productive land is avoided except in accordance with the National Policy Statement for Highly Productive Land 2022; ... i) be directed away from identified significant mineral resources and their access routes, natural hazard areas,</p>	<p><b>Accept in part as per s42A writer recommendation and reasoning, however to avoid renumbering all items we recommend the proposed change in incorporated into (h) as follows:</b></p> <p><b><i>(h)..... except in accordance with the National Policy Statement for Highly Productive Land 2022.</i></b></p> <p><b>We have considered s32AA in making this recommendation and do not</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				energy and transmission corridors, locations identified as likely renewable energy generation sites and their associated energy resources, <b>regionally significant industry</b> , <del>high class soils</del> <u>highly productive land</u> , and primary production activities on <del>these high class soils</del> <u>highly productive land</u> ;	<b>consider additional assessment under that section is required given the minor nature of the amendment proposed against the existing drafting.</b>
APP13 - Responsive Planning Criteria - Out-of-Sequence and Unanticipated Developments (Future Proof Local Authorities)  Submission points 2.26 and 22.58	APP13 does not give effect to the National Policy Statement for Highly Productive Land 2022.	Add new criteria to give effect to the NPS-HPL.	FS5 – Oppose 2.26 FS9 – Oppose 2.26 FS10 – Oppose 2.26	<b>Reject</b> UFD-M49 and UFD-M74 contain the relevant part from the NPS-HPL relating to unanticipated development. It is also still part of the general development principles.	<b>Reject as per s42A writer recommendation and reasoning.</b>
APP14 - Responsive Planning Criteria - Out-of-Sequence and Unanticipated Developments (Non-Future Proof Tier 3 Local Authorities)  Submission points 2.27 and 22.61	APP14 does not give effect to the National Policy Statement for Highly Productive Land 2022.	Add new criteria to give effect to the NPS-HPL.	FS5 – Oppose 2.27	<b>Reject</b> UFD-M49 and UFD-M74 contain the relevant part from the NPS-HPL relating to unanticipated development. It is also still part of the general development principles.	<b>Reject as per s42A writer recommendation and reasoning.</b>

**Topic 2: Housing affordability and inclusionary zoning**

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
<p>1.6 – Definitions Submission 6.1, 6.2, 9.3, 10.3, 12.3, 14.1, 17.2, 22.1 and 24.1</p>	<p>Submitter 24 supported the definition of inclusionary zoning.</p> <p>Submitters 14 and 22 supported the definition of inclusionary zoning, but noted it should be widened to note the different ways of providing affordable housing.</p> <p>Submitter 6 expressed concern that the words ‘a certain proportion’ were open to interpretation and requiring retention for future generations is inappropriate. Submitter 6 also requested a definition of affordable housing.</p> <p>Submitters 9, 10 and 12 consider inclusionary zoning is not required under the NPS-UD. The section 32 report does not assess the costs or benefits of inclusionary zoning.</p> <p>Submitter 17 considers inclusionary zoning is unlawful and seeks deletion of the definition.</p>	<p>Submitter 24: Retain definition of inclusionary zoning.</p> <p>Submitters 14 and 22: Amend definition of inclusionary zoning to include a financial or land contribution to support the provision of affordable housing.</p> <p>Submitter 6: Specify the required proportion of affordable housing and delete ‘retained for future generations’.</p> <p>Provide a definition for affordable housing.</p> <p>Submitters 9, 10, 12 and 17: Delete definition of inclusionary zoning.</p>	<p>FS10 – Oppose 6.1, 6.2, 14.1, 22.1</p> <p>FS11 – Oppose 6.1, 6.2, 14.1, 22.1</p> <p>FS12 – Oppose 6.1, 6.2, 14.1, 22.1</p> <p>FS13 – Oppose 6.1, 6.2, 9.3, 10.3, 12.3, 17.2</p>	<p><b>Accept:</b> Submitters 14, 22 and 24 Amend definition of inclusionary zoning as follows: A type of district plan provision which requires a certain proportion of new residential development to be provided as affordable housing, <u>such as through land or a financial contribution</u>, and retained as affordable for future generations.</p> <p><b>Reject:</b> Submitter 6 Given the widely differing scales and densities of urban environments in the region, it is not appropriate to dictate a specific proportion of affordable housing in the definition for inclusionary zoning. 'Affordable housing' is difficult to define at a regional scale given it means different things at different scales and in different locations. Retaining affordable housing for future generations is important to ensure an ongoing supply of affordable housing.</p> <p><b>Reject:</b> Submitters 9, 10, 12 and 17 The Future Proof Strategy includes the following growth management directive (page 79): "Work with central government on</p>	<p><b>Reject Submitters 14, 22 and 24.</b></p> <p><b>Accept Submitters 6, 9, 10, 12 and 17 in part.</b></p> <p><b>We consider the NPS-UD does intend ‘affordable housing’ will be incorporated in the planning decisions of Council. Objective 2 of the NPS-UD requires:</b></p> <p><i>Planning decisions improve housing affordability by supporting competitive land and development markets.</i></p> <p><b>We also note Objective 6(c) which requires Local authority decisions on urban development that affect urban environments are responsive, particular in relation to proposals that would supply significant development capacity.</b></p> <p><b>We consider that when reading Objective 6(c) in conjunction with Objects 1 and 2 which also relate to affordability (as they all require suitable housing that meets the needs of the community is provided) and Policy 1(1)(a), it is clear affordable</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				<p>implementation of housing affordability and housing choice initiatives. This includes advocating for further investigation into introducing inclusionary zoning in the sub-region."</p> <p>This is part of Future Proof's approach to housing affordability. Future Proof's approach is based on a report prepared by Hill Cooper Young in late 2021.</p> <p>UFD-M63 and UFD-M71 are the provisions which reference inclusionary zoning. These provisions suggest that territorial authorities investigate the use of inclusionary zoning, not require it.</p> <p>The approach to affordable housing, including inclusionary zoning, is not unlawful as is demonstrated in case law.</p>	<p><b>housing is a key matter for Council to consider in its planning decisions.</b></p> <p><b>However, we consider inclusionary zoning was not identified in the same way in the NPS-UD or in the National Planning Standards 2019.</b></p> <p><b>Whilst we acknowledge inclusionary zoning may be a means of achieving affordable housing, we do not consider we have sufficient evidence before us to determine that it is so or how best to incorporate. We agree the definition as is provides some vagaries.</b></p> <p><b>We are also concerned that it may narrow the focus of how affordable housing may be achieved by inclusion of this definition in the absence of a definition of affordable housing.</b></p> <p><b>We consider the reasons given by the submitter for not including a definition of affordable housing equally applicable to not including a definition for including one. In particular the lack of clarity as to how inclusionary zoning is to be achieved and retained for future generations.</b></p> <p><b>We accept the policy recommends an investigation only but for the above</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
					reasons we recommend deleting the definition.
<p>UFD-M63 – Housing Affordability</p> <p>Submission points 9.7, 10.7, 12.5, 14.11, 17.12, 22.32</p>	<p>Submitters 14 and 22 support the inclusion of UFD-M63 in line with Future Proof.</p> <p>Submitters 9, 10, and 12: Inclusionary zoning is not required under the NPS UD. The section 32 report does not assess the costs or benefits of inclusionary zoning.</p> <p>Submitter 17 supports the provision but considers inclusionary zoning is unlawful.</p>	<p>Submitters 14 and 22: Retain as notified.</p> <p>Submitters 9, 10, 12 and 17: Delete “and investigating inclusionary zoning.</p>	<p>FS13 – Oppose 9.7, 10.7, 12.5, 17.12</p>	<p><b>Accept:</b> Submitters 14 and 22 Retain as notified.</p> <p><b>Reject:</b> Submitters 9, 10, 12 and 17 The Future Proof Strategy includes the following growth management directive (page 79): "Work with central government on implementation of housing affordability and housing choice initiatives. This includes advocating for further investigation into introducing inclusionary zoning in the sub-region." This is part of Future Proof's approach to housing affordability. Future Proof's approach is based on a report prepared by Hill Cooper Young in late 2021. UFD-M63 and UFD-M71 are the provisions which reference inclusionary zoning. These provisions suggest that territorial authorities investigate the use of inclusionary zoning, not require it. The approach to affordable housing, including inclusionary zoning, is not unlawful as is demonstrated in case law.</p>	<p><b>Accept Submitters 14 and 22 as per s42A writer recommendation and reasoning in part.</b></p> <p><b>Reject Submitters 9, 10 and 12 as per s42A writer recommendation and reasoning.</b></p> <p><b>We consider the NPS-UD supports affordable housing when developing plans, however as we have explained in our reasoning to the request to delete or vary a definition of ‘inclusionary zoning’, we consider it vague, even at the exploratory stage.</b></p> <p><b>We accept Submitter 17’s request to delete the reference.</b></p> <p><b>We recommend UFD-M63 is retained but amended to remove ‘, and investigating inclusionary zoning’. Accordingly, it would read as:</b></p> <p><b><i>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</i></b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
					<p><i>typologies, and alternative delivery partners.</i></p> <p>We consider inclusionary zoning may still be investigated under UFD-M63 under the general reference to ‘regulatory and non regulatory methods’ but consider our recommendation allows the focus to rest on the broad spectrum of tools to achieve affordable housing while avoiding a vague and contested definition.</p> <p>With respect to the Future Proof Strategy, we consider the investigation as to introducing inclusionary zoning is not precluded by our recommendation, but rather it is appropriately recognised as one of several tools and as a tool that is still at the early stages of assessment as to the effectiveness and appropriateness for use as a planning tool.</p>
<p>UFD-M71 – Housing affordability</p> <p>Submission points 4.5, 6.24, 17.17, 22.43</p>	<p>Submitter 22 supports the provision</p> <p>Submitter 4 supports the provision but seeks recognition of growth strategies for future Regional Spatial Strategies and</p>	<p>Submitter 22: retain as notified</p> <p>Submitter 4: Insert wording with reference to Tier 3 authorities that any Growth Strategies developed under UFD-</p>	<p>FS13 – Oppose 6.24, 17.17</p>	<p><b>Accept:</b> Submitter 22 Retain as notified.</p> <p><b>Reject:</b> Submitter 4 The WRPS does not have the ability to direct what is in new legislation.</p> <p><b>Reject:</b> Submitter 6</p>	<p><b>Reject Submitter 4 as per the s42A writer recommendation and reasons.</b></p> <p><b>Reject Submitter 22 in part and reject Submitter 6 and accept Submitter 17. Having regard to our reasoning in respect of UFD-63, we recommend</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	<p>Natural and Built Environment Plans.</p> <p>Submitter 6 notes Councils have limited tools to influence housing affordability.</p> <p>Submitter 17 supports the provision but considers inclusionary zoning is unlawful</p>	<p>M71 be recognised for future Regional Growth Strategies and the Natural and Built Environment Plan.</p> <p>Submitter 6: Delete provision.</p> <p>Submitter 17: Delete "including investigating inclusionary zoning".</p>		<p>This provision is intended to assist councils to address housing affordability should they wish to, acknowledging that councils have limited tools. NPS UD Objective 2 is for planning decisions to improve housing affordability by supporting competitive land and development markets. NPS UD Policy 1 (a)(i) defines well-functioning urban environments as having or enabling a variety of homes that meet the needs, in terms of type, price, and location, of different households.</p> <p><b>Reject:</b> Submitter 17 The Future Proof Strategy includes the following growth management directive (page 79): "Work with central government on implementation of housing affordability and housing choice initiatives. This includes advocating for further investigation into introducing inclusionary zoning in the sub-region." This is part of Future Proof's approach to housing affordability. UFD-M63 and UFD-M71 are the provisions which reference inclusionary zoning. These provisions suggest that territorial authorities investigate the use of inclusionary zoning, not require it.</p>	<p><b>amending UFD-M71 be amended to mirror that wording.</b></p> <p><b>Accordingly, we recommend rather than providing inclusionary zoning as the only identified example we suggest the following amendment:</b></p> <p><i><b>Where there is evidence that there is a housing affordability issue in the local authority area, tier 3 local authorities should consider regulatory and non-regulatory methods to improve housing affordability such as increasing housing supply, greater housing choice, more diverse dwelling typologies, and alternative delivery partners.</b></i></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				The approach to affordable housing, including inclusionary zoning, is not unlawful as is demonstrated in case law.	

**Topic 3: Out-of-sequence and unanticipated development**

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-P11 - Adopting Future Proof land use pattern  Submission points 8.8, 9.4, 10.4, 11.10, 11.27, 22.15	Overall support policy.	Submitters 8, 9 and 10: Retain as notified  Submitter 11: Define 'significant'.  Submitter 22: Point 7 should also refer to FDS development for alignment with out-of-sequence or unanticipated development.		<b>Accept in part</b> Amend UFD-P11(7) as follows: 7. ... 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 <u>relevant adopted Future Development Strategy and responsive planning criteria in APP13</u> ; and  A definition for 'significant development' is not necessary. UFD-P11, UFD-M49 and APP13 clearly set out the process for determining significant development.	<b>Accept in part as per s42A writer recommendation and reasoning, however we recommend deletion of the word 'relevant' and use of the phrase applied in (2) of UFD-P11.</b>  <b>Accordingly we recommend the amendment read:</b>  <b>7. ... 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 <u>operative Future Development Strategy for the Future Proof sub-region and responsive planning criteria in APP13</u>; and</b>
UFD-P19 - Being responsive to significant	Overall support policy.	Submitter 4: Reword by replacing the term 'structure plan' with		<b>Accept in part:</b> Submitters 4 and 6 Agree, local environment is not defined or used elsewhere in the	<b>Accept Submitters 4 and 6 in part as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
<p>unintended and out-of-sequence growth within tier 3 local environments</p> <p>Submission points 4.2, 4.10, 6.13, 6.14, 11.14, 18.2, 22.21</p>	<p>Submitter 4 notes that UFD-P19 uses the term 'structure plan' which are now called 'development areas' under the National Planning Standards.</p> <p>Submitter 6 notes the NPS UD does not define a "local environment".</p> <p>Submitter 18 is concerned that the policy does not provide for expansion of existing rural industrial nodes.</p>	<p>'Development Area Plans' within the plan change. Also insert wording that Growth Strategies be recognised for future Regional Growth Strategies and the Natural and Built Environment Plan.</p> <p>Submitter 6: Amend the title to this clause to remove "local environments" and insert "urban environments".</p> <p>Submitter 18: Clarify the role of UFD-P19 in relation to existing rural industrial nodes.</p>		<p>WRPS. However, the policy is not intended to be restricted to just urban environments within tier 3 local authority areas. The policy applies to unintended growth which implies that it is not part of an identified urban environment. Amend UFD-P19 heading as follows: Being responsive to significant unintended and out-of-sequence growth within tier 3 local <del>environments</del> <u>authority areas</u></p> <p>To align with the National Planning Standards replace every instance of the words 'structure plan' in WRPS Change 1 to 'development area plan'. Also add a definition for 'development area' in line with the National Planning Standards which still enables flexibility for district plans which have not yet transitioned to the National Planning Standards and are still using the term 'structure plan'.</p> <p>The WRPS does not have the ability to direct what is in new legislation.</p> <p><b>Reject in part:</b> Submitter 18 UFD-P19 sets out how unanticipated or out-of-sequence growth is to be managed in tier 3 local authority areas.</p>	<p><b>Reject Submitter 18 in part as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				<p>Urban is defined in the WRPS as: A concentration of residential, commercial and/or industrial activities, having the nature of a city, town, suburb or a village which is predominantly non-agricultural or non-rural in nature.</p> <p>Strategic industrial nodes are not defined or identified in the WRPS outside of the Future Proof area, which means they do not apply to UFD-P19. If an existing rural industrial node in a tier 3 local authority area meets the development criteria in APP11 and APP14 it could be provided for under the WRPS.</p>	
<p>UFD-M49 - Out-of-sequence or unanticipated urban development</p> <p>Submission points 8.14, 9.6, 10.6, 11.18, 17.11</p>	<p>The approach set out in UFD-M49 is inconsistent with UFD-P11. The policy only refers to APP13 being relevant to determining whether an urban development proposal is "significant". Yet UFD-M49 introduces additional requirements for out-of-sequence or unanticipated urban development by requiring assessments against APP13 as part of the determination of whether alternative land release should be allowed at all. Some of the criteria in APP13 are not relevant to determining whether additional development capacity</p>	<p>Submitters 8, 9 and 10: Amend UFD-M49 to make it consistent with UFD-P11.</p> <p>Submitters 11 and 17 support the method and seeks it is retained.</p>	<p>FS3 – Oppose 8.14, 9.6, 10.6</p> <p>FS6 – Oppose 8.14, 9.6, 10.6</p>	<p><b>Accept:</b> Submitters 11 and 17 Agree, retain as notified aside from amendments to recognise the NPS-HPL.</p> <p><b>Reject:</b> Submitters 8, 9 and 10 UFD-M49 (1) explains that a proposal is ‘significant’ if it meets APP13 and provides more definition of how to determine ‘significance’. There is no inconsistency, it is just that readers will need to follow from the policy to the method to the appendices for the full process as is usually the case for provisions in the WRPS. All NPS-UD objectives are relevant to guide setting the criteria under UFD-</p>	<p><b>Accept Submitters 11 and 17 as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject Submitters 8, 9 and 10 as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	is significant and some of the criteria are not relevant to alternative land release.			<p>49 and APP13, Objective 6 and Policy 8 in particular. Proposals that are inconsistent with the development principles, that undermine investment in infrastructure, compromise the delivery of already planned development, do not provide well-functioning urban environments, or do not meet a demonstrated demand are not "supplying significant development capacity".</p> <p>There are challenges in respect of separating the significance 'gateway' test from the out-of-sequence/unanticipated criteria. In summary:</p> <ul style="list-style-type: none"> <li>- "Development capacity" has a wider meaning beyond a number of dwellings or a type of dwelling. The wider meaning of "development capacity" includes a number of the matters considered under the out-of-sequence/unanticipated development criteria;</li> <li>- There would be some overlap in criteria for the 'gateway test' and the out-of-sequence/unanticipated criteria. This means that there would be a risk of doubling-up on assessments and not providing a clear</li> </ul>	

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				<p>path for development proposals;</p> <ul style="list-style-type: none"> <li>- There are limitations in respect of quantitative assessments of development capacity. It is therefore considered necessary to have a wider view of what the provision of significant development capacity entails, with a quantitative measure being only one of the considerations.</li> </ul>	
<p>UFD-M74 - Tier 3 out-of-sequence or unanticipated developments</p> <p>Submission points 4.7, 6.26, 11.26, 17.18</p>	<p>The Growth Strategies developed under this plan change should be recognised for the development of future Regional Spatial Strategies and the Natural and Built Environment Plans.</p>	<p>Submitter 4: Insert wording that Growth Strategies developed under UFD-M74 be recognised for future Regional Growth Strategies and the Natural and Built Environment Plan.</p> <p>Submitters 6, 11 and 17 support the method and seeks it is retained.</p>		<p><b>Accept in part:</b> Submitters 6, 11 and 17</p> <p>Agree, retain as notified aside from amendments to give effect to the NPS-HPL and replace instances of 'structure plan' with 'development area plan'.</p> <p><b>Reject:</b> Submitter 4</p> <p>The WRPS does not have the ability to direct what is in new legislation.</p>	<p><b>Accept Submitters 6, 11 and 17 in part as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject Submitter 4 as per s42A writer recommendation and reasoning.</b></p>
<p>UFD-PR11 - Adopting Future Proof land use pattern</p>	<p>The references to APP13 conflate the requirement for regional policy statements to include criteria for determining how plan changes will be treated as adding significantly to development</p>	<p>Amend UFD-PR11 to make it consistent with UFD-P11. Retain reference to the criteria in APP13 needing to be weighted.</p>		<p><b>Reject:</b></p> <p>See recommendation for UFD-M49 above.</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
Submission points 8.23, 9.9, 10.9	capacity (clause 3.8(3) of the NPS-UD) with consideration of whether out-of-sequence or unanticipated urban development should be allowed at all. The same criteria are proposed to be applied to both matters. However, some of the criteria in APP13 are not relevant to determining whether additional development capacity is significant and some of the criteria are not relevant to alternative land release.				
UFD-PR19 - Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments  Submission points 6.29, 6.30, 22.52	Support explanation.  The title refers to “tier 3 local environments”, a term which is not defined in the NPS UD 2020	Amend the title to this clause to remove “local environments” and insert “urban environments”.		<b>Accept</b> Agree, local environment is not defined or used elsewhere in the WRPS. However, the policy is not intended to be restricted to just urban environments within tier 3 local authority areas. The policy applies to unintended growth which implies that it is not part of an identified urban environment.  Amend UFD-PR19 heading as follows: UFD-PR19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local <u>environments authority areas</u>	<b>Accept as per s42A writer recommendation and reasoning.</b>
APP13 – Responsive	Support criteria	Retain as notified, except some submitters note	FS1 – Support 13.5, 22.58	<b>Accept</b>	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)  Submission points 7.5, 13.5, 14.20, 17.20, 22.58		need to give effect to the NPS-HPL.	FS2 – Support 13.5  FS7 – Support 7.5, Oppose in part 13.5	Agree, retain as notified aside from to include reference to 'additional infrastructure' in (I) and 'educational facilities' in (D) and minor editorial changes.	
APP13 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)  Submission points 8.26, 9.10, 10.10	APP13 conflates the requirement for regional policy statements to include criteria for determining what plan changes will be treated as adding significantly to development capacity (clause 3.8(3) of the NPS-UD) with consideration of whether out-of-sequence or unanticipated urban development should be allowed at all. The same criteria are proposed to be applied in both matters.  However, some of the criteria in APP13 are not relevant to determining whether additional development capacity is significant and some of the criteria are not relevant to alternative land release.	Amend the criteria in APP13 so that they distinguish matters which are relevant to determining significance in terms of clause 3.8(3) of the NPS-UD from other matters that are relevant to alternative land release.	FS13 – Oppose 8.27, 9.10, 10.10	<b>Reject:</b> See explanation for UFD-M49 above.	<b>Reject as per s42A writer recommendation and reasoning</b>
APP13 – Responsive Planning Criteria –	Need or shortfall for housing or business floor space should be	Amend clause A in criteria A as follows:	FS13 – Oppose 8.28, 9.11, 10.11	<b>Reject</b>	<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
Out-of-sequence and Unanticipated Developments (Future Proof local authorities)  Submission points 8.27, 9.11, 10.11	able to be demonstrated through a Housing and Business Development Capacity Assessment (HBA) or council monitoring or evidence presented by an applicant. There may be important factors known to an applicant that are unable to be foreseen in a HBA or through council monitoring.	"That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring <u>or in evidence prepared by an applicant.</u> "		The NPS-UD (subpart 3) requires this monitoring to be done by the local authority.	<b>We note further that the HBA must be undertaken every three years and would require a degree of consultation with the community. We consider then there is sufficient opportunity for matters to be raised on at regular intervals.</b>
APP13 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)  Submission points 8.29, 9.12, 10.12	The use of the directive term "avoid" in clause O creates a conflict between the WRPS provisions as some of the wāhi toitū areas appear to be identified within Urban Enablement Areas where urban development is planned to occur. Clauses O, P, and Q may be relevant for determining alternative land release but they are not relevant to determining whether additional development capacity is significant (clause 3.8(3) of the NPS-UD).	Either:  Amend the criteria related to wāhi toitū and wāhi toiora in clauses O, P and Q in criteria A to state that they do not apply to development proposals outside of Urban Enablement Areas; or  Amend the criteria related to wāhi toitū and wāhi toiora in clauses O, P and Q in criteria A to require that proposals for urban development must consider the values that make the area wāhi	FS9 – Support 8.29, 9.12, 10.12	<b>Reject</b> The relief sought would undermine the premise of the H2A corridor. The wāhi toitū is a concept that came from the H2A plan which recognises that there are enduring spatial limits to further growth. The wāhi toitū mapping is made up of the following attributes which were identified as absolute constraints to development/ or areas that need to be protecting, making 'avoid' an appropriate term: <ul style="list-style-type: none"> <li>• Flood (High risk flood zones where available or 1% AEP)</li> <li>• Land instability risk</li> <li>• Significant natural areas (SNA) Indigenous vegetation</li> <li>• Geothermal areas and vegetation</li> </ul>	<b>Accept in part.</b>  <b>While we do not agree that 'avoid' as defined in King Salmon in connection with the NZCPS would necessary be adopted in respect of APP13 we can anticipate an argument that this should be so.</b>  <b>We have considered the NPS-UD and also the other NPS and legislation (in broad terms) that relate to the values to be protected.</b>  <b>In our view there is not the same elevation of protection within the NPS- UD or related NPS as there is in the NZCPS when the term 'avoid' is used.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
		<p>toitū or wāhi toiora and demonstrate that associated effects can be avoided, remedied or mitigated; or</p> <p>Amend Map 44 to remove wāhi toitū and wāhi toiora from Urban Enablement Areas in the same way that they are not shown within Urban Areas.</p>		<ul style="list-style-type: none"> <li>• Wetlands</li> <li>• Archaeological and heritage sites</li> <li>• Wāhi Tapu areas</li> <li>• Reserves and DoC land</li> <li>• QEII trust covenants</li> <li>• Designations</li> <li>• Outstanding natural features and landscapes</li> </ul>	<p><b>We also consider as Map 44 is indicative of likely areas of value and not determinative, the risk of elevating the protection afforded may be preemptory and may result in an area that would have met the threshold but did not due to inaccuracy in the map.</b></p> <p><b>We also consider however that to remove the requirement entirely sets the bar too low having regard to the values to be protected.</b></p> <p><b>Accordingly, we recommend accepting the second proposed option for amendment proposed by the submitter in respect of (O), that is:</b></p> <p><b><i>“O) That the development provides for the values that make the area wahi toitu and can avoid or mitigate any adverse effects arising in respect of those values as a result of the proposed development.”</i></b></p> <p><b>We do not consider (P) or (Q) require amendment as these apply a precautionary approach rather than avoidance.</b></p> <p><b>We reject the request to amend Map 44 as we consider this information remains valuable to those operating</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
					<p>within or developing urban enablement areas.</p> <p>We note submitter 8.29 also made a submission on cost neutrality, (K) of Criteria A, APP13.</p> <p>The s42A writer did not address this submission at this point. Whilst we agree that funding for infrastructure can come from many sources, we consider the intention of the NPS-UD (for example clause 3.4) is to preserve the ability of Councils to provide and plan for future development which includes budget management. Accordingly, we reject this request for amendment and recommend the wording remain as drafted.</p>
<p>APP13 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)</p> <p>Submission points 11.30 and 11.31</p>	<p>Define ‘significant development’ in relation to having regard to development capacity and ‘good accessibility’</p>			<p><b>Reject</b></p> <p>A definition for 'significant development' is not necessary. UFD-P11, UFD-M49 and APP13 clearly set out the process for determining significant development. The term “good accessibility” is directly from the NPS-UD Policy 1(c). It is not defined in the NPS-UD nor is accessibility defined in other government transport documents like the GPS on land transport.</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p> <p><b>We note we accept APP13 takes directly the NPS-UD Policy outlining what accessibility is in the context of urban planning. The NPS-UD definition of accessibility overlaps with the element of Regional Public Transport Plan definition of accessibility. In particular, ‘community services’ which is defined in the NPS-UD so broadly that it includes community,</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
				<p>Part of the well-functioning urban environment definition is: have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;</p> <p>A definition would need to be flexible to reflect the different characteristics of tier 3 local authority areas and the availability of public transport.</p> <p>The Regional Public Transport Plan has defined accessibility as people's freedom to access opportunities, such as education, jobs, housing, healthcare, commerce, recreation and social connections. To improve accessibility is to enhance wellbeing and quality of life.</p>	<p><b>education and commercial services for a community. We consider then that the meaning of good accessibility whilst flexible can be ascertained from this combination of definitions and requirements.</b></p>
APP14 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Non-Future proof tier 3 local authorities)	Support criteria	Retain as notified.	FS7 – Support 7.6	<p><b>Accept</b></p> <p>Agree, retain as notified aside from to include reference to 'additional infrastructure' in (H), and minor editorial changes.</p>	<p><b>Accept as per s42A writer recommendation and reasoning.</b></p>
Submission points 7.6, 17.21					
APP14 - Responsive Planning Criteria -	The reports required in this section for an application for a	Delete this section or alternatively rewrite it to	FS8 - Oppose	<b>Reject</b>	<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
<p>Out-of-sequence and Unanticipated Developments (Non-Future proof tier 3 local authorities)</p> <p>Submission points 6.37, 6.38</p>	<p>plan change will contribute to significant increased costs and additional delays in a decision issued by a territorial authority. Also the National Policy Statement on Urban Development 2020 does not require the assessment in (A) for a Tier 3 local authority.</p>	<p>be consistent with APP11 - Development principles.</p> <p>In 'A', delete the requirement for a Housing and Business Development Capability Assessment or council monitoring.</p>		<p>This criteria only applies where development proposals are inconsistent with the growth strategy (or equivalent) prepared by the territorial authority. It is intended to allow a pathway for development that makes a significant contribution of meeting a demonstrated need while not undermining the work the territorial authority has done to plan for growth or the investment in infrastructure to support planned growth. It also provides certainty about the process for developments to seek approval for significant out-of-sequence and unintended growth.</p> <p>Also, NPS-UD clause 3.9 requires that tier 3 local authorities monitor their urban environments and clause 3.11 requires the use of evidence from that monitoring when making or changing plans.</p>	
<p>APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future proof tier 3 local authorities)</p>	<p>Define 'significant development' in relation to having regard to development capacity and 'good accessibility'</p>			<p><b>Reject</b> See explanation under APP13 above.</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
Submission points 11.32 and 11.33					
APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future proof tier 3 local authorities)  Submission point 4.9	Criteria L. requires <i>“That the development would contribute to mode-shift towards public and active transport”</i>  To require public transport to be included is unreasonable for smaller towns.	Reword APP-14-L. to make it clear what the expectation for public transport is when development occurs in a town where no, <u>or limited</u> public transport exists within the town.		<b>Accept in part</b> UFD-PR19 would be a more appropriate place to make this clarification.  Add new paragraph at end of UFD-PR19. <u>In tier 3 urban environments where there is no, or limited, public transport there is an expectation that new development and redevelopment occurs in way that can accommodate public transport in the future and that densities are increased where this would make the provision of public transport more feasible.</u>	<b>Accept in part as per s42A writer recommendation and reasoning.</b>
Map 44: Future Proof wahi toitū and wahi toiora areas  Submission point 9.5	It appears that some of the Urban Enablement Areas (existing and future urban areas) have been shown as Urban Areas on Map 44 and some have not (such as Ohinewai). All Urban Enablement Areas should be shown as Urban Areas. Otherwise, there would be a conflict between the WRPS provisions as some of the wahi toitū and wahi toiora areas appear to be identified within Urban Enablement Areas where	Amend Map 44 to show all Urban Enablement Areas as Urban Areas and to add the names of towns.		<b>Accept</b> Agree, add urban enablement areas. Add name of towns to the map to assist with interpretation.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	<p>urban development is planned to occur.</p> <p>The map would be easier to interpret if the names of towns were added to it.</p>				
<p>Mapp 44: Future Proof wahi toitū and wahi toiora areas</p> <p>Submission point 10.15</p>	<p>It appears that some of the Urban Enablement Areas (existing and future urban areas) have been shown as Urban Areas on Map 44 and some have not (such as Raglan). All Urban Enablement Areas should be shown as Urban Areas. Otherwise, there would be a conflict between the WRPS provisions as some of the wahi toitū and wahi toiora areas appear to be identified within Urban Enablement Areas where urban development is planned to occur.</p> <p>The map would be easier to interpret if the names of towns were added to it.</p>	<p>Amend Map 44 to show all Urban Enablement Areas as Urban Areas and to add the names of towns.</p>		<p><b>Accept</b> Agree, add urban enablement areas. Add name of towns to the map to assist with interpretation.</p>	<p><b>Accept as per s42A writer recommendation and reasoning.</b></p>

**Topic 4: Infrastructure**

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
1.6 – Definitions Submission point 21.5	Additional infrastructure is defined in the NPS-UD and includes educational facilities. Including it in the WRPS will enable a wider category of infrastructure to be captured by inclusions of the definition within the provisions of the plan and will be consistent with the NPS-UD wording.	Add definition of additional infrastructure from the NPS-UD	FS4 - Support	<b>Accept</b> Include definition as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
EIT-PR1 - Significant infrastructure and energy resources Submission point 8.6	Support	Retain as notified		<b>Accept</b> Agree, retain as notified	<b>Accept as per s42A writer recommendation and reasoning.</b>
UFD-O1 – Built Environment Submission point 1.1, 21.1	Submitter 21: Schools and educational facilities need to be provided as additional infrastructure  Submitter 1: Objective should provide for electricity distribution.	Submitter 21: Add wording “including additional infrastructure” where infrastructure is mentioned.  Submitter 1: Amend UFD-O1(9) to provide for electricity distribution	FS3 – Oppose 1.1 FS4 – Support 21.1  FS13 – Support 1.1 and 21.1	<b>Accept:</b> Submitter 21 Amend UFD-O1 (12)(d) as follows: Ensure sufficient development capacity, supported by integrated infrastructure provision, <u>including additional infrastructure</u> , for <u>community</u> , and identified housing and business needs in the short, medium and long term;  <b>Accept:</b> Submitter 1 Recommend amending (10) to read:	<b>Accept Submitter 21 in part as per s42A writer recommendation and reasoning. We consider the proposed amendment should be without the comma after ‘infrastructure’.</b> <b>Accordingly, amend UFD-O1 (12)(d) as follows:</b>  <i>Ensure sufficient development capacity, supported by integrated infrastructure provision, including additional infrastructure for community, and</i>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
				<p><i>Providing for the development, operation, maintenance and upgrading of new and existing electricity transmission, distribution, and renewable electricity activities including small and community scale generations;</i></p>	<p><i>identified housing and business needs in the short, medium and long term;</i></p> <p><b>Accept Submitter 1. Additionally, we note we consider the provision for distribution has been provided for by adding ‘additional infrastructure’ at (12).</b></p> <p>Submitter 1 seeks to amend (9) of UFD-O1 to provide for electricity distribution. We note we have recommended the inclusion of ‘additional infrastructure’ in (12) of UFD-O1.</p> <p>‘Additional Infrastructure’ is defined at clause 1.4 of the NPS-UD as meaning:</p> <p><i>(f) a network operated for the purpose of transmitting or distributing electricity or gas</i></p> <p>We accept that (12) does not specifically refer to ‘development, operation, maintenance and upgrading’ as referred to in (9) (and as (10) in the s42A Addendum Report). Whilst we consider the broader references to ensuring ‘sufficient development capacity supported by integrated infrastructure provision’ implicitly would include these requirements we are agreeable to the</p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
					<p><b>amendment in (9) or (10) as it may be numbered, that is:</b></p> <p><i>Providing for the development, operation, maintenance and upgrading of new and existing electricity transmission, distribution, and renewable electricity activities including small and community scale generations;</i></p>
<p>UFD-P1 - Planned and co-ordinated subdivision, use and development</p> <p>Submission point 17.7</p>	<p>UFD-P1(4) should recognise the planned built environment.</p>	<p>Amend UFD-P1(4) as follows: has regard to the <del>existing</del> <u>planned</u> built environment.</p>	<p>FS4 – Oppose</p> <p>FS7 – Support in part</p>	<p><b>Accept in part</b></p> <p>It is important to have regard to the existing built environment to avoid reverse sensitivity effects and ensure compatibility with existing infrastructure.</p> <p>Amend UFD-P1 as follows: Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which: ... 4. Has regard to the existing <u>and planned</u> built environment.</p>	<p><b>Accept in part as per s42A writer recommendation and reasoning.</b></p>
<p>UFD-P2 - Co-ordinating growth and infrastructure</p>	<p>Submitter 21: Schools and educational facilities need to be provided as additional infrastructure.</p>	<p>Submitter 21: Add wording “including additional infrastructure” where infrastructure is mentioned.</p>	<p>FS4 – Support 21.2</p>	<p><b>Accept:</b> Submitters 6, 11, 21 Amend as per Submitter 21 submission.</p> <p><b>Reject:</b> Submitter 17</p>	<p><b>Accept Submitters 6, 11 and 21 as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
Submission points 6.8, 11.8, 17.8, 21.2	Submitter 17 considers the wording of UFD-P2(1)(d) is overly restrictive.	Submitter 17: Replace "does not occur until provision for appropriate infrastructure necessary to service the development is in place" with "is appropriately serviced".		Disagree that the notified wording does not align with the NPS-UD which seeks that local authorities must be satisfied that infrastructure to service the development capacity is likely to be available. The submitter's proposed wording would be more restrictive, implying infrastructure should be in place first, than the notified wording which implies there must be provision for infrastructure in place.	<b>Reject Submitter 17 as per s42A writer recommendation and reasoning.</b>
UFD-P12 – Density targets for Future Proof area  Submission point 1.2	Development should not compromise the safe, efficient and effective operation of electricity infrastructure.	Add new sentence under UFD-P12(9) as follows: Future Proof territorial authorities shall seek to achieve compact urban environments that: ... <u>Provided that development does not compromise the safe, efficient and effective operation of electricity infrastructure.</u>	FS3 - Oppose	<b>Reject</b> Existing policy UFD-P2(3) adequately covers this, requiring management of the built environment ensures the efficient and effective functioning of infrastructure.	<b>Reject as per s42A writer recommendation and reasoning.</b>  <b>We consider the recommended amendment to UFD-P2 (to include 'additional infrastructure' at (12) addresses the concerns raised by the submitter.</b>
UFD-P12 – Density targets for Future Proof area  Submission point 22.16	NPS-UD Policy 3 encourages Central City to deliver as much building capacity as possible. 50dph has been in place for 10 years and given Plan Change 12 and MDRS requirements is low for central city. Furthermore, Stage 1 area now prioritises central city for	Hamilton Central City Area <u>100</u> -200  (Net target densities (dwellings per hectare) to be achieved in defined locations)		<b>Accept</b> Agree, recommend amendment as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
	infrastructure delivery. Propose changes to 100-200 dph for central city to better give effect to sub point 5. <b>enable building heights and density of urban form to realise as much development capacity as possible</b> to maximise benefits of intensification within city centre zones unless modified to accommodate a qualifying matter;				
UFD-P14 - Rural-residential development in Future Proof area  Submission point 21.3	Schools and educational facilities need to be provided as additional infrastructure	Add wording “including additional infrastructure” where infrastructure is mentioned.	FS4 - Support	<b>Accept</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
UFD-PR11 - Adopting Future Proof land use pattern  Submission point 1.3	Network utility operators should be referenced in relation to having a role in the timely provision of infrastructure under UFD-M48	Add reference to Network Utility Operators.		<b>Reject</b> UFD-M48 specifies that Future Proof councils and relevant government agencies should ensure land is appropriately serviced, not mentioning Network Utility Operators, therefore it is not necessary to reference them in the principal reasons.	<b>Reject as per s42A writer recommendation and reasoning.</b>  <b>We also note that clause 3.5 of the NPS-UD places the obligation on Councils to be satisfied the additional infrastructure (which by the NPS-UD definition includes electricity distribution) is likely to be available when implementing the NPS-UD. We consider this requirement together with UFD-M48 ensures that network utility operators will be included in satisfying this obligation.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
APP11- Development Principles  Submission point 22.55	The proposed strategy and planning changes (HUGS, PC12 and the MSP-PBC objectives, place a greater level of focus on directing and enabling the intensification of the Hamilton city centre and along future rapid transit routes as per the direction of Policy 3 of the NPS-UD.	Amend principle c): c) make use of opportunities for intensification and redevelopment, <u>particularly within urban centres and along future rapid transit routes</u> , to minimise the need for urban development in greenfield areas;		<b>Accept</b> Agree, recommend amendment as requested.	<b>Accept as per s42A writer recommendation and submitter reasoning.</b>
APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)  Submission point 1.4, 8.30, 9.13, 10.13, 21.6, 21.7	<p>Submitter 21: Schools and educational facilities need to be provided as additional infrastructure.</p> <p>Submitter 1: Criteria should provide for regionally significant infrastructure to include electricity distribution. Criteria should reference committed infrastructure investments made by network utilities.</p> <p>Submitters 8, 9 and 10: It is unclear what is meant by the extent to which cost neutrality for public finance can be achieved. It is also unclear how this would be readily demonstrated by plan change proponents. If infrastructure is required to enable an identified need for</p>	<p>Submitter 21: Add wording “including additional infrastructure” where infrastructure is mentioned. Also include educational facilities in Criteria A (D).</p> <p>Submitter 1: Amend Criteria A as follows: I. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed <u>regionally significant</u> infrastructure in the sub-region. J. ... made by <u>network utilities</u> or local authorities or central government (including</p>	FS13 – Support 1.4, Oppose 9.13, 10.13	<p><b>Accept:</b> Submitter 21 Amend as requested.</p> <p><b>Accept in part:</b> Submitter 1 The relief sought would limit the provision to only regionally significant infrastructure. The notified wording is more inclusive and allows for all infrastructure as defined in the WRPS to be considered, which would include the electricity distribution network. It is appropriate to recognise other infrastructure providers. Network utility operators are defined in s167 of the RMA.</p> <p>Amend Criteria A as follows:  J. ... made by <u>network utility operators</u> or local authorities or central government (including NZ Transport Agency). ... investments made <u>network utility operators</u> or local authorities or</p>	<p><b>Accept Submitter 21 as per s42A writer recommendation and reasoning.</b></p> <p><b>Accept Submitter 1 (to amend Criteria A (J) ) in part as per s42 writer recommendation and reasoning.</b></p> <p><b>Reject Submitters 8, 9 and 10 as per s42A writer recommendation and reasoning.</b></p> <p><b>We consider that it is implicit in the NPS-UD that Councils plan and manage development in their region which necessarily needs careful and reliable budget forecasting and implementation to be effective.</b></p> <p><b>We consider the NPS-UD recognises this at various points, for example</b></p>

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	<p>growth then councils are obliged to proactively plan for and fund the infrastructure. Growth infrastructure is typically funded from a range of sources, including council rates, development contributions and Government subsidies. It would be inappropriate to require the funding to achieve cost neutrality for public finances in all circumstances</p>	<p>NZ Transport Agency). ... investments made <u>network utilities</u> or local authorities or central government to support other growth areas.</p> <p>Submitters 8, 9 and 10: Delete references to cost neutrality for public finance in Clause K, criteria A and Clause B, criteria B</p>		<p>central government to support other growth areas.</p> <p><b>Reject:</b> Submitters 8, 9 and 10 The intent of the criteria is that out-of-sequence or unanticipated development proposals must satisfy the relevant local authority that the alternative land release will not incur costs upon the local authority either by bringing forward costs for a local authority into an earlier time period, or by impacting on the ability for a council to recoup costs from an area where infrastructure has already been invested in by a council. A proposal also needs to show that it can be appropriately serviced with infrastructure that is either already planned for in long term plans and infrastructure plans, or provided by the private sector so that it does not undermine existing or planned infrastructure required to service the Future Proof settlement pattern. This may be done through expert evidence from an economist, for example.</p>	<p><b>Objective 6, clauses 3.13(1)(b), 3.4(3)(e) and clause 3.5.</b></p>
APP14 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments	Schools and educational facilities need to be provided as additional infrastructure	Add wording “including additional infrastructure” where infrastructure is mentioned.		<p><b>Accept</b> Amend as requested.</p>	<p><b>Accept as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
(Non-Future Proof tier 3 local authorities)  Submission point 21.8					
5.2.8 – Significant Transport infrastructure maps  Submission point 14.21	Support the inclusion of the Significant Transport Infrastructure maps.	Retain as notified		<b>Accept</b> Agree, retain as notified aside from minor formatting change.	<b>Accept as per s42A writer recommendation and reasoning.</b>
UFD-M67 Metropolitan Centres  Submission point 11.23	Waka Kotahi supports UFD-M67. However, Waka Kotahi consider that clause 3 should be expanded to include active modes. This amendment will support modal shift.	Amend UFD-M67 as follows:  Centres identified in Table 37 as future metropolitan centres may be re-classified in district plans as metropolitan centres where it can be demonstrated that the following features are met:  3. the centre supports <u>active modes and high quality public transport with high trip generation</u>		<b>Accept</b> UFD-M67 sets out what needs to be considered for a centre to be re-defined as a metropolitan centre rather than as what centres should achieve, however, I agree that active transport is an important feature of a metropolitan centre. Agree, recommend amendment as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

## Topic 5: Blue-green network

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
General Submission point 13.3	Future Proof supports the provisions regarding the investigation and confirmation of a preferred rapid and frequent public transport network, as well as the development of a blue-green network. These actions are in line with the Implementation Actions as set out in the Strategy.	Retain as notified	FS2 - Support	<b>Accept in part</b> See response to other submissions below.	<b>Accept in part as per s42A writer recommendation and reasoning.</b>
1.6 – Definitions Submission points 9.2, 10.2 and 12.2	The term ‘blue-green network’ is defined in Future Proof but not in either WRPS Change 1 or in the operative WRPS. The clarity and administration of the plan would be improved by defining ‘blue-green network’ because it is not a commonly understood term.	Insert the definition for ‘blue-green network’ from Future Proof	FS13 – Support 9.2	<b>Accept</b> Insert definition as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
UFD-M65 – Blue-Green Network Submission points 8.17, 9.8, 10.8, 11.21, 12.6, 14.13 and 17.13	Support a sub-regional blue-green network strategy. Given such a strategy’s importance for influencing regulatory and non-regulatory methods, it should be prepared with input from the community and stakeholders, including affected landowners. This would be consistent with UFD-M9 which recognises the importance of ‘other party involvement’ in the preparation of development	Submitters 9, 10 and 12: Amend UFD-M65 as follows: “The Future Proof partners <del>should</del> <u>shall</u> work together to develop a sub-regional blue-green network strategy, <u>with input from the community, affected landowners and other stakeholders.</u>	FS10 – Oppose 17.13 FS11 – Oppose 17.13 FS12 – Oppose 17.13	<b>Accept in part:</b> Submitters 8, 9, 10, 11, 12, and 14 Amend UFD-M65 as follows: The Future Proof partners should work together to develop a sub-regional <b>blue-green network</b> strategy, <u>with input from the community, affected landowners and other stakeholders.</u>  1.4.4 of the WRPS explains that ‘shall’ is used where methods are of a directive nature, where little discretion	<b>Accept Submitters 8, 9 10, 11, 12 and 14 in part as per s42A writer recommendation and reasoning.</b>  <b>Accept Submitter 17 as we consider the present drafting of M65(1) focuses on biodiversity and the benefits received by the environment not to residents. We consider that adding (7) is in accordance with and implements Objective 4, Policy 1(c) and Policy 6(b)(i) of the NPS-UD which consider</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	<p>planning mechanisms and with principles of natural justice.</p> <p>Submitter 17 seeks that the method reflects that higher densities are considered along these networks within urban environments to offset the loss of land to these networks, but in turn recognising open space benefits higher density living by providing outlook and amenity</p>	<p>Submitters 8, 11 and 14 sought to retain as notified.</p> <p>Submitter 17 sought to amend UFD-M65 as follows:  <u>7. Recognise that higher density residential development should co-locate adjacent to these networks within urban environments to realise the benefits open space has on higher density living by providing outlook and amenity.</u></p>		<p>is intended to be exercised, and where it is intended that district or regional plans shall give effect to the method. Whereas 'should' is used where it is intended that the direction should be followed, except where there are good reasons not to, as demonstrated in a s32 report or other appropriate evaluation or analysis.</p> <p>There has been no formal commitment from Future Proof partners to undertake this strategy at this stage so 'should' remains the more appropriate wording</p> <p><b>Reject:</b> Submitter 17 UFD-M65(1) already recognises the opportunity to connect intensification areas with the blue-green network. It may not always be appropriate for high density development to be located adjacent to blue-green networks.</p>	<p><b>the effect upon access to open space and amenity values for residents.</b></p> <p><b>Accordingly, we recommendation the addition of (7) as follows:</b></p> <p><u>7. Recognise that higher density residential development should co-locate adjacent to these networks within urban environments to realise the benefits open space has on higher density living by providing outlook and amenity.</u></p>
<p>UFD-PR11 – Adopting Future Proof land use pattern</p> <p>Submission points 8.23, 9.9, 10.9 and 12.7</p>	<p>Support the explanation of the reasons for UFD-M65 in the final paragraph in UFD-PR11 and the directive for the Future Proof partners to develop a cross-boundary blue-green network. However, the explanation should also refer to the importance of preparing the strategy with input from the community and</p>	<p>Amend the final paragraph of UFD-PR11 as follows:  UFD-M65 sets out how the Future Proof partners will collaborate <u>with one another with community, affected landowner and stakeholder involvement</u></p>	<p>FS7 – Support 8.23</p>	<p><b>Accept in part</b>  Amend UFD-PR11 as follows:  UFD-M65 sets out how the Future Proof partners will collaborate <u>with one another, with community, affected landowners and other stakeholders ...</u></p>	<p><b>Accept in part as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	stakeholders, including affected landowners.				

## Topic 6: Reverse sensitivity

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
General Submission point 7.3	WRPS Change 1 does not ensure protection of rural areas through reverse sensitivity provisions. Reverse sensitivity effects can restrict how primary sector enterprises can operate, and this can compromise the productivity of the land.	Ensure that Council considers and implements these provisions (UFD-P18, APP13, and APP14) appropriately to not risk exacerbating reverse sensitivity issues.	FS3 – Oppose FS7 - Support	<b>Reject</b> The WRPS already includes provisions to minimise potential for reverse sensitivity effects, such as UFD-O1, UFD-P13, UFD-M2 and APP11(o). The NPS-UD does not increase the imperative to avoid reverse sensitivity effects.	<b>Reject as per s42A writer recommendation and reasoning.</b>
New provision Submission point 2.24	UFD-M49 does not give effect to the National Policy Statement for Highly Productive Land 2022.	Add new method requiring territorial authorities to give effect to Policy 9 and s3.13 of the National Policy Statement for Highly Productive Land concerning managing reverse sensitivity and cumulative effects.	FS5 – Oppose FS9 - Oppose	<b>Reject</b> The WRPS already includes provisions to minimise potential for reverse sensitivity effects, such as UFD-O1, UFD-P13, UFD-M2 and APP11(o). WRPS Change 2 is currently being prepared to implement the NPS-HPL, which provides opportunity to more fully review the WRPS to give effect to the NPS-HPL.	<b>Reject as per s42A writer recommendation and reasoning.</b>
APP12 – Future Proof Tables Submission point 19.1	Submitter 19 supports identification of industrial land uses around their sites.  Submitter 19 opposes any amendments to the RPS that would increase the risk for land use incompatibility and the	Retain recognition of Te Rapa North, Hautapu and Horotiu as a ‘Strategic Industrial Node’ within the RPS.  Ensure that there is compatible land use zoning		<b>Accept</b> Agree, retain as notified aside from minor editorial changes.  The WRPS does not identify land use zoning.	<b>Accept as per s42A writer recommendation and reasoning.</b>  <b>We note there is no definition for ‘Significant Industrial Node’.</b>  <b>We also note the tables have been generated by way of the FPS and HBA assessment.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	potential for reverse sensitivity effects to arise.	in proximity to Fonterra's established sites.			<p><b>The total areas indicated on the table are indicative and based on HBA methodologies and currently zoned industrial land or land used for industrial purposes. They are not indicative of boundaries or intended to direct District Councils as to the extent of boundaries or future boundaries and use.</b></p>

## Topic 7: Tier 3 Local Authority Growth Strategies

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-P18 - Tier 3 local authority areas outside the Future Proof Strategy  Submission points 4.1, 6.10, 6.11, 6.12, 7.4, 11.13, 17.10, 18.1, 20.3, 22.20	<p>Overall support for the policy</p> <p>Submitter 4 considers growth strategies should be recognised for development of future Regional Spatial Strategies and Natural and Built Environment Plans under the resource management reform.</p> <p>Submitter 6 seeks clarification on when a territorial authority becomes a tier 3 local authority. Also considers shall is too directive and does not align with the NPS-UD.</p> <p>Submitter 17 considers UFD-P18(1) is unnecessary</p> <p>Submitter 18 seeks clarification on how existing rural industrial nodes will be managed under UFD-P18.</p> <p>Submitter 20 seeks amendment to UFD-P18(4) to provide for rural lifestyle zone development.</p>	<p>Submitter 7, 11 and 22: Retain as notified.</p> <p>Submitter 4: Insert wording with reference to Tier 3 authorities that any Growth Strategies developed under UFD-M69 be recognised for future Regional Growth Strategies and the Natural and Built Environment Plan.</p> <p>Submitter 6: Clarification on the date when a local authority falls within tier 3. Also replace shall with should.</p> <p>Submitter 17: Delete UFD-P18(1)</p> <p>Submitter 18: relief to provide for existing rural industrial nodes.</p> <p>Submitter 20: Delete UFD-P18(4) or amend as follows: ... resulting inefficiencies in managing resources that would arise from <u>new</u></p>	<p>FS7 – Support 7.4</p> <p>FS8 – Oppose 6.10</p>	<p><b>Accept in part:</b> Submitters 7, 11 and 22</p> <p>Agree, retain as notified aside from changes to recognise the NPS-HPL and include reference to 'additional infrastructure in UFD-P18(6)</p> <p><b>Reject / out of scope:</b> Submitter 4 The WRPS does not have the ability to direct what is in new legislation.</p> <p><b>Reject:</b> Submitter 6 Flexibility in the WRPS on when a territorial authority becomes a tier 3 local authority is useful as the reasons may differ between councils. The intention is for Tier 3 local authorities to determine this themselves via Council resolution so that it provides flexibility to each Council's circumstances. Also, it seems appropriate to make the policy "shall" not "should" since Tier 3 local authorities have obligations under the NPS-UD to provide sufficient development capacity.</p> <p><b>Reject:</b> Submitter 17 UFD-P18(1) seeks to ensure that new development is consistent with relevant growth strategies. The</p>	<p><b>Accept Submitters 7, 11 and 22 in part as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject Submitter 4 as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject Submitter 6 as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject Submitter 17 as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject in part Submitter 18 as per s42A writer recommendation and reasoning.</b></p> <p><b>Reject Submitter 20 as per s42A writer recommendation and reasoning.</b></p>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
		<p>areas of urban and rural residential development being located in the rural environment outside of identified urban growth areas;</p>		<p>matters in UFD-P18(2-9) will inform future growth strategies but it is important for new development to be consistent with existing growth strategies.</p> <p><b>Reject in part:</b> Submitter 18 Urban is defined in the WRPS as: A concentration of residential, commercial and/or industrial activities, having the nature of a city, town, suburb or a village which is predominantly non-agricultural or non-rural in nature. Strategic industrial nodes are not defined or identified in the WRPS outside of the Future Proof area, which means they do not apply to UFD-P19. If an existing rural industrial node in a tier 3 local authority area meets the development criteria in APP11 and APP14 it could be provided for under the WRPS.</p> <p><b>Reject:</b> Submitter 20 P18(4) already implies that it is new rural residential development which should be prevented. If a rural lifestyle area has been identified as an urban growth area then it is not precluded by P18(4).</p>	

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-M6 - Growth strategies  Submission point 6.15	The use of “should” for territorial authorities and then “shall” for tier 1 and 3 territorial authorities shows inconsistency. Shall is too strong for Tier 3 councils.	Replace ‘shall’ with ‘should’ for tier 3 local authorities		<b>Reject</b> 1.4.4 of the WRPS explains that ‘shall’ is used where methods are of a directive nature, where little discretion is intended to be exercised, and where it is intended that district or regional plans shall give effect to the method. Whereas ‘should’ is used where it is intended that the direction should be followed, except where there are good reasons not to, as demonstrated in a s32 report or other appropriate evaluation or analysis. In order to meet the requirements under the NPS-UD for tier 3 local authorities to assess demand and provide sufficient development capacity. There is sufficient flexibility in the WRPS methods as to how this can be achieved.	<b>Reject as per s42A writer recommendation and reasoning.</b>  <b>We also note clauses 3.2 and 3.3 of the NPS-UD require all three tiers of authority provide sufficient development capacity. Thereafter clause 3.10 of the NPS-UD provides that every local authority must assess the demand with Tiers 1 and 2 preparing and publishing an HBA.</b>  <b>We consider there is a distinction drawn and accordingly the current drafting is appropriate.</b>
UFD-M69 – Council approved growth Strategy or equivalent in tier 3  Submission points 4.3, 6.22, 11.24, 17.16, 20.2, 22.41	Overall support for method.  Submitter 4 considers growth strategies should be recognised for development of future Regional Spatial Strategies and Natural and Built Environment Plans under the resource management reform.	Submitters 6, 17 and 22: Retain as notified.  Submitter 4: Insert wording with reference to Tier 3 authorities that any Growth Strategies developed under UFD-M69 be recognised for future Regional Growth Strategies		<b>Accept:</b> Submitters 6, 17 and 22 Agree, retain as notified.  <b>Reject / out of scope:</b> Submitter 4 The WRPS does not have the ability to direct what is in new legislation.  <b>Reject:</b> Submitter 11 The term “good accessibility” is directly from the NPS-UD Policy 1(c). It is not defined in the NPS-UD	<b>Accept Submitters 5, 17 and 22 as per s42A writer recommendation and reasoning.</b>  <b>Reject Submitter 4 as per s42A writer recommendation and reasoning.</b>  <b>Reject Submitter 11 as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	<p>Submitter 11 seeks a definition for good accessibility</p> <p>Submitter 20 seeks that the timeframe to notify a new or updated council-approved growth strategy within two years of the operative date of Plan Change 1 is amended.</p>	<p>and the Natural and Built Environment Plan.</p> <p>Submitter 11: Define the term 'good accessibility'.</p> <p>Submitter 20: Amend as follows:  ... The growth strategy or equivalent council-approved plans and strategies must be notified <u>by a date agreed to between the local authority and the Regional Council</u> <del>within two years of either the operative date of Plan Change 1 or a date at which a council determine that it is a tier 3 local authority, and must address .....</del></p>		<p>nor is accessibility defined in other government transport documents like the GPS on land transport.</p> <p><b>Reject:</b> Submitter 20  I consider that the 2-year timeframe is sufficient, particularly given it is 2 years from the operative date of the RPS change. Also, the RPS change allows flexibility in that there is no requirement for a stand-alone strategy which will bring some efficiencies.</p> <p>The NPS-UD timeframes for plan changes is no later than 2 years after commencement and whilst this doesn't apply to tier 3 local authorities, it does show that 2 years is a realistic timeframe.</p>	<p><b>Accept Submitter 20 for the reasons given by the submitter and as there is no timeline imposed by the NPS-UD.</b></p> <p><b>We consider the requirement of agreement between the district and regional council shall ensure a reasonable timeframe is achieved whilst maintaining flexibility. Accordingly, we recommend PC1 is amended as proposed:</b></p> <p><i>... The growth strategy or equivalent council-approved plans and strategies must be notified <u>by a date agreed to between the local authority and the Regional Council</u> <del>within two years of either the operative date of Plan Change 1 or a date at which a council determine that it is a tier 3 local authority, and must address...</del></i></p>

## Topic 8: Papakāinga and Māori owned land

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
1.8 Glossary Submission point 20.12	WRPS Change 1 does not explicitly recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands as required by Section 6(e) of the Act, including recognition of papakāinga as a way for Māori to occupy and better connect with their ancestral lands.	Amend the definition of Papakāinga as follows: Any dwelling or dwellings and associated social (including health), cultural and economic activities on Māori land which is owned by the whanau, hapū or iwi, that enables the occupation of that land by members of the same whanau, hapū or iwi. Māori land is within the meaning of Section 129 (1) (a, b or c) of the Te Ture Whenua Māori Land Act 1993, and is consistent with any license to occupy Māori land that has been issued by the Māori Land Court		<b>Reject</b> Any change to the definition of papakāinga would need to be consulted with iwi. This is outside the scope of WRPS Change 1.	<b>Reject as per s42A writer recommendation and reasoning.</b>  <b>We note the operative WRPS provides for Papakāinga Housing within UFD-P3, UFD-M20 and UFD M21.</b>
SRMR-I4 - Managing the Built environment Submission point 20.4	Māori owned land needs to be treated differently to other types of land to recognise and provide for the relationship of Māori with their ancestral lands, or recognise forms of settlement which best provide for the social, economic and cultural wellbeing of Māori.	Add new issue statement: Historical and existing restrictions on the use of Māori land have made it difficult for Māori to develop and occupy their ancestral lands.		<b>Reject</b> Existing issue statement SRMR-I5 states: The relationship tangata whenua have with the domains of Ranginui and Papatūānuku is of paramount importance and this relationship is being damaged through: ...	<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
				2. loss of access to, and use and enjoyment of, resources and places;  Adding a new issue statement on this matter would need to be consulted with iwi and is out of scope of Change 1.	
UFD-O1 – Managing the urban environment  Submission point 20.5	UFD-O1 does not explicitly provide for the relationship of Māori and their culture and traditions with their ancestral lands as required by Section 6(e) of the Act, which includes papakāinga.  The location of papakāinga is dependent on the location of Māori land which may be outside of identified growth areas and is often within rural areas.	Add new objective: Provide for the establishment of papakāinga on Māori land where it is located throughout the region	FS13 - Support	<b>Reject</b> Existing policy UFD-P3 already provides for papakāinga.	<b>Reject as per s42A writer recommendation and reasoning.</b>
New policy  Submission point 20.6	WRPS Change 1 does not explicitly recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands as required by Section 6(e) of the Act, including recognition of papakāinga as a way for Māori to occupy and better connect with their ancestral lands.	New Policy: Recognise and provide for the social and cultural benefits of the development of papakāinga on Māori land.		<b>Reject</b> Existing policy UFD-P3 - Marae and Papakāinga already provides for papakāinga.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-P18 - Tier 3 local authority areas outside the Future Proof Strategy		New policy as follows: Enables the development of papakāinga on Māori land.			<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
Submission point 20.8					
New method Submission point 20.7	Māori owned land needs to be treated differently to other types of land. The location of papakāinga is dependent on the location of Māori land which may be outside of identified growth areas and is often within rural areas.	New Implementation Method: Local authorities should support iwi and whanau to develop papakāinga on their ancestral lands. This will include where papakāinga are proposed to be developed outside of identified growth areas, are out of sequence or at a density or scale greater than surrounding land uses.		<b>Reject</b> Existing methods UFD-M20 and UFD-M21 already provide for papakāinga and the relationship between Māori and their ancestral lands.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-M21 – Sustainability of marae and papakāinga Submission point 16.11	UFD-M21 should be strengthened to include Iwi and/or Hapū Māori Authorities alongside Territorial Authorities in planning phases and in all urban development decisions.	Amend UFD-M21 to recognise the status of and include Iwi and/or Hapū Māori Authorities in discussions, planning and decision making processes relating to urban development.		<b>Reject</b> Existing WRPS provisions IM-O3, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity to have meaningful involvement in planning processes.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-PR3 – Marae and papakāinga Submission point 17.19	UFD-PR3 acknowledges that papakāinga can be located within both urban and rural areas and includes the enablement of papakāinga and supporting services within district plans.	Retain as notified.		<b>Accept</b> Agree, retain as notified.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel Recommendation
APP11 – Development principles Submission point 20.9 and 20.10	WRPS Change 1 does not explicitly recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands as required by Section 6(e) of the Act, including recognition of papakāinga as a way for Māori to occupy and better connect with their ancestral lands.	New principles as follows: Enable the development of papakāinga on Māori land.  New principle specific to rural-residential development: Recognise the importance of enabling Māori to occupy their ancestral lands.		<b>Reject</b> Existing policy UFD-P3 and methods UFD-M20 and UFD-M21 already provide for papakāinga, which is not a consideration for <i>general</i> development.	<b>Reject as per s42A writer recommendation and reasoning.</b>
APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities) Submission point 20.11		New principle under Criteria A as follows: That the development is a papakāinga development on Māori land		<b>Reject</b> Existing policy UFD-P3 and methods UFD-M8, UFD-M20 and UFD-M21 already provide for papakāinga and the relationship between Māori and their ancestral lands.	<b>Reject as per s42A writer recommendation and reasoning.</b>

## Topic 9: Iwi/hapū/Māori involvement

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
General Submission point 16.1, 16.3, 16.4 and 16.5	The document lacks explicit commitment to Te Tiriti o Waitangi and provision to engage with Māori in meaningful partnerships.	The document would be strengthened by being set in a Te Tiriti framework which gives consideration to the Preamble and all the articles, including the Fourth oral article (Wairuatanga).	FS10 – Oppose 16.1, 16.3, 16.4 and 16.5 FS11 – Oppose 16.1, 16.3, 16.4 and 16.5 FS12 – Oppose 16.1, 16.3, 16.4 and 16.5	<b>Reject</b> I acknowledge WRC has responsibilities and commitment to Te Tiriti/the Treaty of Waitangi and has met the requirements to engage with iwi under the RMA in preparing and consulting on WRPS Change 1.  It is not within the scope of Change 1 to change the format of the WRPS.	<b>Reject as per s42A writer recommendation and reasoning.</b>  <b>We further note that the operative WRPS contains a number of objectives, policies and methods that recognises the Treaty Relationship with Iwi.</b>
General Submission point 16.18	Indigenous sites of significance and in particular Wāhi Tapu or sacred sites, need to be recognised and noted throughout the document rather than being referred to only in APP13.	For Māori interests regarding their ancestral land to be prioritised by active Tiriti-based engagement and partnerships in every part of Waikato Regional Council planning and decision-making processes.	FS10 – Oppose FS11 – Oppose FS12 - Oppose	<b>Reject</b> I acknowledge WRC has responsibilities and commitment to Te Tiriti/the Treaty of Waitangi and has met the requirements to engage with iwi under the RMA in preparing and consulting on WRPS Change 1.  Existing WRPS provisions IM-O3, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity to have meaningful involvement in planning processes.	<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
1.9.4 Waikato Regional Policy Statement  Submission point 16.2	Te Ture Whaimana is a Tiriti-based arrangement influencing development options in the Waikato Region.	Retain as notified.		<b>Accept</b> Agree, retain as notified aside from minor editorial change.	<b>Accept as per s42A writer recommendation and reasoning.</b>
EIT-M4 – Regional Land Transport Plan  Submission point 16.6	The provisions should be strengthened to include Iwi and/or Hapū Māori Authorities alongside Territorial Authorities in planning phases and in all urban development decisions.	Amend the provision to recognise the status of and include Iwi and/or Hapū Māori Authorities in discussions, planning and decision making processes relating to urban development.	FS10 – Oppose FS11 – Oppose FS12 - Oppose	<b>Reject</b> Existing WRPS provisions IM-03, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity to have meaningful involvement in planning processes.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-O1 – Built Environment  Submission point 3.1 and 6.7	The proposed amendments recognise the values of hapū and iwi for urban development	Retain as notified.		<b>Accept in part</b> Agree, retain as notified aside from amendment to recognise the NPS-HPL and include reference to ‘additional infrastructure’ in UFD-O1(13)(d).	<b>Accept in part as per s42A writer recommendation and reasoning.</b>
UFD-P12 - Density targets for Future Proof area  Submission point 16.7	The provisions should be strengthened to include Iwi and/or Hapū Māori Authorities alongside Territorial Authorities in planning phases and in all urban development decisions.	Amend the provisions to recognise the status of and include Iwi and/or Hapū Māori Authorities in discussions, planning and decision making processes relating to urban development.	FS10 – Oppose FS11 – Oppose FS12 - Oppose	<b>Reject</b> Existing WRPS provisions IM-03, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity to have meaningful involvement in planning processes.	<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-M6 - Growth strategies			FS10 – Oppose FS11 – Oppose		<b>Reject as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation	
Submission point 16.8			FS12 - Oppose			
UFD-M7 – Urban development planning			FS10 – Oppose			Reject as per s42A writer recommendation and reasoning.
Submission point 16.9			FS11 – Oppose			
UFD-M9 – Other party involvement			FS12 - Oppose			
Submission point 16.10			FS10 – Oppose			
UFD-M21 – Sustainability of marae and papakāinga	FS11 – Oppose					
Submission point 16.11			FS12 - Oppose		Reject as per s42A writer recommendation and reasoning.	
UFD-M33 – Keeping records on development and infrastructure trends	UFD-M33 should be strengthened to include Iwi and/or Hapū Māori Authorities alongside Territorial Authorities in planning phases and in all urban development decisions.	Amend the provision to recognise the status of and include Iwi and/or Hapū Māori Authorities in discussions, planning and decision making processes relating to urban development.	FS10 – Oppose FS11 – Oppose FS12 - Oppose	<b>Reject</b> UFD-M33 requires local authorities to maintain and make available records relating to development and infrastructure. These would be available to iwi authorities if requested.  Existing WRPS provisions IM-O3, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity	<b>Reject as per s42A writer recommendation and reasoning.</b>	
Submission point 16.12						

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation		
				to have meaningful involvement in planning processes.			
UFD-M73 – Interim arrangements for Future Proof tier 3 territorial authorities  Submission point 16.13	The provisions should be strengthened to include Iwi and/or Hapū Māori Authorities alongside Territorial Authorities in planning phases and in all urban development decisions	Amend the provisions to recognise the status of and include Iwi and/or Hapū Māori Authorities in discussions, planning and decision making processes relating to urban development.		<b>Reject</b> Existing WRPS provisions IM-O3, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity to have meaningful involvement in planning processes.	<b>Reject as per s42A writer recommendation and reasoning.</b>		
UFD-PR2 – Co-ordinating growth and infrastructure  Submission point 16.14			FS10 – Oppose  FS11 – Oppose  FS12 - Oppose			<b>Reject as per s42A writer recommendation and reasoning.</b>	
UFD-PR11 – Adopting Future Proof land use pattern  Submission point 16.15			FS10 – Oppose  FS11 – Oppose  FS12 - Oppose				<b>Reject as per s42A writer recommendation and reasoning.</b>
UFD-PR18 – Tier 3 local authority areas outside of the Future Proof Strategy  Submission point 16.16							

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-PR19 - Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments  Submission point 16.17					<b>Reject as per s42A writer recommendation and reasoning.</b>
Map 44 – Future Proof wāhi toitū and wāhi toiora areas  Submission point 16.19	Future Proof wāhi toitū and wāhi toiora areas do not clearly indicate indigenous sites of significance. Recognition and mapping of indigenous sites of significance, for example, Wāhi Tapu sites including but not limited to Urupā, Pā, Marae, War sites, rāhui sites will strengthen the document.	For Māori interests regarding their ancestral land to be prioritised by active Tiriti-based engagement and partnerships in every part of Waikato Regional Council planning and decision-making processes.	FS10 – Oppose FS11 – Oppose FS12 - Oppose	<b>Reject</b> I acknowledge WRC has responsibilities and commitment to Te Tiriti/the Treaty of Waitangi and has met the requirements to engage with iwi under the RMA in preparing and consulting on WRPS Change 1.  Existing WRPS provisions IM-O3, IM-P2, IM-P3, IM-M13, IM-M15, IM-M25 and UFD-M9 already require local authorities to provide tangata whenua with opportunity to have meaningful involvement in planning processes.	<b>Reject as per s42A writer recommendation and reasoning.</b>

**Topic 10: Other processes currently underway**

	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-M52 – Infill targets  Submission points 17.14 and 22.36	The draft of the Hamilton Urban Growth Strategy and Plan Change 12 now proposed that 70 per cent growth to be through infill and intensification of existing urban areas. This also better aligns with strategic direction set through NPS-UD, MSP, HCC PC12 and NPS-HPL.	Amend 50% to 70%	FS7 – Support in part 17.14 and 22.36  FS13 – Support in part 17.14	Retain as notified.	<p><b>Accept as per s42A writer recommendation and reasoning.</b></p> <p><b>We note Submitter 22 by way of the evidence of Mr Hornby dated 20 April 2023 at paragraph 14 and 18 confirmed they no longer sought an uplift in infill target.</b></p> <p><b>As they do not wish to pursue the increase from 50% to 70% and but did not seek to amend the submission to remove 50%. We will leave as drafted, that is as 50%.</b></p> <p><b>Further we note there is no infill target set in the HUGS 2023 and prior to this it was set at 50% in the HUGS 2010.</b></p> <p><b>Finally we note this is in line with the FPS which sets an infill target at 50% (except for Waikato District and Waipa District which aim for 20%).</b></p>

	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
UFD-PR11 – Adopting Future Proof Land Pattern  Submission point 2.20	Future urban and village enablement areas are identified on Map 43 before appeals on the Waikato District Plan that may affect the location and spatial extent of these areas are resolved.	Await resolution of appeals on the Waikato District Plan before confirming Future urban and village enablement areas.	FS9 - Oppose	<b>Reject</b> Map 43 is based on the agreed Future Proof settlement pattern.  It is not possible to await resolution of appeals on the Waikato District Plan prior to hearing WRPS Change 1. In the meantime, it is beneficial to have certainty for the other future urban and village enablement areas and retain Map 43.  If additional areas not identified on Map 43 are rezoned through appeals then it doesn't particularly matter that the WRPS doesn't identify them.	<b>Reject as per s42A writer recommendation and reasoning.</b>
APP12 – Future Proof tables  Submission point 8.25 and 8.26	Update the Hamilton Airport/Southern Links industrial land allocation numbers in table 35 to identify the Airport Northern Precinct.	Amend the Industrial land allocation and staging (ha) 2020-2030 from '94' to 130. Amend the Industrial land allocation and staging (ha) 2031-2050 from '46' to 60. Amend the Total Allocation to 2050 (ha) from '140' to 190. Amend the explanation accordingly.	FS8 - Oppose	<b>Reject</b> These figures are based on demand projections from the Future Proof Strategy. There is no justification to change at this point.	<b>Reject as per s42A writer recommendation and reasoning.</b>  <b>Further we note these tables were based on the 2021 HBA assessment and FPS assessment which will be reassessed in due course.</b>  <b>We note the explanation to this table records these nodes are based upon a mixture of existing zoned land and land identified for future industrial</b>

	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
					<p>use subject to district planning decisions.</p> <p>Accordingly, we consider that this table when read in conjunction with the relevant policy will not prevent development if it is appropriate in future. Further that the table is a transitional tool that will continue to be revised and district land use develops.</p>
Map 43 – Future Proof indicative urban and village enablement areas Submission point 2.28	Future urban and village enablement areas are identified on Map 43 before appeals on the Waikato District Plan that may affect the location and spatial extent of these areas are resolved.	Await resolution of appeals on the Waikato District Plan before confirming Future urban and village enablement areas.	FS9 - Oppose	<p><b>Reject</b> Map 43 is based on the agreed Future Proof settlement pattern.</p> <p>It is not possible to await resolution of appeals on the Waikato District Plan prior to hearing WRPS Change 1. In the meantime, it is beneficial to have certainty for the other future urban and village enablement areas and retain Map 43.</p> <p>If additional areas not identified on Map 43 are rezoned through appeals then it doesn't particularly matter that the WRPS doesn't identify them.</p>	<p><b>Reject as per s42A writer recommendation and reasoning.</b></p> <p><b>We note at the time of writing this decision the appeals in respect of the Waikato District Plan remain on foot.</b></p>
Map 43 – Future Proof indicative	Map 43 should identify the Airport Northern Precinct as an urban	Amend map.	FS8 - Oppose	<b>Reject</b>	<b>Reject as per the s42A writer's recommendation and reasons.</b>

	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
urban and village enablement areas  Submission point 8.32	enablement area, partly for short-term development and partly for long term development.			Map 43 is based on the agreed settlement pattern in the Future Proof Strategy. There is no justification to change this at this point.	
Map 44: Future Proof wāhi toitū and wāhi toiora areas  Submission point 8.33	Map 44 should identify the Airport Northern Precinct as an urban enablement area.	Amend map.		<b>Accept in part</b> Agree, add urban enablement areas. The Northern Precinct Expansion Area is not included in the Future Proof Strategy. There is no justification to add it in at this point.	<b>Accept in part as per the s42A writer's recommendation and reasons.</b>

## Topic 11: Editorial changes

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
1.6 Definitions Submission point 5.2	Other definitions in the WRPS that are from the National Policy Statement on Urban Development include a box with the definition from the National Policy Statement. The definition of “Tier 1 local authority” does not.	Add the definition from the NPS-UD in a text box		<b>Agree</b> Amend as requested	<b>Accept as per s42A writer recommendation and reasoning.</b>
1.9.4 Waikato Regional Policy Statement Submission point 5.3	“Clauses” should be amended to “sections” to reflect that the Amendment Act has been made and is in force.	Replace ‘clauses’ with ‘sections’.		<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
UFD P11 – Adopting Future Proof land use pattern Submission point 5.5	There is an extra bracket at the end of clause 2.	Remove the extra bracket from the end of clause 2		<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
APP12 – Future Proof Tables Submission points 3.4, 5.15 and 5.16	“Ruakura East” lacks specificity and would better be expressed as “Ruakura East WEX” in the table and the explanation. The master plan area referred to in the submission should be specifically named as Tuumata.	Amend references to Ruakura East to “Ruakura East WEX” and specifically reference Tuumata in the explanation.  Replace the * beneath Table 37 with +.		<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
	Also the * is confusing and should be amended for clarity.	Replace the second *in the Long-term future function column of Table 37 to 'Note:'.			
APP13 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Future Proof local authorities)  Submission points 5.17, 22.59 and 22.60	The word 'us' is incorrect and should be amended to 'use'.  Also Criteria A (C) needs to reference all of the relevant strategy sections containing growth management directives including B5 and B10.			<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
APP14 - Responsive Planning Criteria - Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities)  Submission point 7.7	Fix the minor formatting error under APP14 so that all criteria are numbered.			<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

Provision number and submission point(s)	Summary of submission point(s)	Summary of relief sought	Further submissions	S42A recommendation	Panel recommendation
Maps – general Submission point 5.18 and 22.66	These maps have been adapted from the maps in the Future Proof Strategy. The numbers in the legend on each map still have the Future Proof map numbers. These should be removed.	Amend maps to correct map number in each legend.		<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
Map 26 - Significant transport corridors (Greater Hamilton) Submission point 22.62	Map should correctly identify all of the territorial authority area.	Colour the Te Rapa North Area grey like the rest of Hamilton.		<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
Map 43 - Future Proof indicative urban and village enablement areas Submission point 5.20 and 22.64	There are numbers (1-13) on the map that do not correspond to anything in the WRPS change.	Remove numbers 1 -13 from the map.		<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>
Map 44 - Future Proof wāhi toitū and wāhi toiora areas Submission point 5.19	There is no red line on the map to correspond to Waikato Expressway in the legend.	Amend map to include the Waikato Expressway.	FS8 - Support	<b>Agree</b> Amend as requested.	<b>Accept as per s42A writer recommendation and reasoning.</b>

# Waikato Regional Policy Statement Proposed Change 1 – National Policy Statement on Urban Development 2020 and Future Proof Strategy Update

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**Amended version: September 2023**

This document only shows those provisions that are proposed to be amended, or new provisions proposed to be inserted into the Waikato Regional Policy Statement. Please refer to the operative Regional Policy Statement for further context.

Notified changes shown in red text.

S42A recommended changes shown in blue text

Decision report changes shown in green text

Text that has been removed is shown in ~~strike through~~. New text to be inserted is shown as underlined in the relevant colour.

# 1 Proposed changes to ‘Part 1 – Introduction and General Provisions’ section

## 1.1 Proposed changes to ‘1.6 Definitions’ section

### 1.6 Definitions

<p><u>Additional infrastructure</u></p>	<p><u>Has the same meaning as in Part 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</u></p> <p><u>Means:</u></p> <ul style="list-style-type: none"><li>a. <u>public open space</u></li><li>b. <u>community infrastructure as defined in section 197 of the Local Government Act 2002</u></li><li>c. <u>land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities</u></li><li>d. <u>social infrastructure, such as schools and healthcare facilities</u></li><li>e. <u>a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)</u></li><li>f. <u>a network operated for the purpose of transmitting or distributing electricity or gas</u></li></ul>
<p><u>Blue-green network</u></p>	<p><u>An overlay of the current and envisioned blue-green spatial framework that incorporates and integrates key elements such as wetlands, riverbeds, riparian corridors, significant biodiversity sites, habitat corridors, reserves, Department of Conservation land, parks, significant gardens, playgrounds, urban areas with high degree of tree cover, walking tracks and routes, cycling tracks, cycleways, bridal</u></p>

	<a href="#">tracks, protected landscapes and viewshafts, and other key elements such as buffer zones as relevant.</a>
<a href="#">Development area</a>	<a href="#">A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development.</a>
<a href="#">Inclusionary zoning</a>	<del><a href="#">Inclusionary Zoning – a type of district plan provision which requires a certain proportion of new residential development to be provided as affordable housing, such as through land or a financial contribution, and retained as affordable for future generations.</a></del>
<a href="#">Highly productive land</a>	<p><a href="#">Has the same meaning as in Part 1 of the National Policy Statement for Highly Productive Land 2022 (as set out in the box below)</a></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><a href="#">Means land that has been mapped in accordance with clause 3.4 and is included in a regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceased to be highly productive land).</a></p> </div>
<a href="#">Qualifying matter</a>	<a href="#">Has the same meaning as in section 771 or 770 Resource Management Act 1991.</a>
<b>Rural-residential development</b>	Residential development in rural areas which is predominantly for residential activity and is not ancillary to a rural or agricultural use. <a href="#">This includes rural lifestyle zone developments.</a>
<a href="#">Rural settlement</a>	<a href="#">A cluster of residential, commercial, light industrial and/or community activities that are located in a rural area.</a>
<a href="#">Tier 1 local authority</a>	<p><a href="#">Has the same meaning as in Part 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</a></p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><a href="#">Means each local authority listed in column 2 of table 1 in the Appendix, and tier 1 regional council and tier 1 territorial authority have corresponding meanings.</a></p> </div>

<p><b><u>Tier 3 local authority</u></b></p>	<p>Has the same meaning as in Part 1 of the <u>National Policy Statement on Urban Development 2020</u> (as set out in the box below)</p> <p><u>Tier 3 local authority means a local authority that has all or part of an urban environment within its region or district, but is not a tier 1 or 2 local authority, and tier 3 regional council and tier 3 territorial authority have corresponding meanings.</u></p>
<p><b><u>Urban environment</u></b></p>	<p>Has the same meaning as in Part 1 of the <u>National Policy Statement on Urban Development 2020</u> (as set out in the box below)</p> <p><u>means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:</u></p> <ul style="list-style-type: none"> <li>a) <u>is, or is intended to be, predominantly urban in character; and</u></li> <li>b) <u>is, or is intended to be, part of a housing and labour market of at least 10,000 people</u></li> </ul>
<p><b><u>Well-functioning urban environments</u></b></p>	<p>Has the same meaning as in Policy 1 of the <u>National Policy Statement on Urban Development 2020</u> (as set out in the box below)</p> <p><u>urban environments that, as a minimum:</u></p> <ul style="list-style-type: none"> <li>a) <u>have or enable a variety of homes that:</u> <ul style="list-style-type: none"> <li>i) <u>meet the needs, in terms of type, price, and location, of different households; and</u></li> <li>ii) <u>enable Māori to express their cultural traditions and norms; and</u></li> </ul> </li> <li>b) <u>have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</u></li> <li>c) <u>have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</u></li> <li>d) <u>support, and limit as much as possible adverse impacts on, the</u></li> </ul>

	<p><u>competitive operation of land and development markets; and</u></p> <p>e) <u>support reductions in greenhouse gas emissions; and</u></p> <p>f) <u>are resilient to the likely current and future effects of climate change.</u></p>
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## 1.2 Proposed changes to ‘1.9 Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River’ section

### 1.9.4 Waikato Regional Policy Statement

...

Clauses Sections 77I and 77O of the Resource Management Act 1991 as introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 specify that giving effect to Te Ture Whaimana o te Awa o Waikato – the Vision and Strategy for the Waikato River is a qualifying matter in relation to applying the medium density residential standards and Policy 3 of the National Policy Statement on Urban Development 2020 (as amended May 2022). This means that plan provisions can be less enabling of urban development than required under the Act or the National Policy Statement on Urban Development 2020 where necessary to accommodate a matter to give effect to Te Ture Whaimana.

1.3 Proposed changes to ‘1.10 National policy statements and New Zealand Coastal Policy Statement’ section

## 1.10 National policy statements and New Zealand Coastal Policy Statement

National policy statements and New Zealand Coastal Policy Statement	
<a href="#">National Policy Statement for Highly Productive Land 2022</a>	<a href="#">The policy statement was reviewed under Change 1 to the Waikato Regional Policy Statement in April 2023. Amendments to provisions were made to recognise the policy statement within the scope of Change 1, of which the primary purpose was to give effect to the National Policy Statement on Urban Development 2020 and reflect the updated Future Proof Strategy. A further change to the Waikato Regional Policy Statement will be prepared to more fully review the policy statement and give full effect to it.</a>
National Policy Statement on Urban Development 2020	<del>The policy statement has</del> <a href="#">was reviewed in March 2022 to update Objective UFD-O2. Amendments to incorporate the national policy statement were notified in October 2022</a> <del>not yet been reviewed</del>
<del>National Policy Statement on Urban Development Capacity 2016</del>	<del>The policy statement has been reviewed in December 2018 to include Objective UFD-O2</del>

## 2 Proposed changes to ‘Part 2 – Resource Management Overview’ section

### 2.1 Proposed changes to ‘SRMR – Significant resource management issues for the region’ section

## SRMR – Significant resource management issues for the region

### SRMR-I1 – State of resources

*SRMR-I1 is addressed by the following objectives:*

...  
IM-05 – ~~Adapting to c~~Climate change  
...

### SRMR-I2 – Effects of climate change

The effects of climate change (including climate variability) may impact our ability to provide for our wellbeing, including health and safety.

While addressing this issue generally, specific focus should be directed to the following matters:

1. increased potential for storm damage and weather-related natural hazards; ~~and~~
2. long-term risks of sea level rise to settlements and infrastructure such as through increased coastal flooding and erosion; ~~and~~
3. ability for urban environments to support a reduction in greenhouse gas emissions and to be resilient to the current and future effects of climate change.

*SRMR-I2 is addressed by the following objectives:*

...  
IM-05 – ~~Adapting to c~~Climate change  
...

### SRMR-I4 – Managing the built environment

Development of the built environment including infrastructure has the potential to positively or negatively impact on our ability to sustainably manage natural and physical resources and provide for our wellbeing.

While addressing this issue generally, specific focus should be directed to the following matters:

- ...
6. the effect of development on access to mineral resources (particularly aggregates), high class soils highly productive land, and future energy development sites;
  - ...
  11. increased need for the future provision of infrastructure to respond to resource demands from within and outside the region and the need to enable efficient installation of that infrastructure; ~~and~~

12. the availability of water to meet existing, and reasonably justifiable and foreseeable domestic or municipal supply requirements to support planned urban growth, including promoting the integration of land use and water planning; and  
13. the need to strategically manage urban growth to ensure there is sufficient development capacity for residential and business land whilst contributing to well-functioning urban environments.

*SRMR-I4 is addressed by the following objectives:*

...  
IM-05 – ~~Adapting to c~~Climate change  
...

## SRMR-PR2 – Effects of climate change

Under the Resource Management Act, Waikato Regional Council is required to have particular regard to the effects of climate change. The council should ensure that we prepare for and adapt to these changes so that their impacts on us and on resources is minimised, and within New Zealand's urban environments that urban form supports reductions in greenhouse gas emissions and resilience to the current and future effects of climate change. New Zealand's response in terms of actions to reduce climate change is primarily a central government rather than a local government role.

...

## SRMR-PR4 – Managing the built environment

...

The National Policy Statement on Urban Development 2020 sets out requirements for well-functioning urban environments and sufficient development capacity. Objectives of the National Policy Statement on Urban Development 2020 require local authorities to make planning decisions to improve housing affordability, that are strategic, responsive, are integrated with infrastructure planning and funding, and enable additional residential and business development in centre zones, areas of employment and areas serviced by public transport.

...

Regionally significant industry and primary production play an important role in providing for the economic, social and cultural wellbeing of people and communities. The sustainable management of natural and physical resources needs to consider the ability and need for regionally significant industry and primary production to have appropriate access to resources in order for them to continue to successfully operate and develop, having regard to catchment specific situations. The National Policy Statement for Highly Productive Land's objective is to protect highly productive land for use in land-based primary production, both now and into the future.

## 2.2 Proposed changes to 'IM – Integrated management' section

### IM – Integrated management

## Objectives

### IM-01 – Integrated management

**IM-01 is achieved by the following policies:**

...

~~UFD-P7 – Implementing the Coromandel Peninsula Blueprint~~

~~UFD-P8 – Implementing Taupō District 2050~~

~~UFD-P9 – Implementing Franklin District Growth Strategy~~

...

~~UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy~~

~~UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments~~

### IM-02 – Resource use and development

**IM-02 is achieved by the following policies:**

...

~~UFD-P7 – Implementing the Coromandel Peninsula Blueprint~~

~~UFD-P8 – Implementing Taupō District 2050~~

~~UFD-P9 – Implementing Franklin District Growth Strategy~~

...

~~UFD-P16 – Review of Future Proof map and tables~~

~~UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy~~

~~UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments~~

### IM-03 – Decision making

**IM-03 is achieved by the following policies:**

...

~~UFD-P7 – Implementing the Coromandel Peninsula Blueprint~~

~~UFD-P8 – Implementing Taupō District 2050~~

~~UFD-P9 – Implementing Franklin District Growth Strategy~~

...

~~UFD-P15 – Monitoring and review development in the Future Proof area~~

~~UFD-P16 – Review of Future Proof map and tables~~

~~UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy~~

~~UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments~~

...

## IM-05 – ~~Adapting to c~~Climate change

Land use is managed to:

1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on:
  - 1- a. amenity;
  - 2- b. the built environment, including infrastructure;
  - 3- c. indigenous biodiversity;
  - 4- d. natural character;
  - 5- e. public health and safety; and
  - 6- f. public access.
2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.

**IM-05 is achieved by the following policies:**

...

~~UFD-P7 – Implementing the Coromandel Peninsula Blueprint~~

~~UFD-P10 – Governance collaboration in the Future Proof area~~

~~UFD-P11 – Adopting Future Proof land use pattern~~

~~UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy~~

~~UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments~~

## IM-08 – Sustainable and efficient use of resources

**IM-08 is achieved by the following policies:**

...

~~UFD-P8 – Implementing Taupō District 2050~~

...

~~UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy~~

~~UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments~~

## IM-09 – Amenity

1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and
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.

**IM-09 is achieved by the following policies:**

...

UFD-P7 – Implementing the Coromandel Peninsula Blueprint

UFD-P12 – Density targets for Future Proof area

UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy

## Policies

### IM-P1 – Integrated approach

The relevant objectives are:

...

IM-05 – Adapting to eClimate change

...

### IM-P2 – Collaborative approach

The relevant objectives are:

...

IM-05 – Adapting to eClimate change

...

### IM-P3 – Tangata whenua

The relevant objectives are:

...

IM-05 – Adapting to eClimate change

...

### IM-P6 – Maintain and enhance public access

The relevant objectives are:

...

IM-05 – Adapting to eClimate change

...

### 3 Proposed changes to 'Domains' section

#### 3.1 Proposed changes 'LF – Land and freshwater' section

## LF – Land and freshwater

### Objectives

#### LF-O5 – High class soils

*Other relevant objectives are:*

...

*IM-O5 – ~~Adapting to c~~Climate change*

...

#### LF-P3 – All fresh water bodies

*The relevant objectives are:*

...

*UFD-O1 – Built environment*

#### LF-P5 – Waikato River catchment

*The relevant objectives are:*

...

*UFD-O1 – Built environment*

#### LF-P6 – Allocating fresh water

*The relevant objectives are:*

...

*IM-O5 – ~~Adapting to c~~Climate change*

...

#### LF-P7 – Efficient use of fresh water

*The relevant objectives are:*

...

*IM-O5 – ~~Adapting to c~~Climate change*

...

## 4 Proposed changes to 'Topics' section

### 4.1 Proposed changes to 'EIT – Energy, infrastructure and transport' section

## EIT – Energy, infrastructure and transport

### Objectives

#### EIT-O1 – Energy

*EIT-O1 is achieved by the following policies:*

...

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

...

### Methods

#### EIT-M4 – Regional Land Transport Plan

Waikato Regional Council will, subject to the requirements of the Land Transport Management Act 2003, through the ensure the Regional Land Transport Plan, includes provisions to support the protection of the function of significant transport corridors including through strategic corridor policy which provides a consistent regional approach for Road Controlling Authorities, including territorial authorities for their district plans the development of a regional transport hierarchy which gives a consistent approach to be used by territorial authorities in their district plans.

### Principal reasons

#### EIT-PR1 – Significant infrastructure and energy resources

Regionally significant infrastructure and energy resources support the wellbeing of the regional community. Much of this infrastructure and energy is also very important for New Zealand as a whole, such as energy and transport infrastructure that connects areas to the north, east and south of the Waikato Region. It is therefore very important that development of the built environment does not compromise the functioning of this infrastructure. EIT-M1, EIT-M3, EIT-M4 and EIT-M5 are provided for this purpose. EIT-P1(1) is intended to ensure the ongoing efficiency and effectiveness of regionally significant infrastructure, but does not imply that all adverse effects on that infrastructure must be avoided in all cases. If the adverse effects of a built environment proposal cannot practicably be avoided, then EIT-M1(1), (2), (3) and (4) do not imply that the selected site should always be considered unsuitable as it may be possible to remedy or mitigate the adverse effects of concern. EIT-M6 also seeks to protect regionally significant infrastructure from natural hazards.

The way in which the term 'planned' is to be applied is explained in the explanation to EIT-P1.

The significant transport corridors identified in Maps 25 and 26 reflect the [key](#) strategic [transport](#) corridors identified in [Maps 2 and 3 of the operative Regional Land Transport Plan 2021-2051 2015-2045](#), which classifies them as [current and future arterial, regional, national and national high volume road corridors, and regional and national rail corridors nationally, regionally and sub-regionally significant](#). Significant transport corridors are equivalent to [strategically important inter- and intra-regional road and rail corridors identified nationally, regionally and sub-regionally significant transport corridors](#) in the Regional Land Transport Plan.

New Zealand and the region will benefit from further development of infrastructure and energy resources. Methods are provided to support such development in a way that appropriately manages potential adverse effects. Many effects of new electricity transmission, for example, could be avoided by appropriate siting of this infrastructure. This can be achieved through developing a transmission corridor management approach as described in EIT-M2.

There is an increasing need for renewable energy, and renewable energy developments such as hydro-electric dams can be regionally significant. The potential for development of renewable energy resources can be reduced due to development of the built environment. The methods ensure this is recognised in district and regional plans. Decisions about the future location of some developments (such as rural-residential development) should take into account the potential for locations to be used for future renewable energy developments.

## 4.2 Proposed changes to ‘UFD – Urban form and development’ section

### UFD – Urban form and development

#### Objectives

##### UFD-O1 – Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

1. promoting positive indigenous biodiversity outcomes;
2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;
- ~~3. [avoiding highly productive land except in accordance with the National Policy Statement for Highly Productive Land 2022](#);~~
3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;
4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;
5. recognising and protecting the value and long-term benefits of regionally significant infrastructure;
6. protecting access to identified significant mineral resources;
7. minimising land use conflicts, including minimising potential for reverse sensitivity;
8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;
9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission, [distribution](#), and renewable electricity generation activities including small and community scale generation;

10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; **and**
11. providing for a range of commercial development to support the social and economic wellbeing of the region-; **and**
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, including **additional infrastructure**, for community, and 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.

**UFD-O1 addresses the following issues:**

SRMR-I1 – State of resources  
 SRMR-I2 – Effects of climate change  
 SRMR-I3 – Providing for energy demand  
 SRMR-I4 – Managing the built environment  
 SRMR-I5 – Relationship of tangata whenua with the environment (te taiao)  
 SRMR-I6 – Health and wellbeing of the Waikato River catchment

**UFD-O1 is achieved by the following policies:**

IM-P1 – Integrated approach	UFD-P1 – Planned and co-ordinated subdivision, use and development
IM-P2 – Collaborative approach	UFD-P2 – Co-ordinating growth and infrastructure
IM-P3 – Tangata whenua	UFD-P3 – Marae and papakāinga
IM-P4 – Regionally significant industry and primary production	UFD-P4 – Energy demand management
IM-P5 – Maintain and enhance areas of amenity value	UFD-P5 – Access to minerals
CE-P1 – Planning for development in the coastal environment	UFD-P6 – Information collection
CE-CMA-P3 – Interests in the coastal marine area	<del>UFD-P7 – Implementing the Coromandel Peninsula Blueprint</del>
GEO-P1 – Sustainable management of the Regional Geothermal Resource	<del>UFD-P8 – Implementing Taupō District 2050</del>
GEO-P3 – Development Geothermal Systems	<del>UFD-P9 – Implementing Franklin District Growth Strategy</del>
GEO-P4 – Limited Development Geothermal Systems	UFD-P10 – Governance collaboration in the Future Proof area
<del>LF-P3 – All fresh water bodies</del>	UFD-P11 – Adopting Future Proof land use pattern
<del>LF-P5 – Waikato River catchment</del>	UFD-P12 – Density targets for Future Proof area
LF-P10 – Peat soils	UFD-P13 – Commercial development in the Future Proof area
ECO-P1 – Maintain or enhance indigenous biodiversity	UFD-P14 – Rural-residential development in Future Proof area
EIT-P1 – Significant infrastructure and energy resources	UFD-P15 – Monitoring <u>and review development in the Future Proof area</u>
HAZ-P1 – Natural hazard risk management approach	<del>UFD-P16 – Review of Future Proof map and tables</del>
NATC-P1 – Preserve natural character	<del>UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy</del>

## Policies

### 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 and planned built environment.

*The relevant objectives are:*

*IM-01 – Integrated management  
IM-02 – Resource use and development  
IM-03 – Decision making  
IM-04 – Health and wellbeing of the Waikato River  
IM-05 – ~~Adapting to c~~Climate change  
IM-06 – Ecosystem services  
IM-07 – Relationship of tangata whenua with the environment  
IM-08 – Sustainable and efficient use of resources  
IM-09 – Amenity  
IM-010 – Public access  
AIR-01 – Air quality  
LF-01 – Mauri and values of fresh water bodies  
LF-03 – Riparian areas and wetlands  
LF-04 – Values of soil  
LF-05 – High class soils  
ECO-01 – Ecological integrity and indigenous biodiversity  
EIT-01 – Energy  
HAZ-01 – Natural hazards  
HCV-01 – Historic and cultural heritage  
NATC-01 – Natural character  
UFD-01 – Built environment*

### UFD-P2 – Co-ordinating growth and infrastructure

Management of the built environment ensures:

1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, including additional infrastructure, in order to:
  - a. optimise the efficient and affordable provision of both the development and the infrastructure;
  - b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
  - c. protect investment in existing infrastructure; and

- d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;
2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated [or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods](#);
3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and
4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and
5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.

*The relevant objectives are:*

*IM-02 – Resource use and development  
 IM-03 – Decision making  
 IM-08 – Sustainable and efficient use of resources  
 CE-01 – Coastal environment  
 EIT-01 – Energy  
 UFD-01 – Built environment*

### **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.

*The relevant objectives are:*

*IM-02 – Resource use and development  
 IM-07 – Relationship of tangata whenua with the environment  
 UFD-01 – Built environment*

...

### **UFD-P6 – Information collection**

Information will be collected on development and infrastructure trends and pressures in the Waikato region, so that these trends and pressures can be responded to appropriately and in a timely manner, through management of the built environment.

*The relevant objectives are:*

*IM-03 – Decision making  
 UFD-01 – Built environment*

### **UFD-P7 – Implementing the Coromandel Peninsula Blueprint**

~~Growth in the Thames-Coromandel District should be managed in a way that:~~

- ~~1. recognises that the Coromandel Peninsula Blueprint Framework for our Future (2009) provides for the management of future development in the Thames-Coromandel District. This should:
 
  - ~~a. ensure that development:~~~~

- b. ~~is in keeping with the landscape, indigenous biodiversity, natural character and heritage values of the Coromandel Peninsula;~~
  - c. ~~supports the efficient and effective use of infrastructure; and~~
  - d. ~~does not increase the risk from natural hazards; concentrated development through intensification and consolidation in these centres; and~~
  - e. ~~focus future urban development (beyond the existing zoning and infrastructure provision) on the three identified main centres of Thames, Whitianga and Whangamata; and encourage~~
2. ~~recognises that future development including appropriately scaled development for other settlements/villages which is not provided for in the Coromandel Peninsula Blueprint, will be planned for and managed through a district plan review or plan change process.~~

*The relevant objectives are:*

- ~~IM-01—Integrated management~~
- ~~IM-02—Resource use and development~~
- ~~IM-03—Decision making~~
- ~~IM-05—Adapting to climate change~~
- ~~IM-09—Amenity~~
- ~~CE-01—Coastal environment~~
- ~~ECO-01—Ecological integrity and indigenous biodiversity~~
- ~~HAZ-01—Natural hazards~~
- ~~HCV-01—Historic and cultural heritage~~
- ~~NATC-01—Natural character~~
- ~~UFD-01—Built environment~~

## **UFD-P8—Implementing Taupō District 2050**

Growth in the Taupō District will be managed in a way that:

- 1. ~~recognises that Taupō District 2050 provides for the management of future growth, including by:~~
  - a. ~~recognising the appropriateness of the urban growth areas as an important resource for providing for new urban land development and as the focus for future urban growth;~~
  - b. ~~ensuring patterns of future urban development are consistent with the strategic directions of Taupō District 2050, the identified urban growth areas, and any subsequently adopted structure plans;~~
  - c. ~~avoiding urban development in the rural environment outside of the identified urban growth areas to prevent a dispersed pattern of settlement and the resulting inefficiencies in managing resources;~~
  - d. ~~avoiding the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of the urban growth areas in providing the supply of land for urban development;~~
  - e. ~~ensuring that staging of development in the urban growth areas is efficient, consistent with and supported by adequate infrastructure; and~~
- 2. ~~ensures that urban development of an identified urban growth area occurs by way of a Taupō District 2050 structure plan process and associated plan change process.~~
- 3. ~~acknowledges that changes to the Taupō District Plan intended to implement Taupō District 2050 must be considered on their merits under the RMA.~~

*The relevant objectives are:*

- ~~IM-01—Integrated management~~
- ~~IM-02—Resource use and development~~
- ~~IM-03—Decision making~~
- ~~IM-08—Sustainable and efficient use of resources~~

### **UFD-P9 – Implementing Franklin District Growth Strategy**

The Franklin District Growth Strategy (2007) provides for the management of growth in the part of the Waikato and Hauraki Districts that was the former Franklin District. Growth should be managed in accordance with this Strategy. In particular:

1. ~~management of the built environment should be in accordance with the general visions and development directions described for the relevant towns and rural character areas in Sections 7 and 8, and Map 1.0 of the Franklin District Growth Strategy; and~~
2. ~~new industrial development should predominantly be located in the strategic industrial nodes in Table 36.~~

The Franklin District Growth Strategy applies until the Future Proof Growth Strategy and relevant district plans are amended.

*The relevant objectives are:*

- ~~IM-01 – Integrated management~~
- ~~IM-02 – Resource use and development~~
- ~~IM-03 – Decision making~~
- ~~UFD-01 – Built environment~~

### **UFD-P10 – Governance collaboration in the Future Proof area**

~~Central government, tangata whenua, Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council and Future Proof local authorities~~ will work collaboratively with respect to growth management in the Future Proof area.

*The relevant objectives are:*

- ~~IM-01 – Integrated management~~
- ~~IM-02 – Resource use and development~~
- ~~IM-03 – Decision making~~
- ~~IM-05 – Climate change~~
- ~~UFD-01 – Built environment~~

### **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 ~~and Village Enablement Areas~~ 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 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);
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;~~
4. other industrial development should only occur within the Urban ~~Limits Enablement Areas~~ 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 transport system arterial function of the road network, and on other infrastructure;
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~~ development area 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 relevant adopted Future Development Strategy operative Future Development Strategy for the Future Proof sub-region and responsive planning criteria in APP13; 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 transport network and other infrastructure are avoided, remedied or mitigated.

*The relevant objectives are:*

*IM-02 – Resource use and development*

*IM-03 – Decision making*

*IM-05 – Climate change*

*UFD-01 – Built environment*

## 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.

<b>Development type and location</b>	<b>Average gross density target</b>
Hamilton Central Business District	50 households per hectare
Hamilton Intensification Areas	30 households per hectare
Hamilton Greenfield (Rototuna, Rotokauri, Ruakura Peacocke)-	16 households per hectare
Greenfield development in Cambridge, Te Awamutu/Kihikihiki, Huntly, Ngāruawāhia, Raglan/Whaingaroa and Te Kauwhata	12 – 15 households per hectare
Greenfield development in Waikato District rural villages where sewerage is reticulated –	8 – 10 households per hectare

<b>Location</b>	<b>Net target densities (dwellings per hectare) to be achieved in defined locations<sup>7</sup></b>	
Pōkeno	25-35 in defined intensification areas 20-25 in greenfield locations	
Tuakau	25-35 in defined intensification areas 20-25 in greenfield locations	
Te Kauwhata	25-35 in defined intensification areas 20-25 in greenfield locations	
Ohinewai	20-25 in greenfield locations	
Huntly	25-35 in defined intensification areas 20-25 in greenfield locations	
Taupiri	25-35 in defined intensification areas 20-25 in greenfield locations	
Ngāruawāhia	30-50 in defined intensification areas 20-25 in greenfield locations	
Horotiu	25-35 in defined intensification areas 20-25 in greenfield locations	
Raglan	25-35 in defined intensification areas 20-25 in greenfield locations	
Hamilton		
	Te Rapa	20-65
	Rotokauri	20-40
	Frankton	50-70

<sup>7</sup> Areas/locations are indicative and will be defined through individual Future Proof partners' plan making processes.

<a href="#">Hamilton Central City Area</a>	<a href="#">50-100-200</a>
<a href="#">Hospital</a>	<a href="#">40-65</a>
<a href="#">Ruakura</a>	<a href="#">35-55</a>
<a href="#">University</a>	<a href="#">30-45</a>
<a href="#">Chartwell</a>	<a href="#">30-50</a>
<a href="#">Fairfield</a>	<a href="#">30-50</a>
<a href="#">Peacocke</a>	<a href="#">30-45</a>
<a href="#">Hamilton north-eastern future growth cell Horsham Downs- HT1</a>	<a href="#">30-50</a>
<a href="#">Hamilton north-eastern future growth cell R2</a>	<a href="#">30-50</a>
<a href="#">Hamilton western future growth cell WA</a>	<a href="#">TBC</a>
<a href="#">Hamilton southern future growth cell S1 (Southern Links)</a>	<a href="#">TBC</a>
<a href="#">Other brownfield areas</a>	<a href="#">30 in defined intensification areas</a>
<a href="#">Te Awamutu/Kihikihi</a>	<a href="#">25-35 in defined intensification areas</a> <a href="#">20-35 in greenfield locations</a>
<a href="#">Pirongia</a>	<a href="#">20-35 in greenfield locations</a>
<a href="#">Cambridge/Hautapu</a>	<a href="#">25-35 in defined intensification areas</a> <a href="#">20-25 in greenfield locations</a>
<b><a href="#">Village enablement areas</a></b>	<b><a href="#">Net target densities (dwellings per hectare) to be achieved</a></b>
<a href="#">Meremere</a> <a href="#">Te Kowhai</a> <a href="#">Rukuhia</a> <a href="#">Ōhaupō</a> <a href="#">Ngāhinapōuri</a> <a href="#">Karapiro</a>	<a href="#">12-15 where reticulated services exist</a>

*The relevant objectives are:*

*IM-02 – Resource use and development*

*IM-03 – Decision making*

*IM-05 – Climate change*

*IM-08 – Sustainable and efficient use of resources*

*IM-09 – Amenity*

*UFD-01 – Built environment*

### **UFD-P13 – Commercial development in the Future Proof area**

Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 37 (APP12).

Commercial development is to be managed to:

1. support and sustain the vitality and viability of existing commercial centres identified in Table 37 (APP12);
2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities;
3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:
  - a. encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
  - b. managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
  - c. encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
5. recognise, maintain and enhance the function of sub-regional commercial centres by:
  - a. maintaining and enhancing their role as centres primarily for retail activity; and
  - b. recognising that the sub-regional centres have limited non-retail economic and social activities;
6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
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.
8. recognise that in the long term, the function of sub-regional and town centres listed in Table 37 may change.

*The relevant objectives are:*

*IM-O2 – Resource use and development*  
*IM-O3 – Decision making*  
*IM-O8 – Sustainable and efficient use of resources*  
*UFD-O1 – Built environment*

### UFD-P14 – Rural-residential development in Future Proof area

Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and:

1. avoid rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022;
2. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;
3. the high potential for conflicts between rural-residential development and existing and planned infrastructure, including additional infrastructure, and land use activities;
4. the additional demand for community facilities, servicing and infrastructure created by rural-residential development;
5. the potential for cross-territorial boundary effects with respect to rural-residential development; and
6. has regard to the principles in APP11.

*The relevant objectives are:*

*IM-O2 – Resource use and development*  
*IM-O3 – Decision making*  
*UFD-O1 – Built environment*

### UFD-P15 – Monitoring and review development in the Future Proof area

~~Information will be collected on development and infrastructure trends and pressures in the Future Proof area, so that these trends and pressures can be responded to appropriately and in a timely manner, to support further reviews of the Future Proof Growth Strategy and to assess the need for changes to UFD-P11.~~

Waikato Regional Council will consider the need to review UFD-P11, including the extent, location and release of land for development as identified in the map and tables in 5.2.10 Future Proof map (indicative only) and APP12, in consultation with Hamilton City Council, Waipā District Council, Waikato District Council, tangata whenua and the NZ Transport Agency, if any of the following situations occur:

1. the reporting required by UFD-P6 and by the National Policy Statement on Urban Development recommends that a review is needed;
2. household and population growth varies by more than 10% over 5 consecutive years from the household and population predictions in the Future Proof Strategy;
3. the Future Proof partners agree that insufficient land exists within the Urban and Village Enablement Areas shown in Map 43 to cater for sufficient development capacity in the short, medium or long term;
4. the Future Proof partners agree that exceptional circumstances have arisen such that a review is necessary to achieve UFD-O1 in the Future Proof area; or
5. there is new or amended national direction from Government.

*The relevant objectives are:*

*IM-O3 – Decision making  
UFD-O1 – Built environment*

### **UFD-P16 – Review of Future Proof map and tables**

~~Waikato Regional Council will consider the need to review UFD-P11, including the extent, location and release of land for development as identified in the map and tables in 5.2.10 Future Proof map (indicative only) and APP12, in consultation with Hamilton City Council, Waipā District Council and Waikato District Council, tangata whenua and the NZ Transport Agency, if any of the following situations occur:~~

- ~~1. the reporting required by UFD-P15 and UFD-M58 recommends that a review is needed;~~
- ~~2. household and population growth varies by more than 10% over 5 consecutive years from the household and population predictions in the Future Proof Growth Strategy;~~
- ~~3. the Future Proof partners agree that insufficient land exists within the Urban Limits shown in Map 43 to cater for the growth anticipated within 10 years of the analysis; or~~
- ~~4. the Future Proof partners agree that exceptional circumstances have arisen such that a review is necessary to achieve UFD-O1 in the Future Proof area.~~

*The relevant objectives are:*

*IM-O2 – Resource use and development  
IM-O3 – Decision making  
UFD-O1 – Built environment*

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### **UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy**

New urban development in tier 3 local authority areas shall be managed in a way that:

1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans;
2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development;
3. focuses new urban development in and around existing settlements;
4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas;

5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development;
6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure, including additional infrastructure, necessary to service the area;
7. has particular regard to the principles in APP11;
8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, high class soils as identified in LF-M41 highly productive land as required by the National Policy Statement on Highly Productive Land 2022, and planning in the coastal environment as set out in CE-M1;
9. in relation to urban environments:
  - a. concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use;
  - b. provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect;
  - c. enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for:
    - i. households on low to moderate incomes; and
    - ii. Māori to express cultural traditions and norms;
  - d. enables a variety of site sizes and locations in urban environments suitable for different business sectors;
  - e. supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.

The relevant objectives are:

IM-01 – Integrated management

IM-02 – Resource use and development

IM-03 – Decision making

IM-05 – Climate change

IM-08 – Sustainable and efficient use of resources

IM-09 – Amenity

EIT-01 – Energy

UFD-01 – Built environment

### **UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments-authority areas**

Where alternative urban land release patterns are promoted through district plan and structure plan processes development area processes either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council strategies and plans, justification shall be provided to demonstrate consistency with the principles in APP11, 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 criteria in APP14.

*The relevant objectives are:*  
*IM-O1 – Integrated management*  
*IM-O2 – Resource use and development*  
*IM-O3 – Decision making*  
*IM-O5 – Climate change*  
*IM-O8 – Sustainable and efficient use of resources*  
*IM-O9 – Amenity*  
*EIT-O1 – Energy*  
*UFD-O1 – Built environment*

## Methods

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### UFD-M6 – Growth strategies

In areas where significant growth is occurring or anticipated, territorial authorities should, and tier 1 and 3 territorial authorities shall, develop and maintain growth strategies or equivalent which identify a spatial pattern of land use and infrastructure development and staging for at least a 30-year period. The use of integrated spatial planning tools, such as the Waikato Integrated Scenarios Explorer, should be considered to explore future development options and to integrate land use planning with infrastructure.

*The relevant policy is:*  
*UFD-P1 – Planned and co-ordinated subdivision, use and development*

### UFD-M7 – Urban development planning

Territorial authorities should ensure that before land is rezoned for **urban** development, urban development planning mechanisms such as development area plans 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.

*The relevant policy is:*  
*UFD-P1 – Planned and co-ordinated subdivision, use and development*

### 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:

1. the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;
2. the location, type, scale, funding and staging of infrastructure required to service the area;
3. multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the

safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;

4. how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, [high class soils](#), [highly productive land](#) and significant view catchments) will be managed;
5. potential natural hazards and how the related risks will be managed;
6. potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed;
7. how stormwater will be managed having regard to a total catchment management approach and low impact design methods;
8. any significant mineral resources (as identified through UFD-M29) in the area and any provisions (such as development staging) to allow their extraction where appropriate;
9. how the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;
10. anticipated water requirements necessary to support development and ensure the availability of volumes required, which may include identifying the available sources of water for water supply;
11. how the design will achieve the efficient use of water;
12. how any locations identified as likely renewable energy generation sites will be managed;
13. the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another; ~~and~~
14. the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the national grid corridor; ~~and~~
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 [development area plans](#), [structure plans](#) and [town plans](#).

*The relevant policy is:*

*UFD-P1 – Planned and co-ordinated subdivision, use and development*

## UFD-M9 – Other party involvement

Where development planning mechanisms, such as [development area plans](#), [structure plans](#), [and town plans](#), ~~and growth strategies~~ are being produced, territorial authorities, should ensure that Waikato Regional Council, neighbouring regional and territorial authorities, infrastructure providers, health authorities, tangata whenua, industry organisations and affected land owners are provided the opportunity to have meaningful involvement in development planning.

*The relevant policy is:*

*UFD-P1 – Planned and co-ordinated subdivision, use and development*

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## UFD-M20 – Provision for marae and papakāinga

District plans shall make appropriate provision for development of marae and papakāinga.

*The relevant policy is:*

*UFD-P3 – Marae and papakāinga*

## UFD-M21 – Sustainability of marae and papakāinga

Territorial authorities should support the sustainable development, restoration or enhancement of marae and papakāinga, including by taking into account the need to address the following when preparing district plans:

1. infrastructure and utilities requirements;
2. social services, such as kōhanga, kura and wānanga, urupā and health services;
3. associated customary activities; and
4. the relationship of marae and papakāinga to the wider environment, wāhi tapu and sites of significance to Māori, including by management of important view shafts.

*The relevant policy is:*

*UFD-P3 – Marae and papakāinga*

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## UFD-M33 – Keeping records on development and infrastructure trends

Local authorities should keep records that will help to track and explain development and infrastructure trends. As a minimum, territorial authorities should keep, and make available to Waikato Regional Council, records on:

1. locations, lot numbers and lot sizes of subdivision consents granted, categorised according to district plan zones;
2. locations of building consents granted, categorised as residential and non-residential, and categorised according to district plan zones;
3. locations of vacant residential (including rural-residential) and industrial allotments; ~~and~~
4. major infrastructure changes and upgrades, including with respect to water supply, wastewater and local roading-; ~~and~~
5. demand and supply of dwellings, prices of dwellings, rents of dwellings, housing affordability, development capacity realised, and available data on business land for tier 1 and 3 local authorities.

*The relevant policy is:*

*UFD-P6 – Information collection*

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## ~~UFD-M36 – District plan provisions to implement the Coromandel Peninsula Blueprint~~

~~Thames-Coromandel District Council should~~

- ~~1. include provisions in the Thames-Coromandel District Plan that give effect to UFD-P7; and~~
- ~~2. consider the inclusion of provisions in the Thames-Coromandel District Plan that provide for appropriately scaled development for settlements to cater for future growth and demand.~~

~~*The relevant policy is:*~~

~~*UFD-P7 – Implementing the Coromandel Peninsula Blueprint*~~

## ~~UFD-M37 – Spatial planning maps of district plan and regional plans~~

~~Thames-Coromandel District Council and Waikato Regional Council should provide spatial planning maps in their district plan and regional plans that give effect to UFD-P7.~~

~~*The relevant policy is:*~~

### **UFD-M38—District plan provisions to implement Taupō District 2050**

Taupō District Council shall seek to include provisions in the Taupō District Plan that give effect to Taupō District 2050.

*The relevant policy is:*

UFD-P8—Implementing Taupō District 2050

### **UFD-M39—Structure planning to implement Taupō District 2050**

Taupō District Council should develop structure plans to implement the Taupō District 2050 identified urban growth areas.

*The relevant policy is:*

UFD-P8—Implementing Taupō District 2050

### **UFD-M40—Co-ordinated approach to implement Taupō District 2050**

Waikato Regional Council will look for opportunities to align its own activities, including the provision of works and services, regulation, education programmes and environmental initiatives, with Taupō District 2050.

*The relevant policy is:*

UFD-P8—Implementing Taupō District 2050

### **UFD-M41—Managing growth within the former Franklin District**

Waikato District Council and Hauraki District Council should ensure that growth in the part of their respective districts that was the Franklin District is managed in accordance with UFD-P9.

*The relevant policy is:*

UFD-P9—Implementing Franklin District Growth Strategy

### **UFD-M42—Industrial land development within the former Franklin District**

Within the former Franklin District area that is now part of Waikato District, new industrial development should predominantly be located in the strategic industrial nodes in Table 36.

*The relevant policy is:*

UFD-P9—Implementing Franklin District Growth Strategy

### **UFD-M43—Future growth strategy**

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should, in association with Future Proof, iwi representatives and the New Zealand Transport Agency, as soon as practicable and using a community and industry organisation consultation process, expand the Future Proof Growth Strategy to include the part of Waikato District that was the Franklin District.

*The relevant policy is:*

UFD-P9—Implementing Franklin District Growth Strategy

## UFD-M44 – Resourcing implementation in the Future Proof area

Central government and Future Proof local authorities ~~Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council~~ should ensure governance structures are in place, and adequate resources provided, to facilitate the implementation of the actions in the Future Proof ~~Growth~~ Strategy (200922).

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

## UFD-M45 – Consultation between governance agencies in the Future Proof area

Consultation should occur between central government, Future Proof local authorities, ~~Waikato Regional Council, Hamilton City Council, Waipā District Council, Waikato District Council,~~ tangata whenua, the NZ Transport Agency and other infrastructure providers, with respect to initiatives that could affect the interests of these parties.

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

## UFD-M46 – Implementation protocols in the Future Proof area

Central government, Future Proof local authorities, ~~Waikato Regional Council, Hamilton City Council, Waipā District Council, Waikato District Council~~ and tangata whenua should agree to protocols which document how the Future Proof ~~Growth~~ Strategy (200922) is to be implemented.

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

## UFD-M61 – Interim arrangements for tier 3 local authorities

For any tier 3 territorial authority which is part of the Future Proof partnership, UFD-P18 and UFD-P19 and associated methods shall apply in the interim until Future Proof policies are updated to include that territorial authority.

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

## UFD-M47 – District plan provisions to implement the Future Proof land use pattern

Hamilton City Council, Waipā District Council and Waikato District Council shall, in consultation with Waikato Regional Council, tangata whenua and the NZ Transport Agency, review or prepare changes to their district plans and structure plans development area plans to identify ~~locations and limits~~ enablement areas for future urban development, including future areas of major commercial and industrial development. The district plans shall ensure that urban development is located and managed in accordance with UFD-P11.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## 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.

~~In relation to Table 34, where it is impractical to develop a particular greenfield area or part of a greenfield area, the equivalent population allocation in Table 34 may be transferred to another greenfield area within urban limits, where it is demonstrated that the criteria in UFD-M49 can be met.~~

~~In relation to Table 35, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that the criteria in UFD-M49 can be met. The total allocation for any one node, across all stages, may also be increased where it is demonstrated that the criteria in UFD-M49 can be met.~~

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## ~~UFD-M49 – Criteria for alternative land release in the Future Proof area Out-of-sequence or unanticipated urban development~~

District plans and [development area plans structure plans](#) can only consider an alternative [urban residential or industrial](#) land release, or an alternative timing of that land release, than that indicated on [Map 43 \(or in accordance with any revised timing as set out in UFD-P11 \(2\)\), in Tables 34 and Table 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.~~
1. [The land is not highly productive land, or if it is highly productive land:](#)
    - a. [The urban zoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Planning Statement on Urban Development 2020; and](#)
    - b. [There are no other reasonably practical and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and](#)
    - c. [The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of](#)

highly productive land for land-based primary production, taking into account both tangible and intangible values.

2. development proposals shall only be considered to be 'significant' for the purposes of UFD-P11 (7) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;
3. the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;
4. when identifying additional urban or village enablement areas not shown on Map 43 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;
5. when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;
6. the effects of the change are consistent with the development principles set out in APP11;
7. in relation to Table 35, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in APP13. The total allocation for any one node, across all stages, may only be increased where it is demonstrated that this would be consistent with criteria A and B in APP13.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

### **UFD-M62 – Future Proof governance process for out-of-sequence or unanticipated urban development**

The Future Proof partners shall develop a protocol to agree how to involve each of the partners in decision-making relating to out-of-sequence or unanticipated development.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

### **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, and alternative delivery partners, ~~and investigating inclusionary zoning.~~

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

### **UFD-M64 – Public transport**

The Future Proof partners shall investigate and confirm a preferred rapid and frequent public transport network including the location of corridors and services to support the Future Proof settlement pattern as set out in UFD-P11 and UFD-P12. Once a preferred rapid and frequent public transport network has been confirmed by the Future Proof Implementation Committee, Waikato District Council, Hamilton City Council and Waipā District Council shall undertake notice of requirement or other processes if necessary to ensure corridors are protected, and Waikato Regional Council will, through its Regional Public Transport Plan and Regional Land

Transport Plan, investigate opportunities to support the Future Proof preferred public transport network.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

### **UFD-M65 – Blue-Green network**

The Future Proof partners should work together to develop a sub-regional blue-green network strategy, with input from the community, affected landowners and other stakeholders. The strategy will assist in determining a sub-regional regulatory and non-regulatory framework for the establishment of a multi-functional blue-green network throughout the sub-region. The strategy will consider how the following aspects can be addressed holistically through the network:

1. opportunities and priorities for the connection, protection, enhancement and integration of the natural environment in new and intensified areas of urban development to promote positive biodiversity outcomes;
2. opportunities for the blue-green network to contribute to the restoration and enhancement of the health and wellbeing of the Waikato and Waipā rivers in accordance with Te Ture Whaimana/the Vision and Strategy;
3. sustainable design techniques and principles for the blue-green network, including water-sensitive urban design, low-impact urban design and development (LIUDD) methods for stormwater management, water demand management and reuse and integrated catchment planning;
4. opportunities to support active transport in blue-green corridors and the maintenance and enhancement of public access to regional and local open space assets;
5. opportunities to reintroduce biodiversity into urban areas through an urban forest programme; and
6. opportunities to maintain or enhance ecosystem services.
7. Recognise that higher density residential development should co-locate adjacent to these networks within urban environments to realise the benefits open space has on higher density living by providing outlook and amenity.

The blue-green strategy should build on and integrate with the objectives of local indigenous biodiversity strategies produced under ECO-M11, reserve management plans, active transport plans, and other relevant strategies and plans already developed by Future Proof local authorities.

Future Proof local authorities should have regard to the blue-green strategy when considering the most appropriate combination of regulatory and non-regulatory methods for implementing a blue-green network for each district. In the interim, when undertaking urban zoning and structure development area planning under UFD-M8, Future Proof local authorities should consider opportunities to develop blue-green networks.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## UFD-M50 – District plan provisions and other mechanisms implementing density targets in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council shall include provisions in their district plans and other mechanisms that seek to implement UFD-P12. Areas and locations for intensification shown in UFD-P12 are indicative and will be further defined through individual Future Proof partners' plan making processes.

*The relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

## UFD-M51 – Advocacy for density targets in the Future Proof area

~~Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council~~ Future Proof local authorities should advocate for the matters in UFD-P12 with respect to development proposals in the Future Proof area.

*The relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

## UFD-M52 – ~~Hamilton~~ Infill targets

Hamilton City Council should aim for at least 50 70 per cent of growth to be through infill and intensification of existing urban areas. Waikato and Waipā District Councils should aim for 90 per cent of growth to be within identified urban enablement areas and village enablement areas and at least 20 per cent of growth within urban environments to be within existing parts of the townships, preferably in areas close to centres and current and future public transport stops.

*The relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

## UFD-M66 – Changing amenity values within urban environments

Waikato District Council, Hamilton City Council and Waipā 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 relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

## UFD-M53 – District plan provisions on commercial development in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council district plans shall manage new commercial development in accordance with UFD-P13.

*The relevant policy is:*

*UFD-P13 – Commercial development in the Future Proof area*

## UFD-M54 – Advocacy for commercial development in the Future Proof area

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should advocate for the directions in UFD-P13 with respect to development proposals in the Future Proof area.

*The relevant policy is:*

*UFD-P13 – Commercial development in the Future Proof area*

## UFD-M67 – Metropolitan centres

Centres identified in Table 37 as future metropolitan centres may be re-classified in district plans as metropolitan centres where it can be demonstrated that the following features are met:

1. the centre generally contains/enables medium-high density development;
2. the centre performs a sub-regional rather than local role;
3. the centre supports active modes and high-quality public transport with high trip generation;
4. the centre serves an important economic function;
5. the centre has/enables an evening and night economy;
6. the centre provides high quality, destination public spaces;
7. the centre provides for ~~has a strong emphasis on~~ employment in a broad range of commercial, community and recreational activities;
8. the change in the centre’s role and function in the sub-regional hierarchy does not undermine the vitality and viability of existing centres and does not undermine the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area; and
9. the centre contributes to a well-functioning urban environment.

*The relevant policy is:*

*UFD-P13 – Commercial development in the Future Proof area*

## UFD-M55 – District plan provisions and growth strategies managing rural residential development in the Future Proof area

Waipā District Council and Waikato District Council shall include provisions in district plans and growth strategies to give effect to UFD-P14. This will include avoiding rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022 and strictly limiting rural-residential development in the vicinity of Hamilton City.

*The relevant policy is:*

*UFD-P14 – Rural-residential development in Future Proof area*

## UFD-M56 – Rural-residential development around Hamilton

Waipā District Council and Waikato District Council shall work with Hamilton City Council, and in association with Waikato Regional Council, tangata whenua, the NZ Transport Agency and other infrastructure providers, to develop agreements about the nature of rural-residential development in the vicinity of Hamilton City, and ways to prevent adverse impacts on infrastructure that services Hamilton City and future city development.

The relevant policy is:

UFD-P14 – Rural-residential development in Future Proof area

### UFD-M57 – Directing development to rural-residential zones in the Future Proof area

Waipā District Council and Waikato District Council should investigate, and shall consider adopting through district plans, provisions such as transferable development rights which will allow development to be directed to rural-residential zones identified in district plans.

The relevant policy is:

UFD-P14 – Rural-residential development in Future Proof area

### UFD-M58 – Reporting on development in the Future Proof area

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should, in association with tangata whenua and the NZ Transport Agency, prepare a report at least at ~~five~~-yearly intervals, which:

1. summarises monitoring results in accordance with UFD-P6;
2. ~~summarises monitoring results as required under the National Policy Statement on Urban Development 2020; and~~
3. ~~assesses contributions towards achieving Future Proof’s key performance indicators.~~
2. ~~assesses development (residential, industrial, commercial) pressures and trends, including population, household and business growth rates and property market behaviour, both within and external to the Future Proof area;~~
3. ~~reviews the densities of new development in relation to the targets in UFD-P12;~~
4. ~~summarises transport trends including with respect to private transport, public transport, walking and cycling, and freight movement;~~
5. ~~assesses settlement patterns, pressures and trends; and~~
6. ~~makes recommendations with respect to UFD-P16.~~

The relevant policy is:

UFD-P15 – Monitoring ~~and review development~~ in ~~the~~ Future Proof area

### UFD-M68 – Review of provisions

Waikato Regional Council, in conjunction with Hamilton City Council, Waipā District Council and Waikato District Council, and in consultation with tangata whenua and central government will assess the need for a review of UFD-P11 at a minimum of five-yearly intervals.

The relevant policy is:

UFD-P15 – Monitoring and review in the Future Proof area

### ~~UFD-M59 – Review of Future Proof provisions~~

~~Waikato Regional Council, in conjunction with Hamilton City Council, Waipā District Council and Waikato District Council, and in consultation with tangata whenua and the NZ Transport Agency, will assess the need for a review of UFD-P11 at a minimum of five-yearly intervals.~~

The relevant policy is:

### **UFD-M69 – Council-approved growth strategy or equivalent in tier 3 local authority areas**

Tier 3 local authorities shall prepare a new or updated council-approved growth strategy, or equivalent council-approved plans and strategies, to manage growth in accordance with UFD-P18.

The growth strategy or equivalent council-approved plans and strategies must be notified within two years of either the operative date of Plan Change 1 to the Regional Policy Statement or the date at which a council determines that it is a tier 3 local authority, by a date agreed to between the local authority and the Regional Council, and must address:

1. how the local authority will provide sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development 2020;
2. the values and aspirations of hapū and iwi for urban development;
3. the location and extent of urban settlements meeting the definition of a tier 3 urban environment;
4. the location, land use types, staging, density and trigger requirements of future urban growth areas;
5. identification of any areas within urban environments where greater heights and density of urban form are to be enabled;
6. the type, scale and staging of infrastructure required to support or service development capacity, including three waters infrastructure, along with the general location of the corridors and other sites required to provide it;
7. the multi-modal transport links and infrastructure required to service urban development and urban environments, both within an area of new development and connecting to neighbouring areas and existing transport infrastructure, in a way that provides good accessibility between housing, jobs, community services, natural spaces and open spaces; and
8. the development principles in APP11.

The council-approved growth strategy or equivalent council-approved strategies and plans must be developed through a non-Resource Management Act special consultative procedure or a Schedule 1 Resource Management Act process.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M70 – District Plans**

Tier 3 local authorities shall include provisions in district plans to give effect to UFD-P18.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M71 – Housing Affordability**

Where there is evidence that there is a housing affordability issue in the local authority area, tier 3 local authorities should consider regulatory and non-regulatory methods to improve

housing affordability, including investigating inclusionary zoning, such as increasing housing supply, greater housing choice, more diverse dwelling typologies, and alternative delivery partners.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M72 – Interim arrangements**

Until such time as a local authority has prepared or updated its council-approved growth strategy, or equivalent council-approved strategies and plans, in accordance with UFD-M69, urban growth shall be managed in accordance with the Regional Policy Statement, the council’s district plan, existing adopted council-approved growth strategies for the district, and the council’s current infrastructure strategy.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M73 – Interim arrangements for Future Proof tier 3 territorial authorities**

For any tier 3 territorial authority which is part of the Future Proof partnership, UFD-P18 and UFD-P19 and associated methods shall apply in the interim until Future Proof policies UFD-P11, UFD-P12, UFD-P14 and UFD-P15 are updated to include that territorial authority.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M74 – Tier 3 out-of-sequence or unanticipated developments**

District plans (including plan changes) and structure plans development area plans can only consider an alternative urban land release, or an alternative timing of that release, than that set out in the council-approved growth strategy or equivalent council strategies and plans provided that:

1. The land is not highly productive land, or if it is highly productive land:
  - a. The urban zoning is required to provide sufficient development capacity to meet expected demand for housing and business land in the district; and
  - b. There are no other reasonably practical and feasible options for providing the required development capacity; and
  - c. The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.
2. development proposals shall only be considered to be ‘significant’ for the purposes of UFD-P19 where the local authority determines that the proposal is consistent with the criteria in APP14;
3. sufficient evidence is provided to allow the council to assess the development against the principles set out in APP11 and APP14; and
4. where a council-approved growth strategy or equivalent council strategies and plans are not yet adopted, the district plan or structure development area plan proposal shall provide sufficient evidence, as far as practicable, to allow the local authority to determine the degree of consistency with the relevant criteria in APP14.

The relevant policy is:

UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments

## Principal reasons

### UFD-PR1 – Planned and co-ordinated subdivision, use and development

To effectively address SRMR-I4 and to achieve UFD-O1 it is very important that there is a planned and co-ordinated approach to developing the built environment which anticipates and addresses cumulative effects over the long term.

APP11 includes a set of principles to guide future development of the built environment within the Waikato region. These principles are not absolutes and it is recognised that some developments will be able to support certain principles more than others. In some cases, certain principles may need to be traded off against others. It is important, however, that all principles are appropriately considered when councils are managing the built environment. The principles are supported by UFD-M1, UFD-M2, UFD-M3 and UFD-M4.

Notwithstanding the above, the policies and methods in UFD-P18 set out an expectation that when tier 3 local authorities are developing new Council approved growth strategies, or equivalent council strategies and plans that have been developed in accordance with Regional Policy Statement policies, they shall give particular regard to applying the development principles in APP11.

When assessing out-of-sequence development proposals outside of the planned growth pattern in tier 1 and 3 local authorities, the policies and methods also set this expectation and require that proposals should provide sufficient evidence to allow the council to assess and have particular regard to how the development addresses the principles set out in APP11. Whilst it may not be possible that all principles are given effect to in their entirety for every proposal, there is an expectation that they shall all be addressed with good reasons given if some principles are unable to be fully met.

UFD-M2 provides direction for managing reverse sensitivity. Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when an established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where action may be taken to restrict the operation or mitigate effects of the established activity.

UFD-M5 provides direction for managing rural-residential development. Rural-residential development in some cases has created effects such as reducing options for use of high class soils highly productive land, increasing pressure on roading systems, increasing potential for natural hazards and creating tensions between existing rural land uses. In some areas, due to the extent of subdivision and the nature of the landscape, these effects are greater than in others. Demand for rural-residential development is particularly high near Hamilton, between Hamilton and Auckland, and many high amenity areas such as coastal areas, river margins and lake margins. There need to be stronger controls on rural-residential development in such areas. Where there is less demand, there are still potential effects of rural-residential development that should be managed, but a more flexible management regime may be appropriate.

Growth strategies are a recognised method to strategically plan for development, particularly in areas of high population growth (UFD-M6). They can be used to effectively plan for the integrated management of infrastructure with land use, [and are a key tool for tier 1 and 3 local authorities to demonstrate how the intended pattern of urban development gives effect to the National Policy Statement on Urban Development 2020](#). At a smaller scale, methods such as [development area plans](#) ~~structure plans~~ and town plans are useful means of planning for urban development (UFD-M7).

Whether through such development planning mechanisms or through consent processes, it is important that decisions about new urban development are made on the basis of information that allows an assessment of the full effects of the development (UFD-M8). The information requirements will therefore vary greatly for different developments. Other methods under this policy also support a planned and comprehensive approach to development.

It is recognised that it is not appropriate to apply the same definition of 'planned' in all instances. For example, in the case of a specific subdivision proposal, it would be appropriate to apply a restricted definition incorporating only consented or designated infrastructure. However, where district plan changes, growth strategies or [development area plans](#) ~~structure plans~~ are being considered the term 'planned' covers infrastructure where funding has been allocated to provide for the infrastructure project and where such infrastructure is subject to consenting or designation processes.

## **UFD-PR2 – Co-ordinating growth and infrastructure**

UFD-P2 is to ensure co-ordination between land use and infrastructure planning and development so that development can be appropriately serviced by infrastructure in a cost-effective manner, and so that land use change does not result in unplanned effects on the functioning of it. The way in which the term 'planned' is to be applied is explained in UFD-PR1.

The policy and its methods aim to ensure that the future spatial land use pattern is understood sufficiently to inform future investment in transport infrastructure. To do this, growth strategies will be needed in areas of strong population growth [or as required in UFD-P18 and its associated methods for tier 3 local authorities](#). Where there is no growth strategy (where population growth is not so strong), urban development should be directed to existing urban areas so that there is reasonable certainty that the settlement pattern will not significantly change over the 30-year period (UFD-M13).

The requirement in UFD-M11 for a long-term strategic approach recognises that councils need to think ahead and plan proactively for future land use change and infrastructure requirements. The method also identifies transport related outcomes that will help to ensure good integration between transport and development.

A range of other methods are identified for implementing the policy. The methods recognise that there are a range of planning mechanisms that can help to integrate land use with infrastructure (UFD-M14 and UFD-M18). UFD-M12, UFD-M15, UFD-M16 and UFD-M17 recognise that a range of agencies across different jurisdictions need to be involved to ensure integration.

Just as [structure-development area](#) planning is needed for intensive development on land, there is a growing need for better planning and management of infrastructure in the coastal marine area. While territorial authorities develop land-based [development area plans](#)

[structure plans](#), Waikato Regional Council is responsible for the integrated management of infrastructure in the coastal marine area as signalled in UFD-M19.

### **UFD-PR3 – Marae and papakāinga**

Enabling people and communities to provide for their social, economic and cultural wellbeing is part of the purpose of the Resource Management Act; and recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga is a matter of national importance. Marae are integral to Māori culture and traditions, as are papakāinga and other associated facilities. Tangata whenua expect demand on marae and papakāinga around the region to increase as, for example, people increasingly look to return to their roots. [District plans should enable papakāinga and supporting services.](#)

Marae can also provide services to the wider, non-Māori, community, for example as meeting places or civil defence bases. They are characteristic of the Waikato region, which is a reflection of historic settlement patterns and the significance of the region to Māori. Papakāinga need not be contiguous with the marae it supports ~~and~~ may be located on general land title [and can be located in both urban and rural areas.](#)

It is important to the wellbeing of tangata whenua to ensure the long-term sustainability of marae. This can be achieved by ensuring marae are supported by the necessary physical, social, cultural and environmental services.

### **~~UFD-PR7 – Implementing the Coromandel Peninsula Blueprint~~**

~~The Coromandel Peninsula Blueprint Framework for our Future (Blueprint) is an important strategy for managing growth and development in the Thames Coromandel District. It supports many of the objectives of the Regional Policy Statement. Key elements are referred to in the policy to provide a more robust legal framework for its implementation. UFD-M36 recognises that the Thames Coromandel District Plan is the primary instrument for managing the effects of activities and planning for growth within the Thames Coromandel district. The District Plan is also the primary instrument for implementing the Coromandel Peninsula Blueprint. In order to provide for future demand, alternative settlement patterns may need to be assessed and tested with the community. The Schedule 1 process of the RMA will be used. The District Plan or plan change process will enable further community consultation on the implementation of future settlement patterns. The Thames Coromandel District Plan will then provide direction for the preparation and processing of resource consent applications.~~

### **~~UFD-PR8 – Implementing Taupō District 2050~~**

~~Taupō District 2050 is an important strategy for managing the built environment in the Taupō District. It supports many of the objectives of the Regional Policy Statement. UFD-P8 indicates support for the strategic directions set out in Taupō District 2050 while acknowledging that changes to the Taupō District Plan which seek to implement it are subject to their own RMA considerations. The supporting methods ensure that the Taupō District Plan, structure plans and Waikato Regional Council's own activities within Taupō District are aligned with the strategy.~~

## **UFD-PR9 – Implementing Franklin District Growth Strategy**

The Franklin District Growth Strategy was developed by the Franklin District Council in response to growth pressures in the district and provides guidance for managing growth. The Strategy represents a considerable investment for the community and is a well-considered and planned approach to growth that would support many of the development principles in this Regional Policy Statement. It is therefore important that the Strategy continues to guide development until it is replaced by a subsequent growth strategy.

## **UFD-PR10 – Governance collaboration in the Future Proof area**

UFD-P10 recognises that there needs to be a continued collaborative effort by the Future Proof partners (central government, partner councils and tangata whenua) in order to implement the Future Proof Strategy. The Strategy lists a range of implementation actions. These need to be supported by appropriate resources such as staff and financial allocations, and appropriate structures such as governance arrangements.

UFD-M44 is to ensure these matters are provided for. UFD-M45 anticipates that the partner councils may become involved in specific growth management matters which could affect the interests of one or more of the partners. In this case, consultation with the partners would seek to ensure partner interests are taken into account. UFD-M46 recognises that from time to time agreements between the partners may be appropriate to ensure growth management is consistent with the intentions of the Future Proof sStrategy.

## **UFD-PR11 – Adopting Future Proof land use pattern**

UFD-P11 limits enables urban development ~~to the~~ consistent with the land use pattern and sequencing that has been established through the Future Proof process. ~~New urban development can occur in centres that do not have urban limits (areas not listed in UFD-P11(1)), as long as it is consistent with Tables 34 and 35. Parts~~ Clauses (3) to (8), along with Table 35, provide clear guidance on where industrial development should occur in the Future Proof area. This is very important to ensure integrated planning of industrial land use and infrastructure. Future industrial development should focus on the support and protection of identified industrial nodes.

UFD-M47 recognises that although the Strategy has determined a settlement pattern for the Future Proof area, the detail of urban and village enablement areas ~~limit lines~~ and future commercial and industrial development locations down to property level need to be determined through district plan processes. The method also recognises that district plan provisions, such as rules, need to ensure development is managed in accordance with UFD-P11.

UFD-M48 recognises that to achieve the Future Proof land use pattern, sufficient land needs to be zoned for development and that appropriate provisions need to be made for servicing this development. Councils and other infrastructure providers, such as New Zealand Transport Agency, will have a role in the timely provision of infrastructure.

UFD-M49 provides for some flexibility responsiveness in the staged release of ~~residential and industrial~~ urban land while ensuring that the relevant growth management principles established in the Future Proof growth sStrategy are not compromised. ~~The method provides an opportunity for district plans and structure plans to refine Table 35.~~ The importance of the

settlement pattern set out in Map 43 and in Table 35 to the efficient integration of land use and infrastructure in the Future Proof sub-region is such that alternative land release is only expected to occur where comprehensive and robust evidence has been provided to satisfy the criteria in UFD-M49.

Future Proof has developed two sets of criteria in APP13 to assist local authorities in responding to district plan or development area plan-structure plan-proposals when they are either out of sequence or unanticipated by the Future Proof settlement pattern. Developments are only considered to be significant where they meet the criteria in APP13 and particular regard is given to the proposed development capacity only where a development is significant. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

Where a proposal for urban development is out of sequence, but within an urban or village enablement area (for example, bringing forward development), Criteria A will apply. Where a proposal for urban development is bringing forward development from beyond long term as shown on Map 43, into an earlier timeframe, Criteria A and B will apply. Where a proposal for urban development is within an urban or village enablement area but proposes an unanticipated landuse, Criteria A will apply. Where a proposal for urban development is outside of an urban or village enablement area and is unanticipated by the Future Proof settlement pattern, Criteria A and B will apply. The matters listed in Criteria A and Criteria B are not ranked. However, collectively these criteria are intended to assist territorial authorities to determine whether a proposed plan change would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

The timing of growth cells R2, HT1 and WA on the periphery of Hamilton which are subject to the Strategic Boundary Agreement 2020 between Waikato District Council and Hamilton City Council, will be subject to timing under that agreement. A proposal to bring forward development in those cells outside of that agreement will be subject to assessment under Criteria A and B in APP13 to determine if the development is significant and whether particular regard should be given to it.

UFD-M62 recognises that Future Proof councils will need to work together in some circumstances to best give effect to the Future Proof principles when considering out-of-sequence or unanticipated development proposals.

Map 43 provides an overview of urban and village enablement areas limits in order to guide implementation of the settlement pattern at a district level. It is expected that district level planning mechanisms such as-structure development area planning and district plan zoning will establish the urban and village enablement areas-limits at a property scale. The timing shown on Map 43 may be updated by a Future Development Strategy where adopted in accordance with the National Policy Statement on Urban Development 2020. This will provide for alignment of land use and infrastructure staging to meet the development capacity required under the National Policy Statement on Urban Development 2020, within the urban and village enablement areas.

UFD-P11 and UFD-P12 set out a pattern of urban enablement which will provide for a range of housing and business locations and types, and for sufficient development capacity to meet demand for housing and business land, including a margin to enable competitive land markets. UFD-M63 recognises that the affordability of housing is a complex issue for which

councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M64 recognises that the successful implementation of the Future Proof settlement pattern will rely upon good quality public transport provision. The progression of a programme business case will provide an evidential base for further decision-making on a future rapid and frequent public transport network.

UFD-M65 sets out how the Future Proof partners will collaborate with one another, with community, affected landowners, and other stakeholders to develop a multi-functional, cross-boundary blue-green network which will be a defining spatial concept that aims to restore, enhance, connect and improve the natural environment within the Future Proof sub-region in a way that can integrate with new urban development and improve the liveability of urban areas.

### **UFD-PR12 – Density targets for Future Proof area**

UFD-P12 seeks to ensure that over time, urban development will become more compact through the promotion of development density targets. This is to improve housing choice and affordability, walking and cycling, and the viability of public transport, including rapid and frequent public transport, walking and cycling, thereby reducing energy demand and reducing the need for future transport infrastructure development. Other benefits of this approach include reducing transport impacts on air quality, reducing ~~carbon~~ greenhouse gas emissions, improving efficient use of water infrastructure, reducing urban sprawl onto high quality farm land and reducing other adverse effects of urban development, such as reverse sensitivity impacts on existing land uses and limitations on access to mineral resources. To achieve more compact development there is an expectation that amenity in these areas will change over time with a need for planning instruments to identify the anticipated future amenity outcomes for these areas. The methods are to ensure this policy is implemented through provisions in district plans and through advocacy with respect to development proposals. Areas and locations for intensification listed in the table in UFD-P12 are indicative and will be defined through individual Future Proof partners' plan making processes.

### **UFD-PR13 – Commercial development in the Future Proof area**

The Future Proof ~~growth-s~~Strategy contains a number of principles that are relevant in terms of future commercial development, such as:

- support for existing commercial centres,
- encouragement of development to support existing infrastructure, and
- ensuring thriving town centres where people can “live, work, play and visit”.

UFD-P13 supports these principles and assists with ensuring integrated planning of commercial land use and infrastructure for the sub-region. It is important that commercial development does not occur in locations where it will have unacceptable impacts on transport systems, on the functioning of existing commercial centres, and on areas specifically provided for industrial development. The policy supports the location of commercial development where it will be needed to service anticipated future population growth. The methods are to ensure the directions of UFD-P13 are supported through district plans and advocacy.

Table 37 describes a commercial hierarchy for the Future Proof area. It identifies key centres where future commercial development is to be focused. The Hamilton Central Business District, sub regional centres and town centres generally provide a focus for community activity and social interaction, enabling convenient access to a range of goods and services by a variety of transport modes. The city centre and towns are also centres of administration, office and civic activity and it is intended that they will remain so rather than having those activities dispersed. Accordingly, these activities will not occur to any significant extent in the sub-regional centres as these centres are to remain predominantly as retail centres.

UFD-P13 requires the region's district and city councils to determine an appropriate range, location and scale of commercial development within their district in order to maintain and enhance the vitality and viability of relevant centres including the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area. In doing so, councils will need to consider the potential for new development to result in adverse effects on the function, vitality and amenity of the Hamilton Central Business District.

UFD-P13 recognises that the function of centres may change over time. UFD-M67 sets out features which will act as pre-conditions prior to re-classifying sub-regional or town centres in Table 37 as metropolitan centres. This will ensure the centres are able to perform the functions as set out in the National Policy Statement on Urban Development 2020 for metropolitan centre zones without undermining the role of existing centres in the hierarchy. Table 37 sets out an indicative timeframe for when it is expected that these centres may transition to metropolitan centres, dependent upon the pre-conditions being met.

#### **UFD-PR14 – Rural-residential development in Future Proof area**

UFD-P14 establishes a policy framework for managing development in the Waikato region, including the Future Proof area, ~~and identifies the need to protect highly productive land as required by the NPS-HPL.~~ UFD-P14 recognises that there are particular pressures for rural-residential development in parts of the Future Proof area, particularly near Hamilton City. UFD-M55 and UFD-M57 recognise that these pressures need to be managed through district plan provisions. UFD-M56 recognises that an individual agency's decisions about rural-residential development and infrastructure can impact on the interests of other agencies, and that a collaborative approach is needed to minimise conflicts. Not managing rural-residential development would undermine the objectives of Future Proof.

#### **UFD-PR15 – Monitoring ~~and review development~~ in the Future Proof area**

UFD-P6 establishes the need to collect and report information on development trends and pressures, which also applies to the Future Proof area, alongside requirements under the National Policy Statement on Urban Development 2020. UFD-P15 and UFD-M58 state further information requirements for the Future Proof area that are needed to help inform future revisions of the Future Proof Strategy ~~and to provide information to support UFD-P16.~~

The map and tables in 5.2.10 Future Proof maps (indicative only) and APP12 are based on assumptions about likely future development trends and requirements in the Future Proof area. UFD-P15 and method UFD-M68 recognise that conditions could change such that the matters in UFD-P11 need to be reviewed in order to ensure ongoing management of development in the Future Proof area remains appropriate.

## **UFD-PR16 – Review of Future Proof map and tables**

The map and tables in 5.2.10 Future Proof map (indicative only) and APP12 are based on certain assumptions about likely future development trends and requirements in the Future Proof area. UFD-P16 and its method recognise that conditions could change such that the matters in UFD-P11 need to be reviewed in order to ensure ongoing management of development in the Future Proof area remains appropriate.

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## **UFD-PR18 – Tier 3 local authority areas outside the Future Proof Strategy**

UFD-P18 provides direction on how to manage urban development within tier 3 local authorities in a way that is consistent across the region and gives effect to the National Policy Statement on Urban Development 2020. It includes specific direction for managing development within tier 3 urban environments. The purpose of this policy is to guide district-wide planning for new urban development. Determining whether a territorial authority is a tier 3 local authority may be done via a resolution of the council.

Clauses (1) to (8) set out how growth is to be managed at a district-wide scale and the requirement for a council-approved growth strategy or equivalent council-approved strategies and plans, that will set out the intended urban development pattern to meet expected demand for housing and business land. Equivalent council approved strategies or plans might include district plans, long term plans, infrastructure strategies or other council strategies or plans as determined by local authorities. In developing a growth strategy (or equivalent) there is an expectation that councils will have particular regard to the principles in APP11. Whilst it may not be possible that all APP11 principles are given effect to in their entirety for every proposal, it is anticipated that they shall all be addressed, with good reasons given if some principles are unable to be fully met. Once a growth strategy has been adopted in accordance with these provisions, there is an expectation that new urban development will continue to be managed to have regard to APP11 principles.

Clause (9) provides specific direction for urban environments. It sets out that new urban development in appropriate locations within urban environments will become more compact and higher over time. This is to support improvements to housing choice and affordability, and the viability of public transport, walking and cycling, thereby reducing energy demand and greenhouse gas emissions. Other benefits of this approach include reducing the need for future transport infrastructure development, improving efficient use of waters infrastructure, and reducing urban sprawl onto high class soils highly productive land. To achieve more compact development there is an expectation that high quality urban design will be achieved so as to maintain or enhance amenity, whilst recognising that amenity in these areas will change over time, and such change is not, in and of itself, an adverse effect. Compact urban form and intensified urban development will only be appropriate in areas free from hazard risks and other constraints as set out in other policies and methods in the Regional Policy Statement, including UFD-M8.

UFD-M69 sets out a framework for tier 3 local authorities to develop council-approved growth strategies (or equivalent) to determine the intended pattern of land development within the local authority area. Growth strategies are a recognised method to strategically plan for development. They can be used to effectively plan for the integrated management of

infrastructure with land use and are a key tool for tier 3 local authorities to identify the location and extent of any tier 3 urban environment and to demonstrate how the intended pattern of urban development gives effect to the National Policy Statement on Urban Development 2020. The list of matters to address in council-approved growth strategies (or equivalent) also includes environmental attributes and constraints to development as required by other objectives and policies in the Regional Policy Statement, and the development principles set out in APP11. The method provides flexibility for councils to address matters in UFD-P18 through other council plans and strategies rather than through a separate growth strategy document.

UFD-M70 recognises that district plan processes will be required to give effect to UFD-P18. Changes to district plans intended to implement a growth strategy (or equivalent) will need to be considered on their own merits under the Resource Management Act. UFD-M8 addresses the information requirements to support district plan zoning changes.

UFD-M71 recognises that the affordability of housing is a complex issue for which councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Where an affordability issue has been identified, other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M72 clarifies how new urban development is to be managed until such time as a council-approved growth strategy or equivalent strategies and plans have been notified, in order to ensure that the requirements of the National Policy Statement on Urban Development 2020 are given effect to as far as practicable in the interim and to provide a baseline against which out-of-sequence/unanticipated proposals can be compared.

UFD-M73 clarifies that if a tier 3 territorial authority becomes part of the Future Proof partnership, UFD-P18 and UFD-P19 will continue to apply until such time as the Future Proof Regional Policy Statement policies are updated to include that territorial authority. This is because the Future Proof policies do not currently contain reference to territorial authorities outside of Waikato District Council, Hamilton City Council and Waipā District Council.

### **UFD-PR19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local ~~environments~~ authority areas**

There is an expectation that urban development will be consistent with the council-approved growth strategy or equivalent council strategies and plans as required by UFD-P18. UFD-P19 and UFD-M73, however, set out a framework for tier 3 local authorities to be responsive to significant out-of-sequence or unanticipated growth proposals through district plan or ~~structure plan processes~~ development area processes around tier 3 urban environments. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

There is an expectation that an assessment against APP11 development principles is included in all proposals as these guide all future development of the built environment, including urban environments, within the region.

A set of criteria is included in APP14 to assist local authorities in responding to proposals when they are either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council-approved strategies and plans. Developments are only considered to be significant where they meet the criteria in APP14 and particular regard is only given to the proposed development capacity where a development is significant.

The matters listed in APP14 are not ranked, and are intended to assist territorial authorities to determine whether a proposal would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

In tier 3 urban environments where there is no, or limited, public transport there is an expectation that new development and redevelopment occurs in way that can accommodate public transport in the future and that densities are increased where this would make the provision of public transport more feasible.

## Anticipated environmental results

- |                  |  |
|------------------|--|
| <b>UFD-AER1</b>  | New development is not subject to intolerable levels of risk from natural hazards.   |
| <b>UFD-AER2</b>  | There is greater use of walking, cycling and public transport in urban areas.  |
| <b>UFD-AER3</b>  | Vehicle kilometres travelled per capita are reduced.   |
| <b>UFD-AER4</b>  | Solid waste entering landfill is reduced.  |
| <b>UFD-AER5</b>  | Indigenous biodiversity in urban (including rural-residential) areas is improved.  |
| <b>UFD-AER6</b>  | Most rural-residential development occurs in identified areas.   |
| <b>UFD-AER7</b>  | Rural-residential development does not inhibit ability to allow for expected urban expansion needs.  |
| <b>UFD-AER8</b>  | Fragmentation of <del>high class soils</del> <a href="#">highly productive land</a> is reduced.  |
| <b>UFD-AER9</b>  | New development does not impact on the efficiency and effectiveness of existing infrastructure.  |
| <b>UFD-AER10</b> | Development of the built environment does not result in a reduction in valued natural environments, <del>amenity values</del> , landscapes, <del>and</del> heritage sites, <del>or amenity values</del> , <u>recognising however that amenity values will change over time within tier 1 and 3 urban environments.</u> |
| <b>UFD-AER11</b> | New urban developments are more compact.   |
| <b>UFD-AER12</b> | Development of the built environment does not prevent extraction of minerals from identified significant mineral resources.  |
| <b>UFD-AER13</b> | Development does not reduce access to water bodies and the coast.  |
| <b>UFD-AER14</b> | There is increased adoption of low-impact stormwater design.   |

<b>UFD-AER15</b>	There are increased examples of green/sustainable technologies in the Waikato region.
<b>UFD-AER16</b>	Development in the Future Proof area is consistent with the Future Proof Guiding Principles (Section <u>A3</u> of Future Proof <del>Growth</del> Strategy).
<b>UFD-AER17</b>	District plans provide for the development of marae and papakāinga.
<del><b>UFD-AER18</b></del>	<del>Development in Thames-Coromandel District is consistent with the directions of Blueprint.</del>
<del><b>UFD-AER19</b></del>	<del>Development in Taupō District is consistent with the directions of Taupō 2050.</del>
<del><b>UFD-AER20</b></del>	<del>Development in Franklin is consistent with the directions of the Franklin District Growth Strategy.</del>
<b>UFD-AER21</b>	Regionally significant industry is retained and provided for.
<b>UFD-AER22</b>	<u>Development in tier 3 local authorities is consistent with a council-approved growth strategy or equivalent council strategies and plans that have been developed in accordance with Regional Policy Statement policies.</u>
<b>UFD-AER23</b>	<u>Reduced greenhouse gas emissions in tier 1 and 3 urban environments.</u>

## 5 Proposed changes to ‘Part 5 – Appendices and maps’ section

### 5.1 Proposed changes to ‘5.1 Appendices’ section

...

#### APP11 – Development principles

##### General development principles

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

- ~~a) highly productive land is avoided except in accordance with the National Policy Statement for Highly Productive Land 2022;~~
- a) support existing urban areas in preference to creating new ones;
- b) occur in a manner that provides clear delineation between urban areas and rural areas;
- c) make use of opportunities for urban intensification and redevelopment, particularly within urban centres and along future rapid transit routes, to minimise the need for urban development in greenfield areas;
- 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;
- e) connect well with existing and planned development and infrastructure;
- f) identify water requirements necessary to support development and ensure the availability of the volumes required;
- g) be planned and designed to achieve the efficient use of water;

- 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~~ [highly productive land](#), and primary production activities on ~~those high-class soils~~ [highly productive land](#) except in accordance with the National Policy Statement for Highly Productive Land 2022.;
- i) promote compact urban form, design and location to:
  - i) minimise energy and carbon use;
  - ii) minimise the need for private motor vehicle use;
  - 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;
  - iv) encourage walking, cycling and multi-modal transport connections; and
  - v) maximise opportunities for people to live, work and play within their local area;
- j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;
- 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;
- l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;
- 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);
- n) adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;
- 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;
- 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;
- 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;
- r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;
- s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
- t) recognise and maintain or enhance ecosystem services.

## Principles specific to rural-residential development

As well as being subject to the general development principles, principles for new rural-residential development ~~should be~~:

- a) be more strongly controlled where demand is high;
- b) not conflict with foreseeable long-term needs for expansion of existing urban centres;
- c) avoid open landscapes largely free of urban and rural-residential development;
- d) avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes;

- e) recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes;
- f) minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping;
- g) be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and
- h) be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity.

## APP12 – Future Proof tables

**Table 34 – Future Proof residential growth allocation and staging 2006-2061**

Growth areas	Residential population <sup>‡</sup>			
	2006	2021	2041	2061
Hamilton existing urban	119400	136400	161100	187900
Hamilton Greenfield (Rototuna, Rotokauri, Ruakura and Peacocks)	15000	37000	60000	60000
Future Hamilton Greenfield			3000	29700
<b>Hamilton City Total</b>	<b>134400</b>	<b>173400</b>	<b>224100</b>	<b>277600</b>
Cambridge	13225	17500	23200	25145
Te Awamutu / Kihikihi	12625	15900	20100	21565
Huntly	6915	8940	10925	12275
Ngāruawāhia	5120	8340	12375	15875
Raglan and Whaingaroa	3220	4340	5025	5200
Te Kauwhata	1020	3430	5825	7675
Waipā Rural Villages	2350	3300	4290	5330
Waikato Rural Villages	6725	9050	12400	15775
Waipā Rural	15500	18800	19410	21460
Waikato Rural	22400	24800	27350	29800
<b>Future Proof sub-regional total</b>	<b>223500</b>	<b>287800</b>	<b>365000</b>	<b>437700</b>
<b>Sub-regional split by settlement type</b>				
City	134400	173400	224100	277600
Towns	42125	58450	77450	87735
Rural Villages	9075	12350	16690	21105
Rural	37900	43600	46760	51260
<b>Sub-regional split – proportion of total population</b>				
City	60%	61%	61%	63%
Towns	19%	20%	21%	20%
Rural Villages	4%	4%	5%	5%
Rural	17%	15%	13%	12%

<sup>‡</sup>The above population figures in any given location do not take account of growth associated with marae and papakāinga development. Consequently, actual population figures may exceed the above figures in some areas.

**Table 35 – Future Proof industrial land allocation**

Strategic Industrial Nodes located in Central Future Proof area (based on gross developable area) <sup>‡</sup>	Industrial land allocation and staging (ha)			Total Allocation 2010 to 2061 (ha)
	2010 to 2021	2021 to 2041	2041 to 2061	
Rotokauri	85	90	90	265

Ruakura	80	115 <sup>2</sup>	210 <sup>2</sup>	405
Te Rapa North	14	46	25	85
Horotiu	56	84	10	150
Hamilton Airport	74	50	0	124
Huntly and Rotowaro	8	8	7	23
Hautapu	20	30	46	96
<b>TOTAL HA</b>	<b>337</b>	<b>423</b>	<b>388</b>	<b>1148</b>

<sup>1</sup>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.

<sup>2</sup>Development beyond the 2021 period is subject to completion of the Waikato Expressway.

<b>Strategic Industrial Nodes (based on gross developable area)<sup>1</sup></b>	<b>Industrial Land allocation and staging (ha)</b>		<b>Total allocation to 2050 (ha)</b>
	<b>2020-2030</b>	<b>2031-2050</b>	
<u>Pōkeno</u>	<u>5</u>	<u>23</u>	<u>53</u>
<u>Tuakau</u>	<u>26</u>	<u>77</u>	<u>103</u>
<u>Huntly/Rotowaro/Ohinewai</u>	<u>77</u>	-	<u>77</u>
<u>Horotiu/Te Rapa North/Rotokauri</u>	<u>189</u>	<u>50</u>	<u>239</u>
<u>Ruakura/Ruakura East WEX</u>	<u>172</u>	<u>245</u>	<u>417</u>
<u>Hamilton Airport/Southern Links</u>	<u>94</u>	<u>46</u>	<u>140</u>
<u>Hautapu</u>	<u>67</u>	<u>160</u>	<u>227</u>
<b>Totals</b>	<b>630</b>	<b>626</b>	<b>1,256</b>

<sup>1</sup> 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, Huntly 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, Huntly Industrial Zone).

### Pōkeno

The staging and timing of land for the 2020-2030 period in Pōkeno is based on the expected demand from the Housing and Business Land Assessment 2021. Beyond this, the land identified in Table 35 is based on the residual capacity in Pōkeno which is above expected demand for that period.

### Tuakau

The staging and timing of land for the 2020-2030 period in Tuakau is based on the expected demand from the Housing and Business Land Assessment 2021. Beyond this, the land identified in Table 35 is based on the residual capacity in Tuakau which is above expected demand for that period.

#### **Huntly/Rotowaro/Ohinewai**

The land identified in Table 35 includes 67ha at Ohinewai. Some of this demand may be met in Huntly/Rotowaro. The table also includes 10 ha of land in Huntly. Rotowaro is a longer-term industrial option within the Huntly/Rotowaro/Ohinewai strategic industrial node.

#### **Horotiu/Te Rapa North/Rotokauri**

The staging and timing of land associated with Horotiu, Te Rapa North and Rotokauri is based on the expected demand from the Housing and Business Land Assessment 2021 consistent with the rules contained within the Operative Waikato District Plan (2011).

#### **Hamilton Airport/Southern Links**

The land identified in Table 35 for the Airport Node/Southern Links is based on the amount of land currently provided for in the Waipā District Plan and the Waipā growth strategy, Waipā 2050 as well as an additional 60 ha beyond this. is the land zoned for industrial and mixed industrial/business development in the Proposed Waipā District Plan.

The node is currently affected by infrastructure constraints, particularly in the surrounding transport network. The Southern Links project will address some of the transport capacity issues but is currently a long term solution. Infrastructure solutions which are consistent with, and work towards a long term infrastructure pattern will be required to enable development in advance of the construction of Southern Links.

#### **Te Rapa North**

The Te Rapa North Industrial Node includes land that was transferred into the Hamilton City Council boundary in July 2011. Together with the continued operation of the Te Rapa Dairy Factory and its associated infrastructure the Node provides the opportunity to enable the development of a cluster of dairy related industrial activities of at least regional significance. The land allocations for the post 2021 and 2041 period provide the opportunity to reinforce the significance and benefits of these activities by providing additional land to enable their expansion around the Te Rapa Dairy Factory. Depending upon the rate of uptake, it is possible that the release of the later stages of land might need to occur earlier.

#### **Ruakura/Ruakura East WEX**

The land identified in Table 35 is based on the amount of land provided for industrial use at Ruakura, excluding the residential master-planned area at Tuumata and the Agricultural Research Campus. The Ruakura Industrial Node is part of an 820ha parcel of land that has been identified by Hamilton City for future urban growth, known as the R1 growth cell.

The 405ha identified in Table 35 comprises the Ruakura inland port and logistics zone (approximately 195ha) and general industrial land (approximately 210ha) to be advanced through a district plan structure planning process and subsequent Resource Management Act First Schedule process. The staging and timing identified in Table 35 provides for Stage 1 of the inland port and logistics zone, and up to 30 hectares of general industrial development to 2021. The Ruakura Structure plan is linked to the development of the Hamilton section of the Waikato Expressway. Further development after 2021, beyond the initial 80ha identified for the 2010-2021 period, should not occur until the Hamilton section of the Waikato Expressway

is completed and connected to the Ruakura land in a manner that does not undermine the efficient functioning and safety of the transport network, or another infrastructure solution has been demonstrated to satisfy the relevant criteria for alternative land release in UFD-M49.

## Hautapu

The land identified for the Hautapu Industrial Node is the land specified in the Waipa 2050 Growth Strategy [and the Future Proof Strategy 2022 \(2009\)](#).

**Table 36 – Industrial land allocation in the North Waikato**

Strategic Industrial Nodes located in the North Waikato (based on gross developable area) <sup>†</sup>	Industrial land allocation and staging (ha)			Total Allocation 2010 to 2061 (ha)
	2010 to 2021	2021 to 2041	2041 to 2061	
Tuakau	116	0	0	116
Pokeno	92	0	0	92
<b>TOTAL HA</b>	<b>208</b>	<b>0</b>	<b>0</b>	<b>208</b>

<sup>†</sup>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

The land identified in Table 36 for the Tuakau and Pokeno Strategic Industrial Nodes represents the zoned and vacant industrial land provided for within the Waikato District Plan at each location.

**Table 37 – Future Proof hierarchy of major commercial centres**

Functional type	Location	Function description
Regional and City centre	Hamilton Central Business District	The primary centre in the region for commercial, civic and social activity.
Primary sub-regional centres	Te Rapa North Commercial Centre*	A significant integrated retail centre in the region, with relatively limited provision of non-retail economic and social activity.
Secondary sub-regional centre	Chartwell	An integrated retail centre in the sub-region, with limited provision of non-retail economic and social activity.
Town-centres	Cambridge- Te Awamutu Huntly Ngāruawāhia Raglan Te Kauwhata	Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.

Functional type	Location	Function description	Long-term future function
<u>Regional and city centre</u>	<u>Hamilton central business district</u>	<u>The primary centre in the region for commercial, civic and social activity.</u>	<u>Regional and city centre</u>

<u>Primary sub-regional centre</u>	<u>Te Rapa north commercial centre+</u>	<u>A significant integrated retail centre in the region, with relatively limited provision of non-retail economic and social activity.</u>	<u>Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)</u>
<u>Secondary sub-regional centre</u>	<u>Chartwell</u>	<u>An integrated retail centre in the sub-region, with limited provision of non-retail economic and social activity.</u>	<u>Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)</u>
<u>Town centres</u>	<u>Cambridge Te Awamutu Ngāruawāhia</u>	<u>Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.</u>	<u>Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)</u>
<u>Town centres</u>	<u>Huntly Raglan Te Kauwhata Pōkeno* Tuakau*</u>	<u>Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.</u>	<u>Town centre</u> <u>*The future role of Pōkeno and Tuakau will be defined in consultation with Auckland Council and other stakeholders.</u> <u>*Note: The future role and function of Hamilton's town centres and future town centres will be defined through <u>Hamilton Urban Growth Strategy</u> and district plan updates in future.</u>

\*+being the centre focused on and incorporating The Base shopping centre and generally comprising the block bordered by Te Rapa Road, Avalon Drive, Te Kowhai Road East and the Railway.

~~After 1 November 2010, Waikato District expanded to include other commercial areas from Franklin District including Tuakau and Pokeno. These have not been included in Table 37 as it only relates to commercial areas within the Future Proof area, which exclude the former Franklin District.~~

## **APP13 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)**

### **Criteria A**

- A. That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.**

- B. That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:
- i. have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
  - ii. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.
- C. That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B5, B6, B7, B8, B9, B10 and B11 of the strategy).
- D. That the development has good accessibility for all people between housing, jobs, educational facilities, community services, natural spaces, and open spaces, including by way of public or active transport.
- E. In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.
- F. In cases where the development is proposing to replace a planned land use with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.
- G. That the development protects and provides for human health.
- H. That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis.
- I. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the sub-region.
- J. That the development can be serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government (including NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government to support other growth areas.
- K. That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.

- L. The compatibility of any proposed land use with adjacent land uses including planned land uses.
- M. That the development would contribute to mode-shift that supports the medium and long-term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network.
- N. That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.
- O. ~~That the development avoids areas identified as wāhi toitū on Map 44.~~ That the development provides for the values that make the area wāhi toitū and can avoid or mitigate any adverse effects arising in respect of those values as a result of the proposed development.
- P. During a review of the Future Proof strategy (including the development of a Future Development Strategy under the National Policy Statement on Urban Development 2020 and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as wāhi toitū. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short-medium term, it should not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as wāhi toitū.
- Q. That a precautionary approach be taken when considering development on areas identified as wāhi toiora, such that if the land is not needed in the short-medium term it should not be considered for urban development.

#### Criteria B

- A. That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods.
- B. That the development demonstrates that value capture can be implemented and that cost neutrality for public finance can be achieved.
- C. That the proposed development would not adversely affect the function and vitality of existing **rural settlements** and/or urban areas.
- D. That the development would address an identified housing type/tenure/price point need.

## APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities)

- A. That the development makes a significant contribution to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.
- B. That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:
  - i. have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
  - ii. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.
- C. That the development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.
- D. Whether it can be demonstrated that there is commitment to and capacity available for delivering the development so that it is completed and available for occupancy within the short to medium term.
- E. In cases where the development is proposing to replace a planned land use as set out in a council-approved growth strategy or equivalent council strategies and plans with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a short-, medium- or long-term (as defined in the National Policy Statement on Urban Development 2020) shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.
- F. That the development protects and provides for human health.
- G. That the development would contribute to the affordable housing stock within the district, addressing an identified housing type/tenure/price point need, with robust data and evidence underpinning this analysis.
- H. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the district.
- I. That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including NZ Transport Agency).
- J. That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt

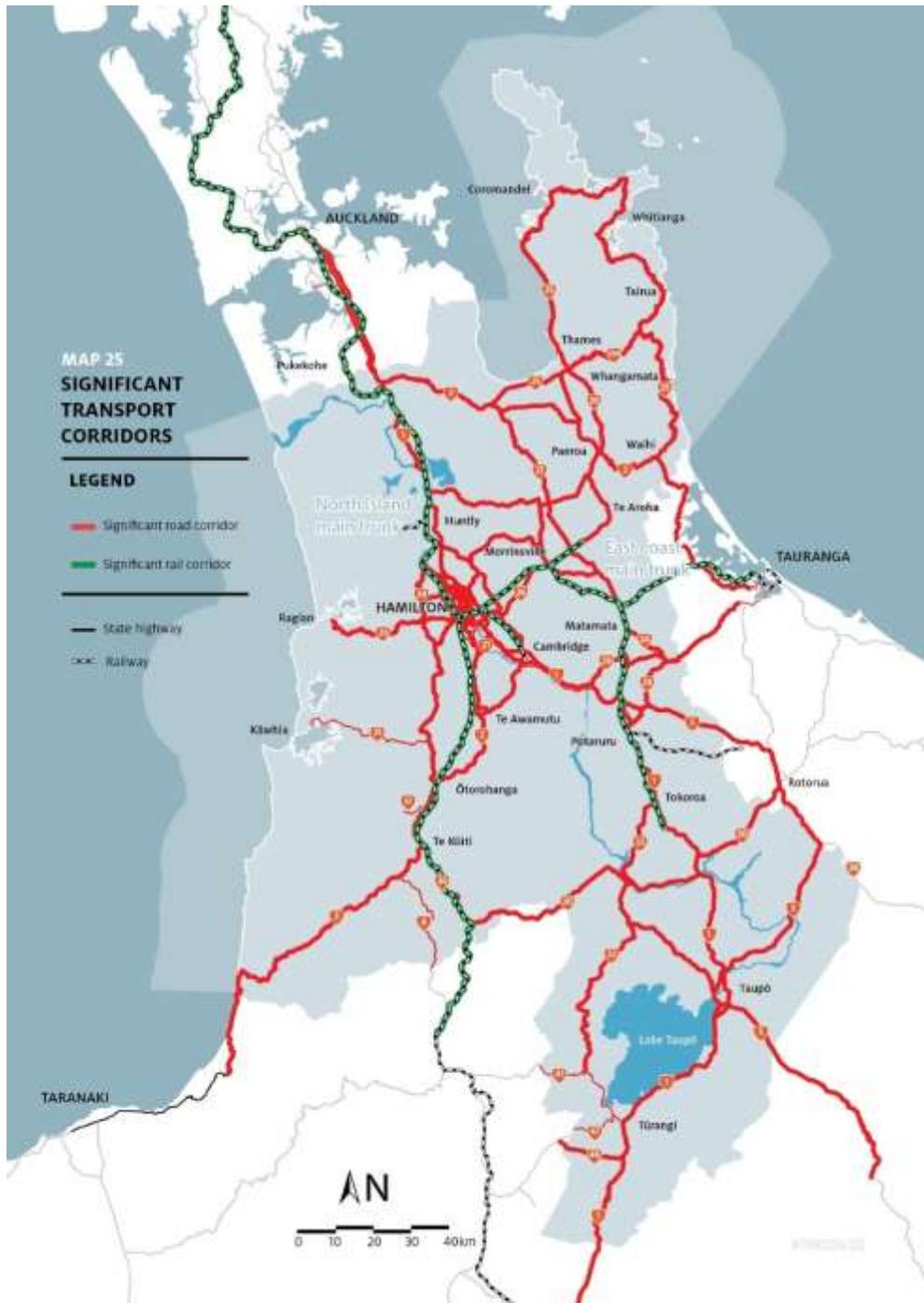
management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.

- K. The compatibility of any proposed land use with adjacent land uses including planned land uses.
- L. That the development would contribute to mode-shift towards public and active transport.
- M. That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.
- N. That the development avoids areas identified in district plans, regional plans or the Regional Policy Statement as having constraints to development.
- O. That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.

## **5.2 Proposed changes to '5.2 Maps' section**

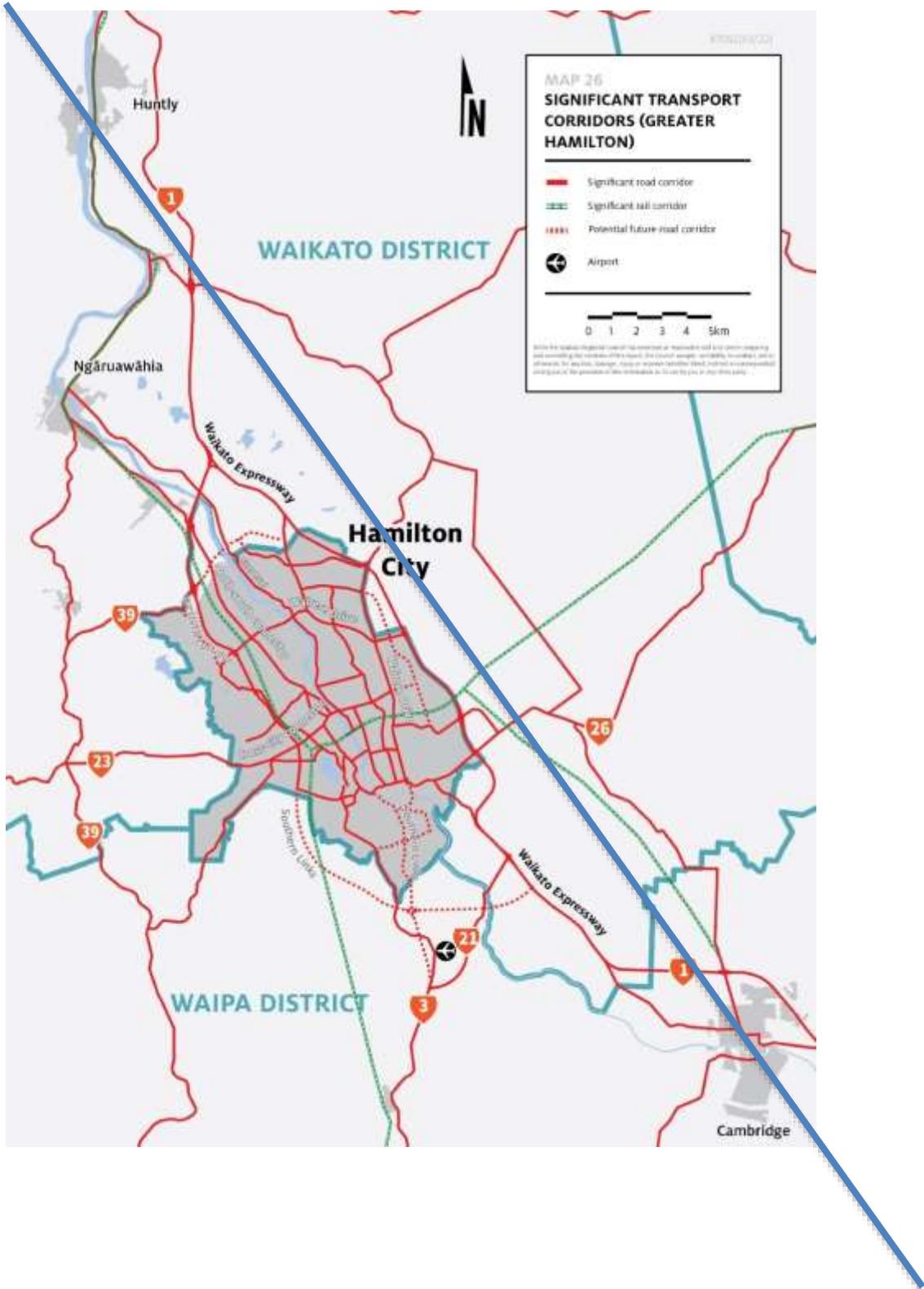
### **5.2.8 Significant transport infrastructure maps**

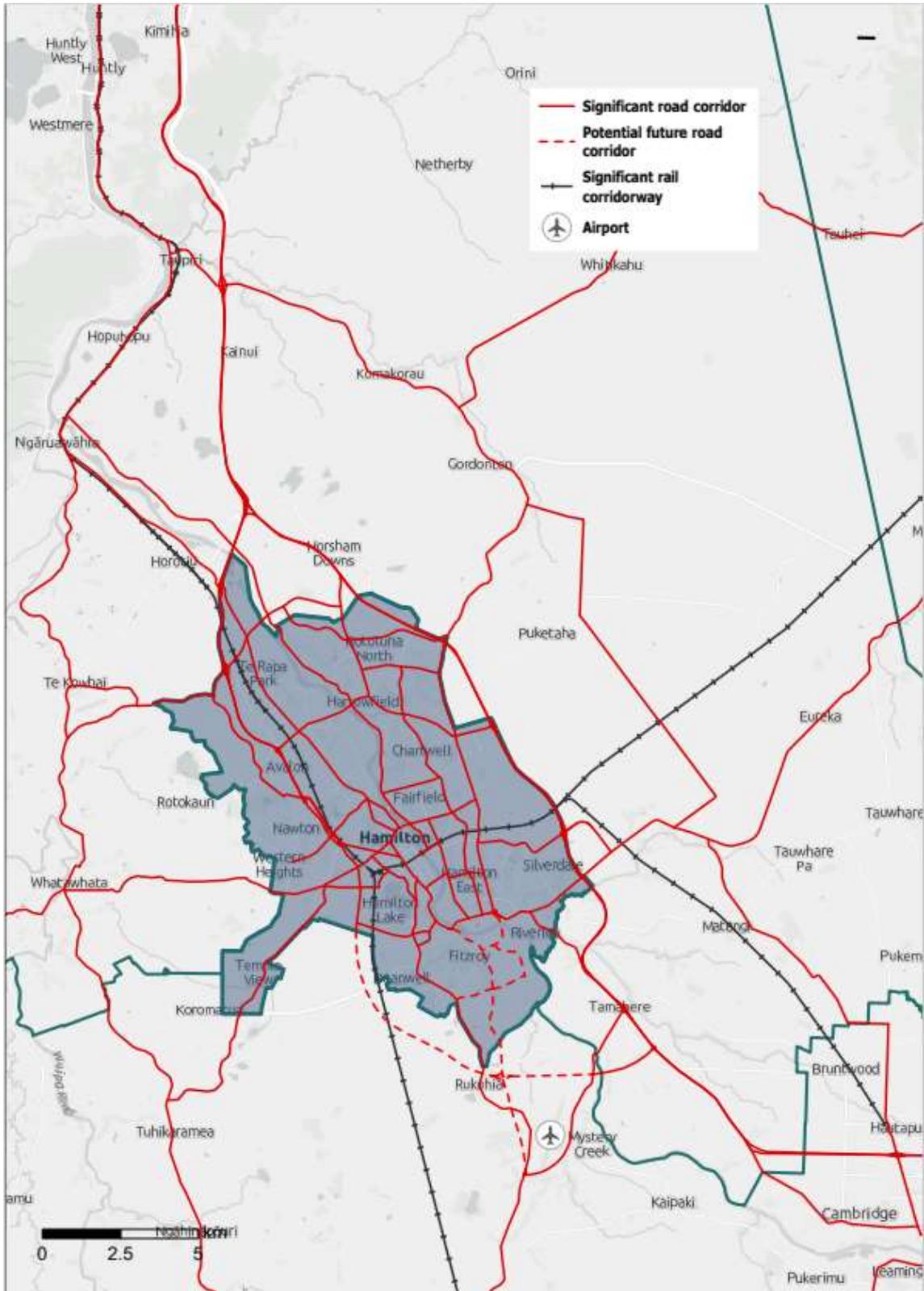




**Map 25: Significant transport corridors**

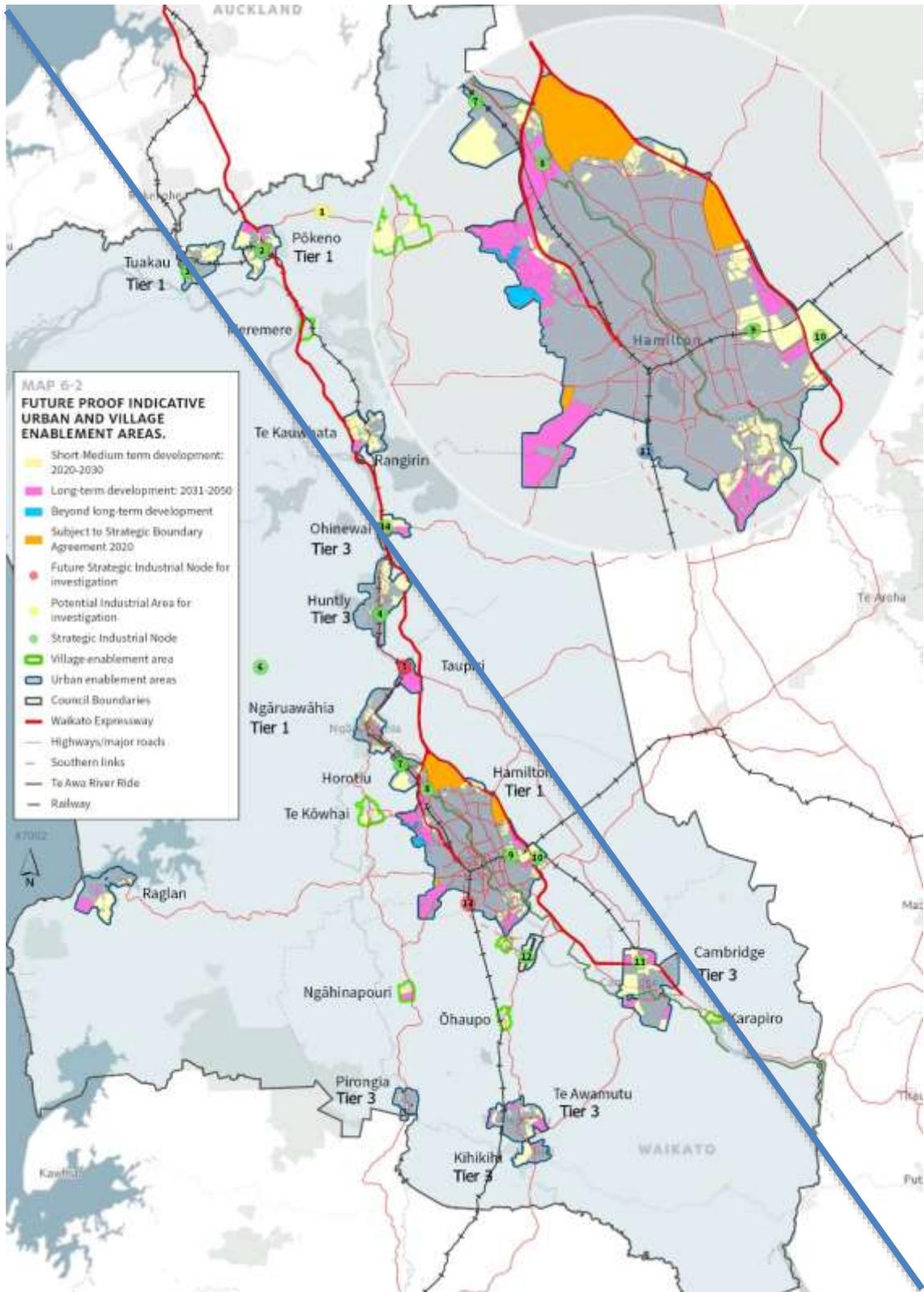


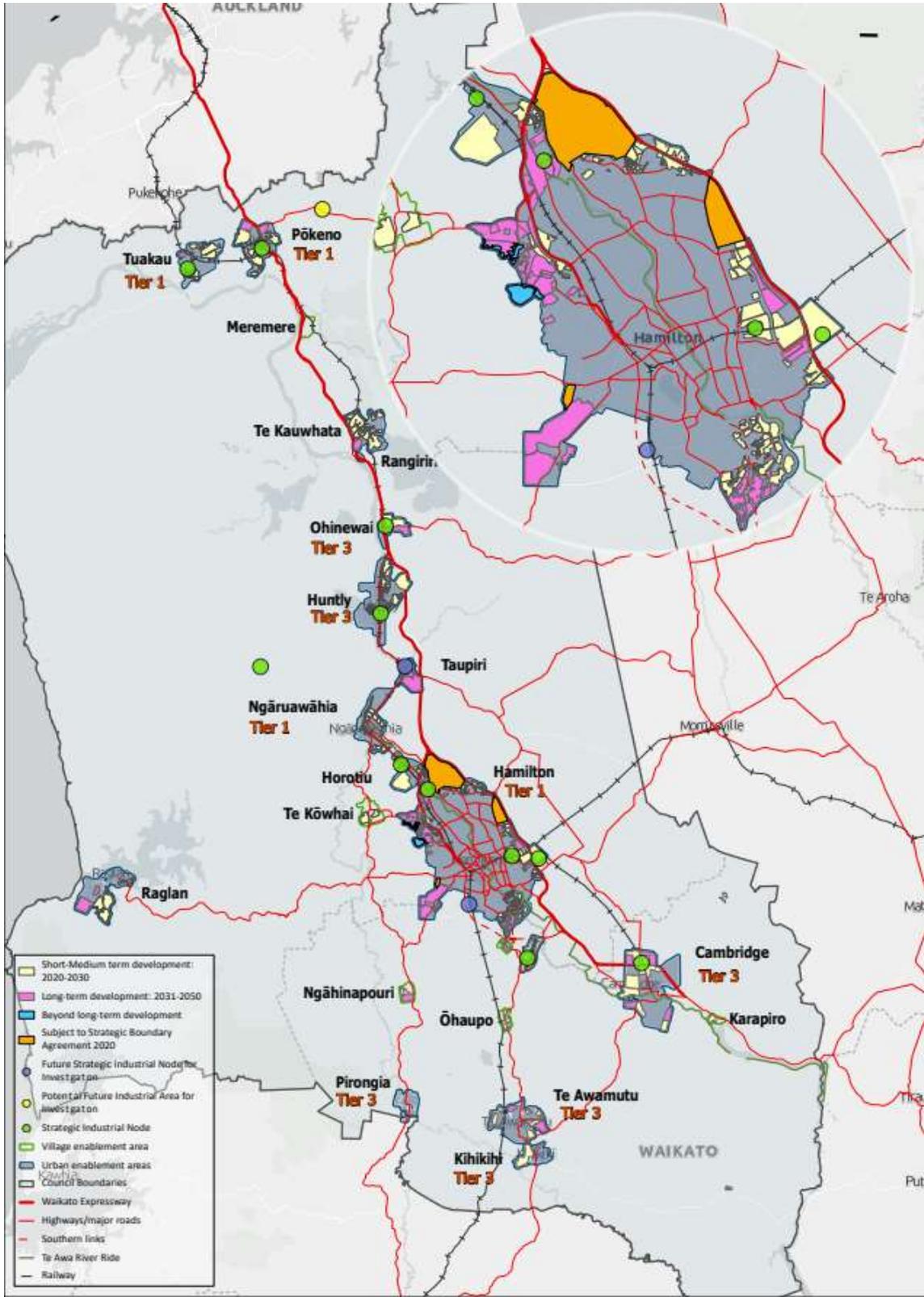




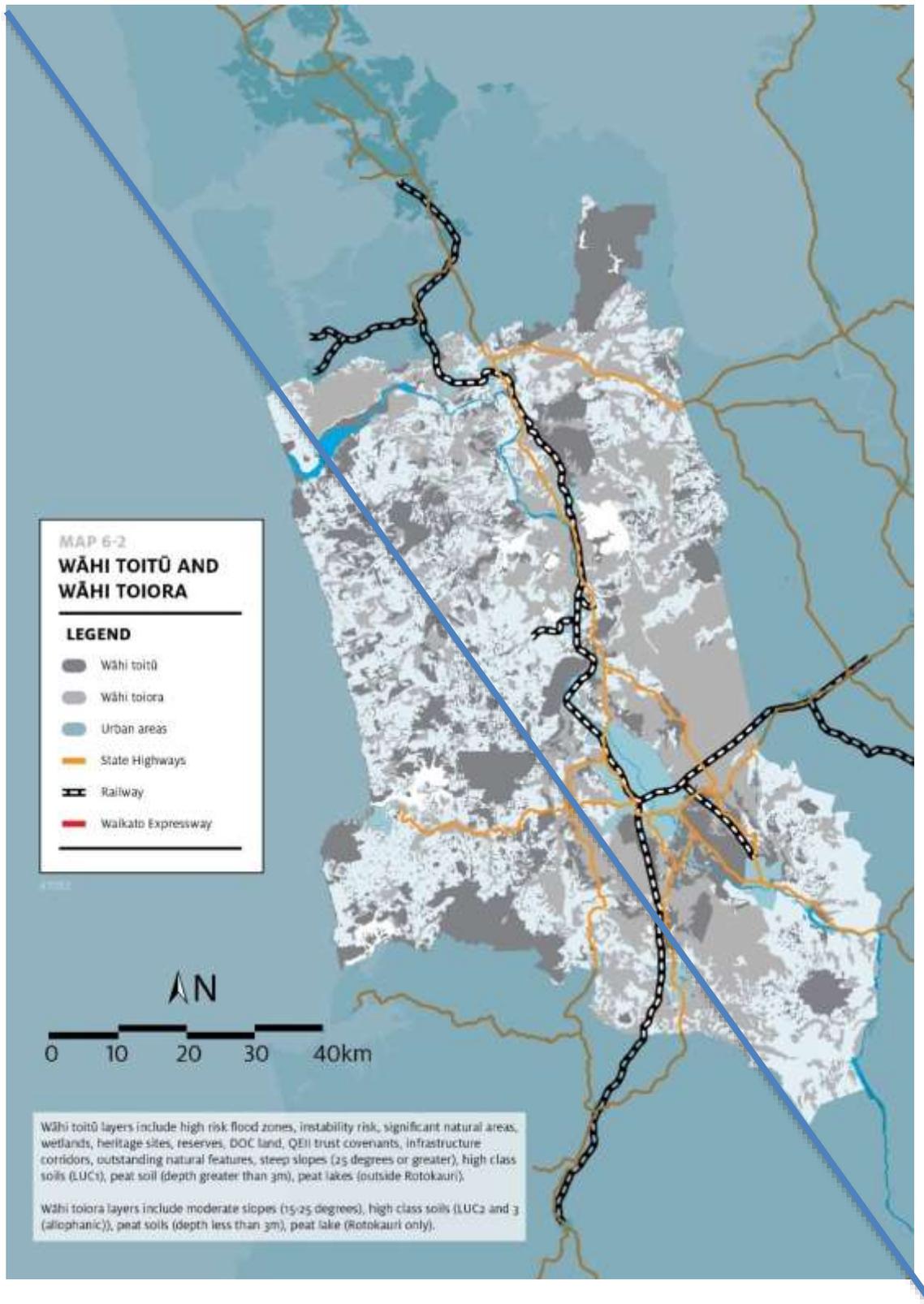
**Map 26: Significant transport corridors (Greater Hamilton)**

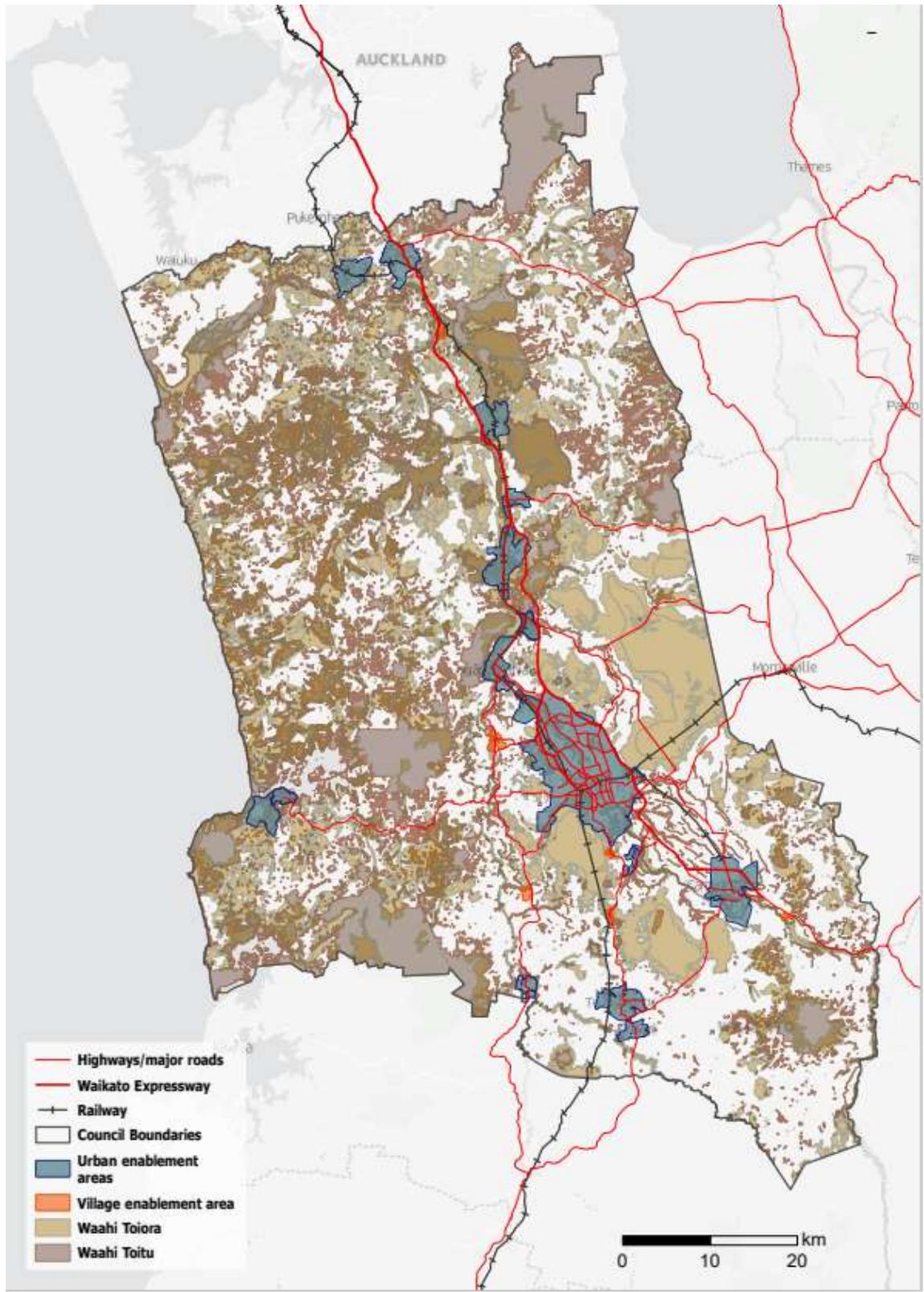






Map 43: Future Proof indicative urban limits and village enablement areas





[Map 44: Future Proof wāhi toitū and wāhi toiora areas](#)

## 6 Consequential amendments

### 6.1 Consequential amendments to 'CE – Coastal environment' section

#### Objectives

##### CE-O1 – Coastal environment

*CE-O1 is achieved by the following policies:*

...  
~~UFD-P7 – Implementing the Coromandel Peninsula Blueprint~~  
...

#### Policies

##### CE-P1 – Planning for development in the coastal environment

*The relevant objectives are:*

...  
IM-05 – ~~Adapting to eClimate~~ change  
...

### 6.2 Consequential amendments to 'CE – CMA – Coastal marine area' section

#### Policies

##### CE-CMA-P3 – Interests in the coastal marine area

*The relevant objectives are:*

...  
IM-05 – ~~Adapting to eClimate~~ change  
...

### 6.3 Consequential amendments to 'ECO – Ecosystems and indigenous biodiversity' section

#### Objectives

##### ECO-O1 – Ecological integrity and indigenous biodiversity

*ECO-O1 is achieved by the following policies:*

...  
~~UFD-P7 – Implementing the Coromandel Peninsula Blueprint~~  
...

### 6.4 Consequential amendments to 'HAZ – Hazards and risks' section

#### Objectives

##### HAZ-O1 – Natural hazards

*HAZ-O1 is achieved by the following policies:*

...

~~UFD-P7 – Implementing the Coromandel  
Peninsula Blueprint~~

...

## 6.5 Consequential amendments to ‘HCV – Historical and cultural values’ section

### Objectives

#### HCV-O1 – Historic and cultural heritage

*HCV-O1 is achieved by the following policies:*

...

~~UFD-P7 – Implementing the Coromandel  
Peninsula Blueprint~~

...

## 6.6 Consequential amendments to ‘NATC – Natural character’ section

### Objectives

#### NATC-O1 – Natural character

*NATC-O1 is achieved by the following policies:*

...

~~UFD-P7 – Implementing the Coromandel  
Peninsula Blueprint~~

...

# Waikato Regional Policy Statement Proposed Change 1 – National Policy Statement on Urban Development 2020 and Future Proof Strategy Update

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## 7 Proposed changes to ‘Part 1 – Introduction and General Provisions’ section

### 7.1 Proposed changes to ‘1.6 Definitions’ section

#### 1.6 Definitions

<p><b>Additional infrastructure</b></p>	<p>Has the same meaning as in Part 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>Means:</p> <ul style="list-style-type: none"> <li>a. public open space</li> <li>b. community infrastructure as defined in section 197 of the Local Government Act 2002</li> <li>c. land transport (as defined in the Land Transport Management Act 2003) that is not controlled by local authorities</li> <li>d. social infrastructure, such as schools and healthcare facilities</li> <li>e. a network operated for the purpose of telecommunications (as defined in section 5 of the Telecommunications Act 2001)</li> <li>f. a network operated for the purpose of transmitting or distributing electricity or gas</li> </ul> </div>
<p><b>Blue-green network</b></p>	<p>An overlay of the current and envisioned blue-green spatial framework that incorporates and integrates key elements such as wetlands, riverbeds, riparian corridors, significant biodiversity sites, habitat corridors, reserves, Department of Conservation land, parks, significant gardens, playgrounds, urban areas with high degree of tree cover, walking tracks and routes, cycling tracks, cycleways, bridal tracks, protected landscapes and viewshafts, and other key elements such as buffer zones as relevant.</p>
<p><b>Development area</b></p>	<p>A development area spatially identifies and manages areas where plans such as concept plans, structure plans, outline development plans, master plans or growth area plans apply to determine future land use or development.</p>
<p><b>Highly productive land</b></p>	<p>Has the same meaning as in Part 1 of the National Policy Statement for Highly Productive Land 2022 (as set out in the box</p>

	<p>below)</p> <p>Means land that has been mapped in accordance with clause 3.4 and is included in a regional policy statement as required by clause 3.5 (but see clause 3.5(7) for what is treated as highly productive land before the maps are included in an operative regional policy statement and clause 3.5(6) for when land is rezoned and therefore ceased to be highly productive land).</p>
<b>Qualifying matter</b>	Has the same meaning as in section 771 or 770 Resource Management Act 1991.
<b>Rural-residential development</b>	Residential development in rural areas which is predominantly for residential activity and is not ancillary to a rural or agricultural use. This includes rural lifestyle zone developments.
<b>Rural settlement</b>	A cluster of residential, commercial, light industrial and/or community activities that are located in a rural area.
<b>Tier 1 local authority</b>	<p>Has the same meaning as in Part 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</p> <p>Means each local authority listed in column 2 of table 1 in the Appendix, and tier 1 regional council and tier 1 territorial authority have corresponding meanings.</p>
<b>Tier 3 local authority</b>	<p>Has the same meaning as in Part 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</p> <p>Tier 3 local authority means a local authority that has all or part of an urban environment within its region or district, but is not a tier 1 or 2 local authority, and tier 3 regional council and tier 3 territorial authority have corresponding meanings.</p>
<b>Urban environment</b>	<p>Has the same meaning as in Part 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</p> <p>means any area of land (regardless of size, and irrespective of local authority or statistical boundaries) that:</p>

	<ul style="list-style-type: none"> <li>c) is, or is intended to be, predominantly urban in character; and</li> <li>d) is, or is intended to be, part of a housing and labour market of at least 10,000 people</li> </ul>
<p><b>Well-functioning urban environments</b></p>	<p>Has the same meaning as in Policy 1 of the National Policy Statement on Urban Development 2020 (as set out in the box below)</p> <div style="border: 1px solid black; padding: 5px;"> <p>urban environments that, as a minimum:</p> <ul style="list-style-type: none"> <li>g) have or enable a variety of homes that: <ul style="list-style-type: none"> <li>i) meet the needs, in terms of type, price, and location, of different households; and</li> <li>ii) enable Māori to express their cultural traditions and norms; and</li> </ul> </li> <li>h) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</li> <li>i) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</li> <li>j) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</li> <li>k) support reductions in greenhouse gas emissions; and</li> <li>l) are resilient to the likely current and future effects of climate change.</li> </ul> </div>

## 7.2 Proposed changes to ‘1.9 Te Ture Whaimana o Te Awa o Waikato – Vision and Strategy for the Waikato River’ section

### 1.9.4 Waikato Regional Policy Statement

...

Sections 771 and 770 of the Resource Management Act 1991 as introduced by the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 specify that giving effect to Te Ture Whaimana o te Awa o Waikato – the Vision and Strategy for the Waikato River is a qualifying matter in relation to applying the medium density residential

standards and Policy 3 of the National Policy Statement on Urban Development 2020 (as amended May 2022). This means that plan provisions can be less enabling of urban development than required under the Act or the National Policy Statement on Urban Development 2020 where necessary to accommodate a matter to give effect to Te Ture Whaimana.

**7.3 Proposed changes to ‘1.10 National policy statements and New Zealand Coastal Policy Statement’ section**

**1.10 National policy statements and New Zealand Coastal Policy Statement**

<b>National policy statements and New Zealand Coastal Policy Statement</b>	
National Policy Statement for Highly Productive Land 2022	The policy statement was reviewed under Change 1 to the Waikato Regional Policy Statement in April 2023. Amendments to provisions were made to recognise the policy statement within the scope of Change 1, of which the primary purpose was to give effect to the National Policy Statement on Urban Development 2020 and reflect the updated Future Proof Strategy. A further change to the Waikato Regional Policy Statement will be prepared to more fully review the policy statement and give full effect to it.
National Policy Statement on Urban Development 2020	The policy statement was reviewed in March 2022 to update Objective UFD-O2. Amendments to incorporate the national policy statement were notified in October 2022.

## 8 Proposed changes to 'Part 2 – Resource Management Overview' section

### 8.1 Proposed changes to 'SRMR – Significant resource management issues for the region' section

## SRMR – Significant resource management issues for the region

### SRMR-I1 – State of resources

*SRMR-I1 is addressed by the following objectives:*

...  
*IM-O5 – Climate change*  
...

### SRMR-I2 – Effects of climate change

The effects of climate change (including climate variability) may impact our ability to provide for our wellbeing, including health and safety.

While addressing this issue generally, specific focus should be directed to the following matters:

1. increased potential for storm damage and weather-related natural hazards;
2. long-term risks of sea level rise to settlements and infrastructure such as through increased coastal flooding and erosion; and
3. ability for urban environments to support a reduction in greenhouse gas emissions and to be resilient to the current and future effects of climate change.

*SRMR-I2 is addressed by the following objectives:*

...  
*IM-O5 – Climate change*  
...

### SRMR-I4 – Managing the built environment

Development of the built environment including infrastructure has the potential to positively or negatively impact on our ability to sustainably manage natural and physical resources and provide for our wellbeing.

While addressing this issue generally, specific focus should be directed to the following matters:

- ...
7. the effect of development on access to mineral resources (particularly aggregates), high class soils, and future energy development sites;
- ...
14. increased need for the future provision of infrastructure to respond to resource demands from within and outside the region and the need to enable efficient installation of that infrastructure;

15. the availability of water to meet existing, and reasonably justifiable and foreseeable domestic or municipal supply requirements to support planned urban growth, including promoting the integration of land use and water planning; and
16. the need to strategically manage urban growth to ensure there is sufficient development capacity for residential and business land whilst contributing to well-functioning urban environments.

**SRMR-I4 is addressed by the following objectives:**

...  
*IM-O5 – Climate change*

...

## SRMR-PR2 – Effects of climate change

Under the Resource Management Act, Waikato Regional Council is required to have particular regard to the effects of climate change. The council should ensure that we prepare for and adapt to these changes so that their impacts on us and on resources is minimised, and within New Zealand’s urban environments that urban form supports reductions in greenhouse gas emissions and resilience to the current and future effects of climate change. New Zealand’s response in terms of actions to reduce climate change is primarily a central government rather than a local government role.

...

## SRMR-PR4 – Managing the built environment

...

The National Policy Statement on Urban Development 2020 sets out requirements for well-functioning urban environments and sufficient development capacity. Objectives of the National Policy Statement on Urban Development 2020 require local authorities to make planning decisions to improve housing affordability, that are strategic, responsive, are integrated with infrastructure planning and funding, and enable additional residential and business development in centre zones, areas of employment and areas serviced by public transport.

...

Regionally significant industry and primary production play an important role in providing for the economic, social and cultural wellbeing of people and communities. The sustainable management of natural and physical resources needs to consider the ability and need for regionally significant industry and primary production to have appropriate access to resources in order for them to continue to successfully operate and develop, having regard to catchment specific situations.

## 8.2 Proposed changes to ‘IM – Integrated management’ section

### IM – Integrated management

#### Objectives

## IM-O1 – Integrated management

**IM-O1 is achieved by the following policies:**

...

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*  
*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

## IM-O2 – Resource use and development

**IM-O2 is achieved by the following policies:**

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*  
*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

## IM-O3 – Decision making

**IM-O3 is achieved by the following policies:**

...

*UFD-P15 – Monitoring and review in the Future Proof area*  
*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*  
*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

...

## IM-O5 –Climate change

Land use is managed to:

1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on:
  - a. amenity;
  - b. the built environment, including infrastructure;
  - c. indigenous biodiversity;
  - d. natural character;
  - e. public health and safety; and
  - f. public access.
2. support reductions in greenhouse gas emissions within urban environments and ensure urban environments are resilient to the current and future effects of climate change.

**IM-05 is achieved by the following policies:**

...  
UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy  
UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments

## IM-08 – Sustainable and efficient use of resources

**IM-08 is achieved by the following policies:**

...  
UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy  
UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments

## IM-09 – Amenity

1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced; and
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.

**IM-09 is achieved by the following policies:**

...  
UFD-P12 – Density targets for Future Proof area  
UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy

## Policies

### IM-P1 – Integrated approach

The relevant objectives are:

...  
IM-05 – Climate change  
...

### IM-P2 – Collaborative approach

The relevant objectives are:

...

*IM-05 – Climate change*

...

### **IM-P3 – Tangata whenua**

*The relevant objectives are:*

...

*IM-05 – Climate change*

...

### **IM-P6 – Maintain and enhance public access**

*The relevant objectives are:*

...

*IM-05 – Climate change*

...

## 9 Proposed changes to 'Domains' section

### 9.1 Proposed changes 'LF – Land and freshwater' section

#### LF – Land and freshwater

##### Objectives

###### LF-O5 – High class soils

*Other relevant objectives are:*

...

*IM-O5 – Climate change*

...

###### LF-P3 – All fresh water bodies

*The relevant objectives are:*

...

*UFD-O1 – Built environment*

###### LF-P5 – Waikato River catchment

*The relevant objectives are:*

...

*UFD-O1 – Built environment*

###### LF-P6 – Allocating fresh water

*The relevant objectives are:*

...

*IM-O5 – Climate change*

...

###### LF-P7 – Efficient use of fresh water

*The relevant objectives are:*

...

*IM-O5 – Climate change*

...

## 10 Proposed changes to 'Topics' section

### 10.1 Proposed changes to 'EIT – Energy, infrastructure and transport' section

## EIT – Energy, infrastructure and transport

### Objectives

#### EIT-O1 – Energy

*EIT-O1 is achieved by the following policies:*

...

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

...

### Methods

#### EIT-M4 – Regional Land Transport Plan

Waikato Regional Council will, subject to the requirements of the Land Transport Management Act 2003, through the Regional Land Transport Plan, includes provisions to support the protection of the function of significant transport corridors including through strategic corridor policy which provides a consistent regional approach for Road Controlling Authorities, including territorial authorities for their district plans.

### Principal reasons

#### EIT-PR1 – Significant infrastructure and energy resources

Regionally significant infrastructure and energy resources support the wellbeing of the regional community. Much of this infrastructure and energy is also very important for New Zealand as a whole, such as energy and transport infrastructure that connects areas to the north, east and south of the Waikato Region. It is therefore very important that development of the built environment does not compromise the functioning of this infrastructure. EIT-M1, EIT-M3, EIT-M4 and EIT-M5 are provided for this purpose. EIT-P1(1) is intended to ensure the ongoing efficiency and effectiveness of regionally significant infrastructure, but does not imply that all adverse effects on that infrastructure must be avoided in all cases. If the adverse effects of a built environment proposal cannot practicably be avoided, then EIT-M1(1), (2), (3) and (4) do not imply that the selected site should always be considered unsuitable as it may be possible to remedy or mitigate the adverse effects of concern. EIT-M6 also seeks to protect regionally significant infrastructure from natural hazards.

The way in which the term 'planned' is to be applied is explained in the explanation to EIT-P1.

The significant transport corridors identified in Maps 25 and 26 reflect the key strategic transport corridors identified in Maps 2 and 3 of the operative Regional Land Transport Plan

2021-2051, which classifies them as current and future arterial, regional, national and national high volume road corridors, and regional and national rail corridors. Significant transport corridors are equivalent to strategically important inter- and intra-regional road and rail corridors identified in the Regional Land Transport Plan.

New Zealand and the region will benefit from further development of infrastructure and energy resources. Methods are provided to support such development in a way that appropriately manages potential adverse effects. Many effects of new electricity transmission, for example, could be avoided by appropriate siting of this infrastructure. This can be achieved through developing a transmission corridor management approach as described in EIT-M2.

There is an increasing need for renewable energy, and renewable energy developments such as hydro-electric dams can be regionally significant. The potential for development of renewable energy resources can be reduced due to development of the built environment. The methods ensure this is recognised in district and regional plans. Decisions about the future location of some developments (such as rural-residential development) should take into account the potential for locations to be used for future renewable energy developments.

## **10.2 Proposed changes to 'UFD – Urban form and development' section**

### **UFD – Urban form and development**

#### **Objectives**

##### **UFD-O1 – Built environment**

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

1. promoting positive indigenous biodiversity outcomes;
2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;
3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;
4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;
5. recognising and protecting the value and long-term benefits of regionally significant infrastructure;
6. protecting access to identified significant mineral resources;
7. minimising land use conflicts, including minimising potential for reverse sensitivity;
8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;
9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission, distribution, and renewable electricity generation activities including small and community scale generation;
10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres;
11. providing for a range of commercial development to support the social and economic wellbeing of the region; and
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, including **additional infrastructure**, for community, and 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.

**UFD-O1 addresses the following issues:**

*SRMR-I1 – State of resources*

*SRMR-I2 – Effects of climate change*

*SRMR-I3 – Providing for energy demand*

*SRMR-I4 – Managing the built environment*

*SRMR-I5 – Relationship of tangata whenua with the environment (te taiao)*

*SRMR-I6 – Health and wellbeing of the Waikato River catchment*

**UFD-O1 is achieved by the following policies:**

*IM-P1 – Integrated approach*

*IM-P2 – Collaborative approach*

*IM-P3 – Tangata whenua*

*IM-P4 – Regionally significant industry and primary production*

*IM-P5 – Maintain and enhance areas of amenity value*

*CE-P1 – Planning for development in the coastal environment*

*CE-CMA-P3 – Interests in the coastal marine area*

*GEO-P1 – Sustainable management of the Regional Geothermal Resource*

*GEO-P3 – Development Geothermal Systems*

*GEO-P4 – Limited Development Geothermal Systems*

*LF-P3 – All fresh water bodies*

*LF-P5 – Waikato River catchment*

*LF-P10 – Peat soils*

*ECO-P1 – Maintain or enhance indigenous biodiversity*

*EIT-P1 – Significant infrastructure and energy resources*

*HAZ-P1 – Natural hazard risk management approach*

*NATC-P1 – Preserve natural character*

*NFL-P1 – Outstanding natural features and landscapes*

*UFD-P1 – Planned and co-ordinated subdivision, use and development*

*UFD-P2 – Co-ordinating growth and infrastructure*

*UFD-P3 – Marae and papakāinga*

*UFD-P4 – Energy demand management*

*UFD-P5 – Access to minerals*

*UFD-P6 – Information collection*

*UFD-P10 – Governance collaboration in the Future Proof area*

*UFD-P11 – Adopting Future Proof land use pattern*

*UFD-P12 – Density targets for Future Proof area*

*UFD-P13 – Commercial development in the Future Proof area*

*UFD-P14 – Rural-residential development in Future Proof area*

*UFD-P15 – Monitoring and review in the Future Proof area*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

## Policies

### 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 and planned built environment.

*The relevant objectives are:*

*IM-01 – Integrated management  
IM-02 – Resource use and development  
IM-03 – Decision making  
IM-04 – Health and wellbeing of the Waikato River  
IM-05 – Climate change  
IM-06 – Ecosystem services  
IM-07 – Relationship of tangata whenua with the environment  
IM-08 – Sustainable and efficient use of resources  
IM-09 – Amenity  
IM-010 – Public access  
AIR-01 – Air quality  
LF-01 – Mauri and values of fresh water bodies  
LF-03 – Riparian areas and wetlands  
LF-04 – Values of soil  
LF-05 – High class soils  
ECO-01 – Ecological integrity and indigenous biodiversity  
EIT-01 – Energy  
HAZ-01 – Natural hazards  
HCV-01 – Historic and cultural heritage  
NATC-01 – Natural character  
UFD-01 – Built environment*

### UFD-P2 – Co-ordinating growth and infrastructure

Management of the built environment ensures:

1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, including additional infrastructure, in order to:
  - a. optimise the efficient and affordable provision of both the development and the infrastructure;
  - b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
  - c. protect investment in existing infrastructure; and
  - d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;
2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As

a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods;

3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and
4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and
5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.

*The relevant objectives are:*

*IM-02 – Resource use and development*  
*IM-03 – Decision making*  
*IM-08 – Sustainable and efficient use of resources*  
*CE-01 – Coastal environment*  
*EIT-01 – Energy*  
*UFD-01 – Built environment*

### **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.

*The relevant objectives are:*

*IM-02 – Resource use and development*  
*IM-07 – Relationship of tangata whenua with the environment*  
*UFD-01 – Built environment*

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### **UFD-P6 – Information collection**

Information will be collected on development and infrastructure trends and pressures in the Waikato region, so that these trends and pressures can be responded to appropriately and in a timely manner, through management of the built environment.

*The relevant objectives are:*

*IM-03 – Decision making*  
*UFD-01 – Built environment*

### **UFD-P10 – Governance collaboration in the Future Proof area**

Central government, tangata whenua, and Future Proof local authorities will work collaboratively with respect to growth management in the Future Proof area.

*The relevant objectives are:*

*IM-01 – Integrated management*  
*IM-02 – Resource use and development*  
*IM-03 – Decision making*  
*IM-05 – Climate change*  
*UFD-01 – Built environment*

## UFD-P11 – Adopting Future Proof land use pattern

Within the Future Proof area:

1. new urban development shall occur within the Urban and Village Enablement Areas 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 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;
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;
4. other industrial development should only occur within the Urban Enablement Areas 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 transport system and on other infrastructure;
7. where alternative 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 **development area** 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 operative Future Development Strategy for the Future Proof sub-region and responsive planning criteria in APP13; 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 transport network and other infrastructure are avoided, remedied or mitigated.

*The relevant objectives are:*

*IM-02 – Resource use and development*

*IM-03 – Decision making*

*IM-05 – Climate change*

*UFD-01 – Built environment*

## UFD-P12 – Density targets for Future Proof area

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. -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 the following 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.

Location		Net target densities (dwellings per hectare) to be achieved in defined locations <sup>8</sup>
Pōkeno		25-35 in defined intensification areas 20-25 in greenfield locations
Tuakau		25-35 in defined intensification areas 20-25 in greenfield locations
Te Kauwhata		25-35 in defined intensification areas 20-25 in greenfield locations
Ohinewai		20-25 in greenfield locations
Huntly		25-35 in defined intensification areas 20-25 in greenfield locations
Taupiri		25-35 in defined intensification areas 20-25 in greenfield locations
Ngāruawāhia		30-50 in defined intensification areas 20-25 in greenfield locations
Horotiu		25-35 in defined intensification areas 20-25 in greenfield locations
Raglan		25-35 in defined intensification areas 20-25 in greenfield locations
Hamilton	Te Rapa	20-65
	Rotokauri	20-40

<sup>8</sup> Areas/locations are indicative and will be defined through individual Future Proof partners' plan making processes.

	Frankton	50-70
	Hamilton Central City Area	100-200
	Hospital	40-65
	Ruakura	35-55
	University	30-45
	Chartwell	30-50
	Fairfield	30-50
	Peacocke	30-45
	Hamilton north-eastern future growth cell Horsham Downs- HT1	30-50
	Hamilton north-eastern future growth cell R2	30-50
	Hamilton western future growth cell WA	TBC
	Hamilton southern future growth cell S1 (Southern Links)	TBC
	Other brownfield areas	30 in defined intensification areas
Te Awamutu/Kihikihi		25-35 in defined intensification areas 20-35 in greenfield locations
Pirongia		20-35 in greenfield locations
Cambridge/Hautapu		25-35 in defined intensification areas 20-25 in greenfield locations
<b>Village enablement areas</b>		<b>Net target densities (dwellings per hectare) to be achieved</b>
Meremere Te Kowhai Rukuhia Ōhaupō Ngāhinapōuri Karapiro		12-15 where reticulated services exist

*The relevant objectives are:*

*IM-02 – Resource use and development*

*IM-03 – Decision making*

*IM-05 – Climate change*

*IM-08 – Sustainable and efficient use of resources*

*IM-09 – Amenity*

*UFD-01 – Built environment*

## **UFD-P13 – Commercial development in the Future Proof area**

Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 37 (APP12).

Commercial development is to be managed to:

1. support and sustain the vitality and viability of existing commercial centres identified in Table 37 (APP12);
2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities;
3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:
  - a. encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
  - b. managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
  - c. encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
5. recognise, maintain and enhance the function of sub-regional commercial centres by:
  - a. maintaining and enhancing their role as centres primarily for retail activity; and
  - b. recognising that the sub-regional centres have limited non-retail economic and social activities;
6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
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.
8. recognise that in the long term, the function of sub-regional and town centres listed in Table 37 may change.

*The relevant objectives are:*

*IM-O2 – Resource use and development*

*IM-O3 – Decision making*

*IM-O8 – Sustainable and efficient use of resources*

*UFD-O1 – Built environment*

### **UFD-P14 – Rural-residential development in Future Proof area**

Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and:

1. avoid rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022;
2. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;
3. the high potential for conflicts between rural-residential development and existing and planned infrastructure, including additional infrastructure, and land use activities;
4. the additional demand for community facilities, servicing and infrastructure created by rural-residential development;
5. the potential for cross-territorial boundary effects with respect to rural-residential development; and
6. has regard to the principles in APP11.

*The relevant objectives are:*

*IM-O2 – Resource use and development*

*IM-O3 – Decision making*

*UFD-O1 – Built environment*

### **UFD-P15 – Monitoring and review in the Future Proof area**

Waikato Regional Council will consider the need to review UFD-P11, including the extent, location and release of land for development as identified in the map and tables in 5.2.10 Future Proof map (indicative only) and APP12, in consultation with Hamilton City Council, Waipā District Council, Waikato District Council, tangata whenua and the NZ Transport Agency, if any of the following situations occur:

1. the reporting required by UFD-P6 and by the National Policy Statement on Urban Development recommends that a review is needed;
2. household and population growth varies by more than 10% over 5 consecutive years from the household and population predictions in the Future Proof Strategy;
3. the Future Proof partners agree that insufficient land exists within the Urban and Village Enablement Areas shown in Map 43 to cater for sufficient development capacity in the short, medium or long term;

4. the Future Proof partners agree that exceptional circumstances have arisen such that a review is necessary to achieve UFD-O1 in the Future Proof area; or
5. there is new or amended national direction from Government.

*The relevant objectives are:*

*IM-O3 – Decision making*

*UFD-O1 – Built environment*

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### **UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy**

New urban development in tier 3 local authority areas shall be managed in a way that:

1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans;
2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development;
3. focuses new urban development in and around existing settlements;
4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas;
5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development;
6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure, including additional infrastructure, necessary to service the area;
7. has particular regard to the principles in APP11;
8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, highly productive land and planning in the coastal environment as set out in CE-M1;
9. in relation to urban environments:
  - a. concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use;
  - b. provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect;
  - c. enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for:
    - i. households on low to moderate incomes; and
    - ii. Māori to express cultural traditions and norms;
  - d. enables a variety of site sizes and locations in urban environments suitable for different business sectors;
  - e. supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.

*The relevant objectives are:*  
*IM-01 – Integrated management*  
*IM-02 – Resource use and development*  
*IM-03 – Decision making*  
*IM-05 – Climate change*  
*IM-08 – Sustainable and efficient use of resources*  
*IM-09 – Amenity*  
*EIT-01 – Energy*  
*UFD-01 – Built environment*

### **UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local authority areas**

Where alternative urban land release patterns are promoted through district plan and development area processes either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council strategies and plans, justification shall be provided to demonstrate consistency with the principles in APP11, 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 criteria in APP14.

*The relevant objectives are:*  
*IM-01 – Integrated management*  
*IM-02 – Resource use and development*  
*IM-03 – Decision making*  
*IM-05 – Climate change*  
*IM-08 – Sustainable and efficient use of resources*  
*IM-09 – Amenity*  
*EIT-01 – Energy*  
*UFD-01 – Built environment*

## **Methods**

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### **UFD-M6 – Growth strategies**

In areas where significant growth is occurring or anticipated, territorial authorities should, and tier 1 and 3 territorial authorities shall, develop and maintain growth strategies or equivalent which identify a spatial pattern of land use and infrastructure development and staging for at least a 30-year period. The use of integrated spatial planning tools, such as the Waikato Integrated Scenarios Explorer, should be considered to explore future development options and to integrate land use planning with infrastructure.

*The relevant policy is:*  
*UFD-P1 – Planned and co-ordinated subdivision, use and development*

## UFD-M7 – Urban development planning

Territorial authorities should ensure that before land is rezoned for **urban** development, urban development planning mechanisms such as development area 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.

*The relevant policy is:*

*UFD-P1 – Planned and co-ordinated subdivision, use and development*

## 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:

1. the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;
2. the location, type, scale, funding and staging of infrastructure required to service the area;
3. multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;
4. how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils, highly productive land and significant view catchments) will be managed;
5. potential natural hazards and how the related risks will be managed;
6. potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed;
7. how stormwater will be managed having regard to a total catchment management approach and low impact design methods;
8. any significant mineral resources (as identified through UFD-M29) in the area and any provisions (such as development staging) to allow their extraction where appropriate;
9. how the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;
10. anticipated water requirements necessary to support development and ensure the availability of volumes required, which may include identifying the available sources of water for water supply;
11. how the design will achieve the efficient use of water;
12. how any locations identified as likely renewable energy generation sites will be managed;
13. the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another;
14. the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the national grid corridor; and
16. 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 development area plans.

*The relevant policy is:*

*UFD-P1 – Planned and co-ordinated subdivision, use and development*

### **UFD-M9 – Other party involvement**

Where development planning mechanisms, such as development area plans and growth strategies are being produced, territorial authorities should ensure that Waikato Regional Council, neighbouring regional and territorial authorities, infrastructure providers, health authorities, tangata whenua, industry organisations and affected land owners are provided the opportunity to have meaningful involvement in development planning.

*The relevant policy is:*

*UFD-P1 – Planned and co-ordinated subdivision, use and development*

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### **UFD-M20 – Provision for marae and papakāinga**

District plans shall make appropriate provision for development of marae and papakāinga.

*The relevant policy is:*

*UFD-P3 – Marae and papakāinga*

### **UFD-M21 – Sustainability of marae and papakāinga**

Territorial authorities should support the sustainable development, restoration or enhancement of marae and papakāinga, including by taking into account the need to address the following when preparing district plans:

1. infrastructure and utilities requirements;
2. social services, such as kōhanga, kura and wānanga, urupā and health services;
3. associated customary activities; and
4. the relationship of marae and papakāinga to the wider environment, wāhi tapu and sites of significance to Māori, including by management of important view shafts.

*The relevant policy is:*

*UFD-P3 – Marae and papakāinga*

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### **UFD-M33 – Keeping records on development and infrastructure trends**

Local authorities should keep records that will help to track and explain development and infrastructure trends. As a minimum, territorial authorities should keep, and make available to Waikato Regional Council, records on:

1. locations, lot numbers and lot sizes of subdivision consents granted, categorised according to district plan zones;
2. locations of building consents granted, categorised as residential and non-residential, and categorised according to district plan zones;
3. locations of vacant residential (including rural-residential) and industrial allotments;
4. major infrastructure changes and upgrades, including with respect to water supply, wastewater and local roading; and
6. demand and supply of dwellings, prices of dwellings, rents of dwellings, housing affordability, development capacity realised, and available data on business land for tier 1 and 3 local authorities.

*The relevant policy is:*

*UFD-P6 – Information collection*

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### **UFD-M44 – Resourcing implementation in the Future Proof area**

Central government and Future Proof local authorities should ensure governance structures are in place, and adequate resources provided, to facilitate the implementation of the actions in the Future Proof Strategy (2022).

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

### **UFD-M45 – Consultation between governance agencies in the Future Proof area**

Consultation should occur between central government, Future Proof local authorities, tangata whenua, the NZ Transport Agency and other infrastructure providers, with respect to initiatives that could affect the interests of these parties.

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

### **UFD-M46 – Implementation protocols in the Future Proof area**

Central government, Future Proof local authorities, and tangata whenua should agree to protocols which document how the Future Proof Strategy (2022) is to be implemented.

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

### **UFD-M61 – Interim arrangements for tier 3 local authorities**

For any tier 3 territorial authority which is part of the Future Proof partnership, UFD-P18 and UFD-P19 and associated methods shall apply in the interim until Future Proof policies are updated to include that territorial authority.

*The relevant policy is:*

*UFD-P10 – Governance collaboration in the Future Proof area*

### **UFD-M47 – District plan provisions to implement the Future Proof land use pattern**

Hamilton City Council, Waipā District Council and Waikato District Council shall, in consultation with Waikato Regional Council, tangata whenua and the NZ Transport Agency, review or prepare changes to their district plans and development area plans to identify enablement areas for future urban development, including future areas of major commercial and industrial development. The district plans shall ensure that urban development is located and managed in accordance with UFD-P11.

*The relevant policy is:*

## 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)), and Table 35 in APP12.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## UFD-M49 – Out-of-sequence or unanticipated urban development

District plans and development area plans can only consider an alternative urban land release, or an alternative timing of that land release, than that indicated on Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 35 in APP12 provided that:

1. The land is not highly productive land, or if it is highly productive land:
  - a. The urban zoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Planning Statement on Urban Development 2020; and
  - b. There are no other reasonably practical and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and
  - c. The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.
2. development proposals shall only be considered to be ‘significant’ for the purposes of UFD-P11 (7) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;
3. the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;
4. when identifying additional urban or village enablement areas not shown on Map 43 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;
5. when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;
6. the effects of the change are consistent with the development principles set out in APP11;
7. in relation to Table 35, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in APP13. The total allocation for any one node, across all stages, may only be increased where it is demonstrated that this would be consistent with criteria A and B in APP13.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## UFD-M62 – Future Proof governance process for out-of-sequence or unanticipated urban development

The Future Proof partners shall develop a protocol to agree how to involve each of the partners in decision-making relating to out-of-sequence or unanticipated development.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## 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, and alternative delivery partners.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## UFD-M64 – Public transport

The Future Proof partners shall investigate and confirm a preferred rapid and frequent public transport network including the location of corridors and services to support the Future Proof settlement pattern as set out in UFD-P11 and UFD-P12. Once a preferred rapid and frequent public transport network has been confirmed by the Future Proof Implementation Committee, Waikato District Council, Hamilton City Council and Waipā District Council shall undertake notice of requirement or other processes if necessary to ensure corridors are protected, and Waikato Regional Council will, through its Regional Public Transport Plan and Regional Land Transport Plan, investigate opportunities to support the Future Proof preferred public transport network.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

## UFD-M65 – Blue-Green network

The Future Proof partners should work together to develop a sub-regional **blue-green network** strategy, with input from the community, affected landowners and other stakeholders. The strategy will assist in determining a sub-regional regulatory and non-regulatory framework for the establishment of a multi-functional blue-green network throughout the sub-region. The strategy will consider how the following aspects can be addressed holistically through the network:

1. opportunities and priorities for the connection, protection, enhancement and integration of the natural environment in new and intensified areas of urban development to promote positive biodiversity outcomes;
2. opportunities for the blue-green network to contribute to the restoration and enhancement of the health and wellbeing of the Waikato and Waipā rivers in accordance with Te Ture Whaimana/the Vision and Strategy;
3. sustainable design techniques and principles for the blue-green network, including water-sensitive urban design, low-impact urban design and development (LIUDD) methods for stormwater management, water demand management and reuse and integrated catchment planning;
4. opportunities to support active transport in blue-green corridors and the maintenance and enhancement of public access to regional and local open space assets;

5. opportunities to reintroduce biodiversity into urban areas through an urban forest programme; and
6. opportunities to maintain or enhance ecosystem services.
7. Recognise that higher density residential development should co-locate adjacent to these networks within urban environments to realise the benefits open space has on higher density living by providing outlook and amenity.

The blue-green strategy should build on and integrate with the objectives of local indigenous biodiversity strategies produced under ECO-M11, reserve management plans, active transport plans, and other relevant strategies and plans already developed by Future Proof local authorities.

Future Proof local authorities should have regard to the blue-green strategy when considering the most appropriate combination of regulatory and non-regulatory methods for implementing a blue-green network for each district. In the interim, when undertaking urban zoning and development area planning under UFD-M8, Future Proof local authorities should consider opportunities to develop blue-green networks.

*The relevant policy is:*

*UFD-P11 – Adopting Future Proof land use pattern*

### **UFD-M50 – District plan provisions and other mechanisms implementing density targets in the Future Proof area**

Hamilton City Council, Waipā District Council and Waikato District Council shall include provisions in their district plans and other mechanisms that seek to implement UFD-P12. Areas and locations for intensification shown in UFD-P12 are indicative and will be further defined through individual Future Proof partners' plan making processes.

*The relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

### **UFD-M51 – Advocacy for density targets in the Future Proof area**

Future Proof local authorities should advocate for the matters in UFD-P12 with respect to development proposals in the Future Proof area.

*The relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

### **UFD-M52 – Infill targets**

Hamilton City Council should aim for at least 50 per cent of growth to be through infill and intensification of existing urban areas. Waikato and Waipā District Councils should aim for 90 per cent of growth to be within identified urban enablement areas and village enablement areas and at least 20 per cent of growth within urban environments to be within existing parts of the townships, preferably in areas close to centres and current and future public transport stops.

*The relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

## UFD-M66 – Changing amenity values within urban environments

Waikato District Council, Hamilton City Council and Waipā 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 relevant policy is:*

*UFD-P12 – Density targets for Future Proof area*

## UFD-M53 – District plan provisions on commercial development in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council district plans shall manage new commercial development in accordance with UFD-P13.

*The relevant policy is:*

*UFD-P13 – Commercial development in the Future Proof area*

## UFD-M54 – Advocacy for commercial development in the Future Proof area

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should advocate for the directions in UFD-P13 with respect to development proposals in the Future Proof area.

*The relevant policy is:*

*UFD-P13 – Commercial development in the Future Proof area*

## UFD-M67 – Metropolitan centres

Centres identified in Table 37 as future metropolitan centres may be re-classified in district plans as metropolitan centres where it can be demonstrated that the following features are met:

1. the centre generally contains/enables medium-high density development;
2. the centre performs a sub-regional rather than local role;
3. the centre supports active modes and high-quality public transport with high trip generation;
4. the centre serves an important economic function;
5. the centre has/enables an evening and night economy;
6. the centre provides high quality, destination public spaces;
7. the centre provides for employment in a broad range of commercial, community and recreational activities;
8. the change in the centre's role and function in the sub-regional hierarchy does not undermine the vitality and viability of existing centres and does not undermine the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area; and
9. the centre contributes to a well-functioning urban environment.

*The relevant policy is:*

*UFD-P13 – Commercial development in the Future Proof area*

## **UFD-M55 – District plan provisions and growth strategies managing rural residential development in the Future Proof area**

Waipā District Council and Waikato District Council shall include provisions in district plans and growth strategies to give effect to UFD-P14. This will include avoiding rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022 and strictly limiting rural-residential development in the vicinity of Hamilton City.

*The relevant policy is:*

*UFD-P14 – Rural-residential development in Future Proof area*

## **UFD-M56 – Rural-residential development around Hamilton**

Waipā District Council and Waikato District Council shall work with Hamilton City Council, and in association with Waikato Regional Council, tangata whenua, the NZ Transport Agency and other infrastructure providers, to develop agreements about the nature of rural-residential development in the vicinity of Hamilton City, and ways to prevent adverse impacts on infrastructure that services Hamilton City and future city development.

*The relevant policy is:*

*UFD-P14 – Rural-residential development in Future Proof area*

## **UFD-M57 – Directing development to rural-residential zones in the Future Proof area**

Waipā District Council and Waikato District Council should investigate, and shall consider adopting through district plans, provisions such as transferable development rights which will allow development to be directed to rural-residential zones identified in district plans.

*The relevant policy is:*

*UFD-P14 – Rural-residential development in Future Proof area*

## **UFD-M58 – Reporting on development in the Future Proof area**

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should, in association with tangata whenua and the NZ Transport Agency, prepare a report at least at yearly intervals, which:

1. summarises monitoring results in accordance with UFD-P6;
2. summarises monitoring results as required under the National Policy Statement on Urban Development 2020; and
3. assesses contributions towards achieving Future Proof's key performance indicators.

*The relevant policy is:*

*UFD-P15 – Monitoring and review in the Future Proof area*

## **UFD-M68 – Review of provisions**

Waikato Regional Council, in conjunction with Hamilton City Council, Waipā District Council and Waikato District Council, and in consultation with tangata whenua and central government will assess the need for a review of UFD-P11 at a minimum of five-yearly intervals.

*The relevant policy is:*

## UFD-M69 – Council-approved growth strategy or equivalent in tier 3 local authority areas

Tier 3 local authorities shall prepare a new or updated council-approved growth strategy, or equivalent council-approved plans and strategies, to manage growth in accordance with UFD-P18.

The growth strategy or equivalent council-approved plans and strategies must be notified by a date agreed to between the local authority and the Regional Council, and must address:

1. how the local authority will provide sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development 2020;
2. the values and aspirations of hapū and iwi for urban development;
3. the location and extent of urban settlements meeting the definition of a tier 3 urban environment;
4. the location, land use types, staging, density and trigger requirements of future urban growth areas;
5. identification of any areas within urban environments where greater heights and density of urban form are to be enabled;
6. the type, scale and staging of infrastructure required to support or service development capacity, including three waters infrastructure, along with the general location of the corridors and other sites required to provide it;
7. the multi-modal transport links and infrastructure required to service urban development and urban environments, both within an area of new development and connecting to neighbouring areas and existing transport infrastructure, in a way that provides good accessibility between housing, jobs, community services, natural spaces and open spaces; and
8. the development principles in APP11.

The council-approved growth strategy or equivalent council-approved strategies and plans must be developed through a non-Resource Management Act special consultative procedure or a Schedule 1 Resource Management Act process.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

## UFD-M70 – District Plans

Tier 3 local authorities shall include provisions in district plans to give effect to UFD-P18.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

## UFD-M71 – Housing Affordability

Where there is evidence that there is a housing affordability issue in the local authority area, tier 3 local authorities should consider regulatory and non-regulatory methods to improve housing affordability-such as increasing housing supply, greater housing choice, more diverse dwelling typologies, and alternative delivery partners.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M72 – Interim arrangements**

Until such time as a local authority has prepared or updated its council-approved growth strategy, or equivalent council-approved strategies and plans, in accordance with UFD-M69, urban growth shall be managed in accordance with the Regional Policy Statement, the council's district plan, existing adopted council-approved growth strategies for the district, and the council's current infrastructure strategy.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M73 – Interim arrangements for Future Proof tier 3 territorial authorities**

For any tier 3 territorial authority which is part of the Future Proof partnership, UFD-P18 and UFD-P19 and associated methods shall apply in the interim until Future Proof policies UFD-P11, UFD-P12, UFD-P14 and UFD-P15 are updated to include that territorial authority.

*The relevant policy is:*

*UFD-P18 – Tier 3 local authority areas outside the Future Proof Strategy*

### **UFD-M74 – Tier 3 out-of-sequence or unanticipated developments**

District plans (including plan changes) and development area plans can only consider an alternative urban land release, or an alternative timing of that release, than that set out in the council-approved growth strategy or equivalent council strategies and plans provided that:

1. The land is not highly productive land, or if it is highly productive land:
  - a. The urban zoning is required to provide sufficient development capacity to meet expected demand for housing and business land in the district; and
  - b. There are no other reasonably practical and feasible options for providing the required development capacity; and
  - c. The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.
2. development proposals shall only be considered to be 'significant' for the purposes of UFD-P19 where the local authority determines that the proposal is consistent with the criteria in APP14;
3. sufficient evidence is provided to allow the council to assess the development against the principles set out in APP11 and APP14; and
4. where a council-approved growth strategy or equivalent council strategies and plans are not yet adopted, the district plan or development area plan proposal shall provide sufficient evidence, as far as practicable, to allow the local authority to determine the degree of consistency with the relevant criteria in APP14.

*The relevant policy is:*

*UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments*

## Principal reasons

### UFD-PR1 – Planned and co-ordinated subdivision, use and development

To effectively address SRMR-I4 and to achieve UFD-O1 it is very important that there is a planned and co-ordinated approach to developing the built environment which anticipates and addresses cumulative effects over the long term.

APP11 includes a set of principles to guide future development of the built environment within the Waikato region. These principles are not absolutes and it is recognised that some developments will be able to support certain principles more than others. In some cases, certain principles may need to be traded off against others. It is important, however, that all principles are appropriately considered when councils are managing the built environment. The principles are supported by UFD-M1, UFD-M2, UFD-M3 and UFD-M4.

Notwithstanding the above, the policies and methods in UFD-P18 set out an expectation that when tier 3 local authorities are developing new Council approved growth strategies, or equivalent council strategies and plans that have been developed in accordance with Regional Policy Statement policies, they shall give particular regard to applying the development principles in APP11.

When assessing out-of-sequence development proposals outside of the planned growth pattern in tier 1 and 3 local authorities, the policies and methods also set this expectation and require that proposals should provide sufficient evidence to allow the council to assess and have particular regard to how the development addresses the principles set out in APP11. Whilst it may not be possible that all principles are given effect to in their entirety for every proposal, there is an expectation that they shall all be addressed with good reasons given if some principles are unable to be fully met.

UFD-M2 provides direction for managing reverse sensitivity. Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when an established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where action may be taken to restrict the operation or mitigate effects of the established activity.

UFD-M5 provides direction for managing rural-residential development. Rural-residential development in some cases has created effects such as reducing options for use of high class soils, increasing pressure on roading systems, increasing potential for natural hazards and creating tensions between existing rural land uses. In some areas, due to the extent of subdivision and the nature of the landscape, these effects are greater than in others. Demand for rural-residential development is particularly high near Hamilton, between Hamilton and Auckland, and many high amenity areas such as coastal areas, river margins and lake margins. There need to be stronger controls on rural-residential development in such areas. Where there is less demand, there are still potential effects of rural-residential development that should be managed, but a more flexible management regime may be appropriate.

Growth strategies are a recognised method to strategically plan for development, particularly in areas of high population growth (UFD-M6). They can be used to effectively plan for the integrated management of infrastructure with land use, and are a key tool for tier 1 and 3 local authorities to demonstrate how the intended pattern of urban development gives effect to the

National Policy Statement on Urban Development 2020. At a smaller scale, methods such as development area plans and town plans are useful means of planning for urban development (UFD-M7).

Whether through such development planning mechanisms or through consent processes, it is important that decisions about new urban development are made on the basis of information that allows an assessment of the full effects of the development (UFD-M8). The information requirements will therefore vary greatly for different developments. Other methods under this policy also support a planned and comprehensive approach to development.

It is recognised that it is not appropriate to apply the same definition of 'planned' in all instances. For example, in the case of a specific subdivision proposal, it would be appropriate to apply a restricted definition incorporating only consented or designated infrastructure. However, where district plan changes, growth strategies or development area plans are being considered the term 'planned' covers infrastructure where funding has been allocated to provide for the infrastructure project and where such infrastructure is subject to consenting or designation processes.

### **UFD-PR2 – Co-ordinating growth and infrastructure**

UFD-P2 is to ensure co-ordination between land use and infrastructure planning and development so that development can be appropriately serviced by infrastructure in a cost-effective manner, and so that land use change does not result in unplanned effects on the functioning of it. The way in which the term 'planned' is to be applied is explained in UFD-PR1.

The policy and its methods aim to ensure that the future spatial land use pattern is understood sufficiently to inform future investment in transport infrastructure. To do this, growth strategies will be needed in areas of strong population growth or as required in UFD-P18 and its associated methods for tier 3 local authorities. Where there is no growth strategy (where population growth is not so strong), urban development should be directed to existing urban areas so that there is reasonable certainty that the settlement pattern will not significantly change over the 30-year period (UFD-M13).

The requirement in UFD-M11 for a long-term strategic approach recognises that councils need to think ahead and plan proactively for future land use change and infrastructure requirements. The method also identifies transport related outcomes that will help to ensure good integration between transport and development.

A range of other methods are identified for implementing the policy. The methods recognise that there are a range of planning mechanisms that can help to integrate land use with infrastructure (UFD-M14 and UFD-M18). UFD-M12, UFD-M15, UFD-M16 and UFD-M17 recognise that a range of agencies across different jurisdictions need to be involved to ensure integration.

Just as development area planning is needed for intensive development on land, there is a growing need for better planning and management of infrastructure in the coastal marine area. While territorial authorities develop land-based development area plans, Waikato Regional Council is responsible for the integrated management of infrastructure in the coastal marine area as signalled in UFD-M19.

### **UFD-PR3 – Marae and papakāinga**

Enabling people and communities to provide for their social, economic and cultural wellbeing is part of the purpose of the Resource Management Act; and recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga is a matter of national importance. Marae are integral to Māori culture and traditions, as are papakāinga and other associated facilities. Tangata whenua expect demand on marae and papakāinga around the region to increase as, for example, people increasingly look to return to their roots. District plans should enable papakāinga and supporting services.

Marae can also provide services to the wider, non-Māori, community, for example as meeting places or civil defence bases. They are characteristic of the Waikato region, which is a reflection of historic settlement patterns and the significance of the region to Māori. Papakāinga need not be contiguous with the marae it supports, may be located on general land title and can be located in both urban and rural areas.

It is important to the wellbeing of tangata whenua to ensure the long-term sustainability of marae. This can be achieved by ensuring marae are supported by the necessary physical, social, cultural and environmental services.

### **UFD-PR10 – Governance collaboration in the Future Proof area**

UFD-P10 recognises that there needs to be a continued collaborative effort by the Future Proof partners (central government, partner councils and tangata whenua) in order to implement the Future Proof Strategy. The Strategy lists a range of implementation actions. These need to be supported by appropriate resources such as staff and financial allocations, and appropriate structures such as governance arrangements.

UFD-M44 is to ensure these matters are provided for. UFD-M45 anticipates that the partners may become involved in specific growth management matters which could affect the interests of one or more of the partners. In this case, consultation with the partners would seek to ensure partner interests are taken into account. UFD-M46 recognises that from time to time agreements between the partners may be appropriate to ensure growth management is consistent with the intentions of the Future Proof Strategy.

### **UFD-PR11 – Adopting Future Proof land use pattern**

UFD-P11 enables urban development consistent with the land use pattern and sequencing that has been established through the Future Proof process. Clauses (3) to (8), along with Table 35, provide clear guidance on where industrial development should occur in the Future Proof area. This is very important to ensure integrated planning of industrial land use and infrastructure. Future industrial development should focus on the support and protection of identified industrial nodes.

UFD-M47 recognises that although the Strategy has determined a settlement pattern for the Future Proof area, the detail of urban and village enablement areas and future commercial and industrial development locations down to property level need to be determined through district plan processes. The method also recognises that district plan provisions, such as rules, need to ensure development is managed in accordance with UFD-P11.

UFD-M48 recognises that to achieve the Future Proof land use pattern, sufficient land needs to be zoned for development and that appropriate provisions need to be made for servicing this development. Councils and other infrastructure providers, such as New Zealand Transport Agency, will have a role in the timely provision of infrastructure.

UFD-M49 provides for some responsiveness in the staged release of urban land while ensuring that the relevant growth management principles established in the Future Proof Strategy are not compromised. The importance of the settlement pattern set out in Map 43 and in Table 35 to the efficient integration of land use and infrastructure in the Future Proof sub-region is such that alternative land release is only expected to occur where comprehensive and robust evidence has been provided to satisfy the criteria in UFD-M49.

Future Proof has developed two sets of criteria in APP13 to assist local authorities in responding to district plan or development area plan proposals when they are either out of sequence or unanticipated by the Future Proof settlement pattern. Developments are only considered to be significant where they meet the criteria in APP13 and particular regard is given to the proposed development capacity only where a development is significant. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

Where a proposal for urban development is out of sequence, but within an urban or village enablement area (for example, bringing forward development), Criteria A will apply. Where a proposal for urban development is bringing forward development from beyond long term as shown on Map 43, into an earlier timeframe, Criteria A and B will apply. Where a proposal for urban development is within an urban or village enablement area but proposes an unanticipated land use, Criteria A will apply. Where a proposal for urban development is outside of an urban or village enablement area and is unanticipated by the Future Proof settlement pattern, Criteria A and B will apply. The matters listed in Criteria A and Criteria B are not ranked. However, collectively these criteria are intended to assist territorial authorities to determine whether a proposed plan change would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

The timing of growth cells R2, HT1 and WA on the periphery of Hamilton which are subject to the Strategic Boundary Agreement 2020 between Waikato District Council and Hamilton City Council, will be subject to timing under that agreement. A proposal to bring forward development in those cells outside of that agreement will be subject to assessment under Criteria A and B in APP13 to determine if the development is significant and whether particular regard should be given to it.

UFD-M62 recognises that Future Proof councils will need to work together in some circumstances to best give effect to the Future Proof principles when considering out-of-sequence or unanticipated development proposals.

Map 43 provides an overview of urban and village enablement areas in order to guide implementation of the settlement pattern at a district level. It is expected that district level planning mechanisms such as development area planning and district plan zoning will establish the urban and village enablement areas at a property scale. The timing shown on Map 43 may be updated by a Future Development Strategy where adopted in accordance with the National Policy Statement on Urban Development 2020. This will provide for alignment of land use and

infrastructure staging to meet the development capacity required under the National Policy Statement on Urban Development 2020, within the urban and village enablement areas.

UFD-P11 and UFD-P12 set out a pattern of urban enablement which will provide for a range of housing and business locations and types, and for sufficient development capacity to meet demand for housing and business land, including a margin to enable competitive land markets. UFD-M63 recognises that the affordability of housing is a complex issue for which councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M64 recognises that the successful implementation of the Future Proof settlement pattern will rely upon good quality public transport provision. The progression of a programme business case will provide an evidential base for further decision-making on a future rapid and frequent public transport network.

UFD-M65 sets out how the Future Proof partners will collaborate with one another, with community, affected landowners, and other stakeholders to develop a multi-functional, cross-boundary blue-green network which will be a defining spatial concept that aims to restore, enhance, connect and improve the natural environment within the Future Proof sub-region in a way that can integrate with new urban development and improve the liveability of urban areas.

### **UFD-PR12 – Density targets for Future Proof area**

UFD-P12 seeks to ensure that over time, urban development will become more compact through the promotion of development density targets. This is to improve housing choice and affordability, walking and cycling, and the viability of public transport, including rapid and frequent public transport, thereby reducing energy demand and reducing the need for future transport infrastructure development. Other benefits of this approach include reducing transport impacts on air quality, reducing greenhouse gas emissions, improving efficient use of water infrastructure, reducing urban sprawl onto high quality farm land and reducing other adverse effects of urban development, such as reverse sensitivity impacts on existing land uses and limitations on access to mineral resources. To achieve more compact development there is an expectation that amenity in these areas will change over time with a need for planning instruments to identify the anticipated future amenity outcomes for these areas. The methods are to ensure this policy is implemented through provisions in district plans and through advocacy with respect to development proposals. Areas and locations for intensification listed in the table in UFD-P12 are indicative and will be defined through individual Future Proof partners' plan making processes.

### **UFD-PR13 – Commercial development in the Future Proof area**

The Future Proof Strategy contains a number of principles that are relevant in terms of future commercial development, such as:

- support for existing commercial centres,
- encouragement of development to support existing infrastructure, and
- ensuring thriving town centres where people can “live, work, play and visit”.

UFD-P13 supports these principles and assists with ensuring integrated planning of commercial land use and infrastructure for the sub-region. It is important that commercial development does not occur in locations where it will have unacceptable impacts on transport systems, on the functioning of existing commercial centres, and on areas specifically provided for industrial development. The policy supports the location of commercial development where it will be needed to service anticipated future population growth. The methods are to ensure the directions of UFD-P13 are supported through district plans and advocacy.

Table 37 describes a commercial hierarchy for the Future Proof area. It identifies key centres where future commercial development is to be focused. The Hamilton Central Business District, sub regional centres and town centres generally provide a focus for community activity and social interaction, enabling convenient access to a range of goods and services by a variety of transport modes. The city centre and towns are also centres of administration, office and civic activity and it is intended that they will remain so rather than having those activities dispersed. Accordingly, these activities will not occur to any significant extent in the sub-regional centres as these centres are to remain predominantly as retail centres.

UFD-P13 requires the region's district and city councils to determine an appropriate range, location and scale of commercial development within their district in order to maintain and enhance the vitality and viability of relevant centres including the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area. In doing so, councils will need to consider the potential for new development to result in adverse effects on the function, vitality and amenity of the Hamilton Central Business District.

UFD-P13 recognises that the function of centres may change over time. UFD-M67 sets out features which will act as pre-conditions prior to re-classifying sub-regional or town centres in Table 37 as metropolitan centres. This will ensure the centres are able to perform the functions as set out in the National Policy Statement on Urban Development 2020 for metropolitan centre zones without undermining the role of existing centres in the hierarchy. Table 37 sets out an indicative timeframe for when it is expected that these centres may transition to metropolitan centres, dependent upon the pre-conditions being met.

### **UFD-PR14 – Rural-residential development in Future Proof area**

UFD-P14 establishes a policy framework for managing development in the Waikato region, including the Future Proof area. UFD-P14 recognises that there are particular pressures for rural-residential development in parts of the Future Proof area, particularly near Hamilton City. UFD-M55 and UFD-M57 recognise that these pressures need to be managed through district plan provisions. UFD-M56 recognises that an individual agency's decisions about rural-residential development and infrastructure can impact on the interests of other agencies, and that a collaborative approach is needed to minimise conflicts. Not managing rural-residential development would undermine the objectives of Future Proof.

### **UFD-PR15 – Monitoring and review in the Future Proof area**

UFD-P6 establishes the need to collect and report information on development trends and pressures, which also applies to the Future Proof area, alongside requirements under the National Policy Statement on Urban Development 2020. UFD-P15 and UFD-M58 state further information requirements for the Future Proof area that are needed to help inform future revisions of the Future Proof Strategy.

The map and tables in 5.2.10 Future Proof maps (indicative only) and APP12 are based on assumptions about likely future development trends and requirements in the Future Proof area. UFD-P15 and method UFD-M68 recognise that conditions could change such that the matters in UFD-P11 need to be reviewed in order to ensure ongoing management of development in the Future Proof area remains appropriate.

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### **UFD-PR18 – Tier 3 local authority areas outside the Future Proof Strategy**

UFD-P18 provides direction on how to manage urban development within tier 3 local authorities in a way that is consistent across the region and gives effect to the National Policy Statement on Urban Development 2020. It includes specific direction for managing development within tier 3 urban environments. The purpose of this policy is to guide district-wide planning for new urban development. Determining whether a territorial authority is a tier 3 local authority may be done via a resolution of the council.

Clauses (1) to (8) set out how growth is to be managed at a district-wide scale and the requirement for a council-approved growth strategy or equivalent council-approved strategies and plans, that will set out the intended urban development pattern to meet expected demand for housing and business land. Equivalent council approved strategies or plans might include district plans, long term plans, infrastructure strategies or other council strategies or plans as determined by local authorities. In developing a growth strategy (or equivalent) there is an expectation that councils will have particular regard to the principles in APP11. Whilst it may not be possible that all APP11 principles are given effect to in their entirety for every proposal, it is anticipated that they shall all be addressed, with good reasons given if some principles are unable to be fully met. Once a growth strategy has been adopted in accordance with these provisions, there is an expectation that new urban development will continue to be managed to have regard to APP11 principles.

Clause (9) provides specific direction for urban environments. It sets out that new urban development in appropriate locations within urban environments will become more compact and higher over time. This is to support improvements to housing choice and affordability, and the viability of public transport, walking and cycling, thereby reducing energy demand and greenhouse gas emissions. Other benefits of this approach include reducing the need for future transport infrastructure development, improving efficient use of waters infrastructure, and reducing urban sprawl onto highly productive land. To achieve more compact development there is an expectation that high quality urban design will be achieved so as to maintain or enhance amenity, whilst recognising that amenity in these areas will change over time, and such change is not, in and of itself, an adverse effect. Compact urban form and intensified urban development will only be appropriate in areas free from hazard risks and other constraints as set out in other policies and methods in the Regional Policy Statement, including UFD-M8.

UFD-M69 sets out a framework for tier 3 local authorities to develop council-approved growth strategies (or equivalent) to determine the intended pattern of land development within the local authority area. Growth strategies are a recognised method to strategically plan for development. They can be used to effectively plan for the integrated management of infrastructure with land use and are a key tool for tier 3 local authorities to identify the location and extent of any tier 3 urban environment and to demonstrate how the intended pattern of urban development gives effect to the National Policy Statement on Urban

Development 2020. The list of matters to address in council-approved growth strategies (or equivalent) also includes environmental attributes and constraints to development as required by other objectives and policies in the Regional Policy Statement, and the development principles set out in APP11. The method provides flexibility for councils to address matters in UFD-P18 through other council plans and strategies rather than through a separate growth strategy document.

UFD-M70 recognises that district plan processes will be required to give effect to UFD-P18. Changes to district plans intended to implement a growth strategy (or equivalent) will need to be considered on their own merits under the Resource Management Act. UFD-M8 addresses the information requirements to support district plan zoning changes.

UFD-M71 recognises that the affordability of housing is a complex issue for which councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Where an affordability issue has been identified, other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M72 clarifies how new urban development is to be managed until such time as a council-approved growth strategy or equivalent strategies and plans have been notified, in order to ensure that the requirements of the National Policy Statement on Urban Development 2020 are given effect to as far as practicable in the interim and to provide a baseline against which out-of-sequence/unanticipated proposals can be compared.

UFD-M73 clarifies that if a tier 3 territorial authority becomes part of the Future Proof partnership, UFD-P18 and UFD-P19 will continue to apply until such time as the Future Proof Regional Policy Statement policies are updated to include that territorial authority. This is because the Future Proof policies do not currently contain reference to territorial authorities outside of Waikato District Council, Hamilton City Council and Waipā District Council.

### **UFD-PR19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local authority areas**

There is an expectation that urban development will be consistent with the council-approved growth strategy or equivalent council strategies and plans as required by UFD-P18. UFD-P19 and UFD-M73, however, set out a framework for tier 3 local authorities to be responsive to significant out-of-sequence or unanticipated growth proposals through district plan or development area processes around tier 3 urban environments. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

There is an expectation that an assessment against APP11 development principles is included in all proposals as these guide all future development of the built environment, including urban environments, within the region.

A set of criteria is included in APP14 to assist local authorities in responding to proposals when they are either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council-approved strategies and plans. Developments are only considered to be

significant where they meet the criteria in APP14 and particular regard is only given to the proposed development capacity where a development is significant.

The matters listed in APP14 are not ranked, and are intended to assist territorial authorities to determine whether a proposal would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

In tier 3 urban environments where there is no, or limited, public transport there is an expectation that new development and redevelopment occurs in way that can accommodate public transport in the future and that densities are increased where this would make the provision of public transport more feasible.

## Anticipated environmental results

<b>UFD-AER1</b>	New development is not subject to intolerable levels of risk from natural hazards.
<b>UFD-AER2</b>	There is greater use of walking, cycling and public transport in urban areas.
<b>UFD-AER3</b>	Vehicle kilometres travelled per capita are reduced.
<b>UFD-AER4</b>	Solid waste entering landfill is reduced.
<b>UFD-AER5</b>	Indigenous biodiversity in urban (including rural-residential) areas is improved.
<b>UFD-AER6</b>	Most rural-residential development occurs in identified areas.
<b>UFD-AER7</b>	Rural-residential development does not inhibit ability to allow for expected urban expansion needs.
<b>UFD-AER8</b>	Fragmentation of highly productive land is reduced.
<b>UFD-AER9</b>	New development does not impact on the efficiency and effectiveness of existing infrastructure.
<b>UFD-AER10</b>	Development of the built environment does not result in a reduction in valued natural environments, landscapes, heritage sites, or amenity values, recognising however that amenity values will change over time within tier 1 and 3 urban environments.
<b>UFD-AER11</b>	New urban developments are more compact.
<b>UFD-AER12</b>	Development of the built environment does not prevent extraction of minerals from identified significant mineral resources.
<b>UFD-AER13</b>	Development does not reduce access to water bodies and the coast.
<b>UFD-AER14</b>	There is increased adoption of low-impact stormwater design.
<b>UFD-AER15</b>	There are increased examples of green/sustainable technologies in the Waikato region.

<b>UFD-AER16</b>	Development in the Future Proof area is consistent with the Future Proof Guiding Principles (Section A3 of Future Proof Strategy).
<b>UFD-AER17</b>	District plans provide for the development of marae and papakāinga.
<b>UFD-AER21</b>	Regionally significant industry is retained and provided for.
<b>UFD-AER22</b>	Development in tier 3 local authorities is consistent with a council-approved growth strategy or equivalent council strategies and plans that have been developed in accordance with Regional Policy Statement policies.
<b>UFD-AER23</b>	Reduced greenhouse gas emissions in tier 1 and 3 urban environments.

## 11 Proposed changes to ‘Part 5 – Appendices and maps’ section

### 11.1 Proposed changes to ‘5.1 Appendices’ section

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#### APP11 – Development principles

##### General development principles

The general development principles for new development are:

- a) support existing urban areas in preference to creating new ones;
- b) occur in a manner that provides clear delineation between urban areas and rural areas;
- c) make use of opportunities for urban intensification and redevelopment, particularly within urban centres and along future rapid transit routes, to minimise the need for urban development in greenfield areas;
- 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;
- e) connect well with existing and planned development and infrastructure;
- f) identify water requirements necessary to support development and ensure the availability of the volumes required;
- g) be planned and designed to achieve the efficient use of water;
- 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**, highly productive land, and primary production activities on highly productive land except in accordance with the National Policy Statement for Highly Productive Land 2022.;
- i) promote compact urban form, design and location to:
  - i) minimise energy and carbon use;
  - ii) minimise the need for private motor vehicle use;
  - 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;
  - iv) encourage walking, cycling and multi-modal transport connections; and

- v) maximise opportunities for people to live, work and play within their local area;
- j) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;
- 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;
- l) maintain and enhance public access to and along the coastal marine area, lakes, and rivers;
- 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);
- n) adopt sustainable design technologies, such as the incorporation of energy-efficient (including passive solar) design, low-energy street lighting, rain gardens, renewable energy technologies, rainwater harvesting and grey water recycling techniques where appropriate;
- 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;
- 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;
- 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;
- r) support the Vision and Strategy for the Waikato River in the Waikato River catchment;
- s) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
- t) recognise and maintain or enhance ecosystem services.

### **Principles specific to rural-residential development**

As well as being subject to the general development principles, principles for new rural-residential development are:

- a) be more strongly controlled where demand is high;
- b) not conflict with foreseeable long-term needs for expansion of existing urban centres;
- c) avoid open landscapes largely free of urban and rural-residential development;
- d) avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes;
- e) recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes;
- f) minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping;
- g) be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and
- h) be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity.

## **APP12 – Future Proof tables**

Strategic Industrial Nodes (based on gross developable area) <sup>1</sup>	Industrial Land allocation and staging (ha)		Total allocation to 2050 (ha)
	2020-2030	2031-2050	
Pōkeno	5	23	53
Tuakau	26	77	103
Huntly/Rotowaro/Ohinewai	77	-	77
Horotiu/Te Rapa North/Rotokauri	189	50	239
Ruakura/Ruakura East WEX	172	245	417
Hamilton Airport/Southern Links	94	46	140
Hautapu	67	160	227
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

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.

#### Pōkeno

The staging and timing of land for the 2020-2030 period in Pōkeno is based on the expected demand from the Housing and Business Land Assessment 2021. Beyond this, the land identified in Table 35 is based on the residual capacity in Pōkeno which is above expected demand for that period.

#### Tuakau

The staging and timing of land for the 2020-2030 period in Tuakau is based on the expected demand from the Housing and Business Land Assessment 2021. Beyond this, the land identified in Table 35 is based on the residual capacity in Tuakau which is above expected demand for that period.

#### Huntly/Rotowaro/Ohinewai

The land identified in Table 35 includes 67ha at Ohinewai. Some of this demand may be met in Huntly/Rotowaro. The table also includes 10 ha of land in Huntly. Rotowaro is a longer-term industrial option within the Huntly/Rotowaro/Ohinewai strategic industrial node.

#### Horotiu/Te Rapa North/Rotokauri

The staging and timing of land associated with Horotiu, Te Rapa North and Rotokauri is based on the expected demand from the Housing and Business Land Assessment 2021

#### Hamilton Airport/Southern Links

The land identified in Table 35 for the Airport Node/Southern Links is based on the amount of land currently provided for in the Waipā District Plan and the Waipā growth strategy, Waipā 2050 as well as an additional 60 ha beyond this.

The node is currently affected by infrastructure constraints, particularly in the surrounding transport network. The Southern Links project will address some of the transport capacity issues but is currently a long term solution. Infrastructure solutions which are consistent with, and work towards a long term infrastructure pattern will be required to enable development in advance of the construction of Southern Links.

### **Ruakura/Ruakura East WEX**

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

### **Hautapu**

The land identified for the Hautapu Industrial Node is the land specified in the Waipa 2050 Growth Strategy and the Future Proof Strategy 2022.

<b>Functional type</b>	<b>Location</b>	<b>Function description</b>	<b>Long-term future function</b>
Regional and city centre	Hamilton central business district	The primary centre in the region for commercial, civic and social activity.	Regional and city centre
Primary sub-regional centre	Te Rapa north commercial centre+	A significant integrated retail centre in the region, with relatively limited provision of non-retail economic and social activity.	Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)
Secondary sub-regional centre	Chartwell	An integrated retail centre in the sub-region, with limited provision of non-retail economic and social activity.	Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)
Town centres	Cambridge Te Awamutu Ngāruawāhia	Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.	Metro centre (subject to the features in UFD-M67 being met, which will act as pre-conditions)

Town centres	Huntly Raglan Te Kauwhata Pōkeno* Tuakau*	Retail, administration, office and civic centres providing most commercial and servicing needs, together with non-retail economic and social activity, to their urban and rural hinterland.	Town centre *The future role of Pōkeno and Tuakau will be defined in consultation with Auckland Council and other stakeholders. Note: The future role and function of Hamilton's town centres and future town centres will be defined through <i>Hamilton Urban Growth Strategy</i> and district plan updates in future.
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+being the centre focused on and incorporating The Base shopping centre and generally comprising the block bordered by Te Rapa Road, Avalon Drive, Te Kowhai Road East and the Railway.

## APP13 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Future Proof local authorities)

### Criteria A

- A. That the development would add significantly to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.
- B. That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:
  - i. have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
  - ii. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.
- C. That the development is consistent with the Future Proof Strategy guiding principles, and growth management directives (as set out in Sections B2, B3, B5, B6, B7, B8, B9, B10 and B11 of the strategy).
- D. That the development has good accessibility for all people between housing, jobs, educational facilities, community services, natural spaces, and open spaces, including by way of public or active transport.

- E. In cases where development is being brought forward, whether it can be demonstrated that there is commitment to and capacity available for delivering the development within the advanced timeframe.
- F. In cases where the development is proposing to replace a planned land use with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.
- G. That the development protects and provides for human health.
- H. That the development would contribute to the affordable housing stock within the sub-region, with robust data and evidence underpinning this analysis.
- I. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the sub-region.
- J. That the development can be serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government (including NZ Transport Agency). Development must be shown to be adequately serviced without undermining committed infrastructure investments made by network utility operators, local authorities or central government to support other growth areas.
- K. That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.
- L. The compatibility of any proposed land use with adjacent land uses including planned land uses.
- M. That the development would contribute to mode-shift that supports the medium and long-term transport vision for the sub-region being the creation of a rapid and frequent multi-modal transport network and active mode network.
- N. That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.
- O. That the development provides for the values that make the area wāhi toitū and can avoid or mitigate any adverse effects arising in respect of those values as a result of the proposed development.
- P. During a review of the Future Proof strategy (including the development of a Future Development Strategy under the National Policy Statement on Urban Development 2020 and its subsequent 3-yearly review), or a comprehensive district plan review, consideration may be given to urban development on areas identified as wāhi toitū. A strong precautionary approach will be taken such that if the land is not needed to fill an identified shortfall of development capacity in the short-medium term, it should

not be considered for urban development. Preference will be given to urban development proposals which are not located on areas identified as wāhi toitū.

- Q. That a precautionary approach be taken when considering development on areas identified as wāhi toiora, such that if the land is not needed in the short-medium term it should not be considered for urban development.

#### **Criteria B**

- A. That the development demonstrates that it would not affect the feasibility, affordability and deliverability of planned growth within urban enablement areas and/or village enablement areas over the short, medium and long term. In the interest of clarity, proposals in areas currently identified for development beyond long term on Map 43 and which are proposed to be brought forward into an earlier timeframe must demonstrate that they do not affect the feasibility, affordability and deliverability of planned growth in the earlier time periods.
- B. That the development demonstrates that value capture can be implemented and that cost neutrality for public finance can be achieved.
- C. That the proposed development would not adversely affect the function and vitality of existing **rural settlements** and/or urban areas.
- D. That the development would address an identified housing type/tenure/price point need.

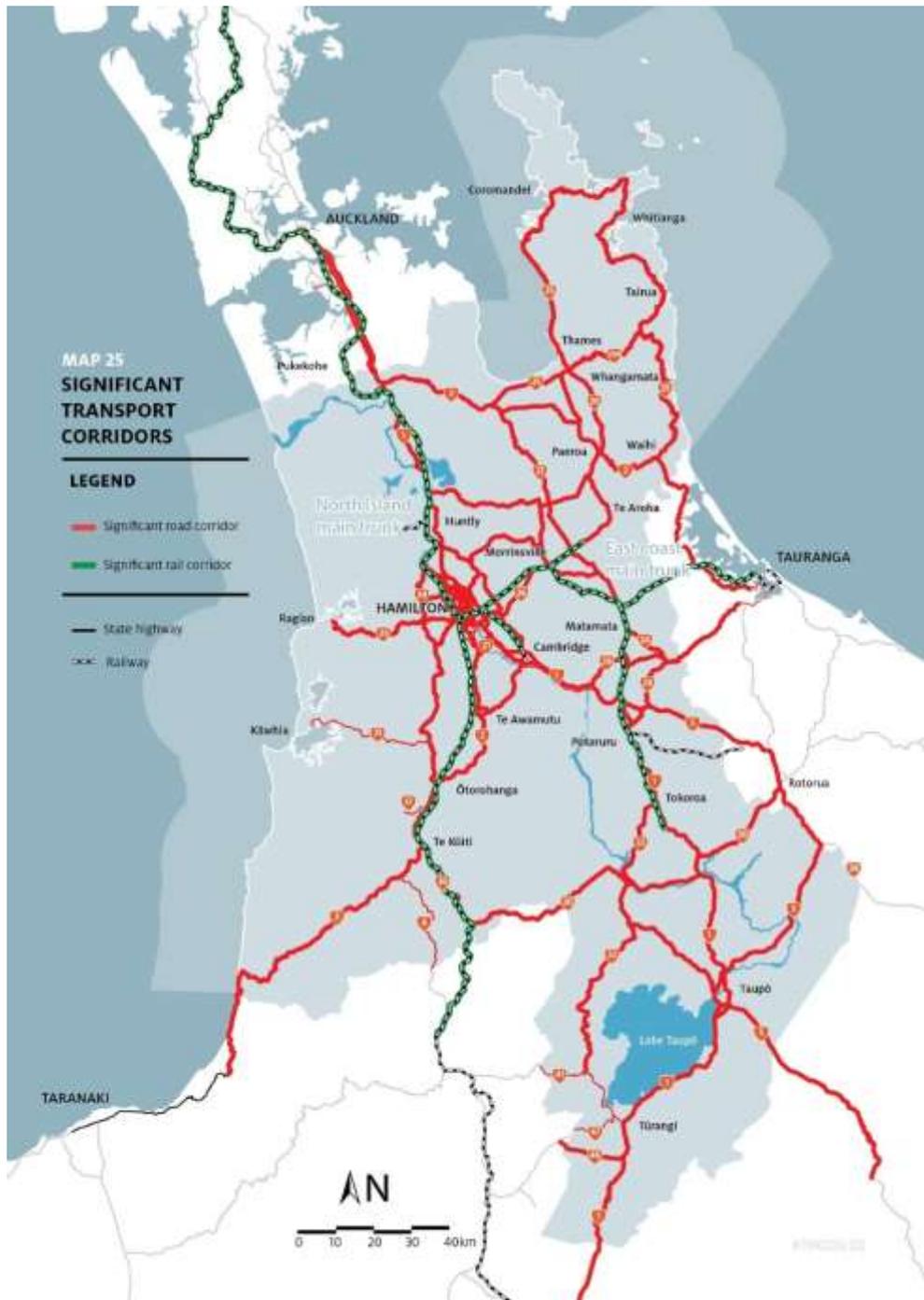
### **APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities)**

- A. That the development makes a significant contribution to meeting a demonstrated need or shortfall for housing or business floor space, as identified in a Housing and Business Development Capacity Assessment or in council monitoring.
- B. That the development contributes to a well-functioning urban environment. Proposals are considered to contribute to a well-functioning urban environment if they:
- i. have or enable a variety of homes that: meet the needs, in terms of type, price, and location, of different households; and/or enable Māori to express their cultural traditions and norms; and/or have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and
  - ii. support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets.
- C. That the development has good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport.

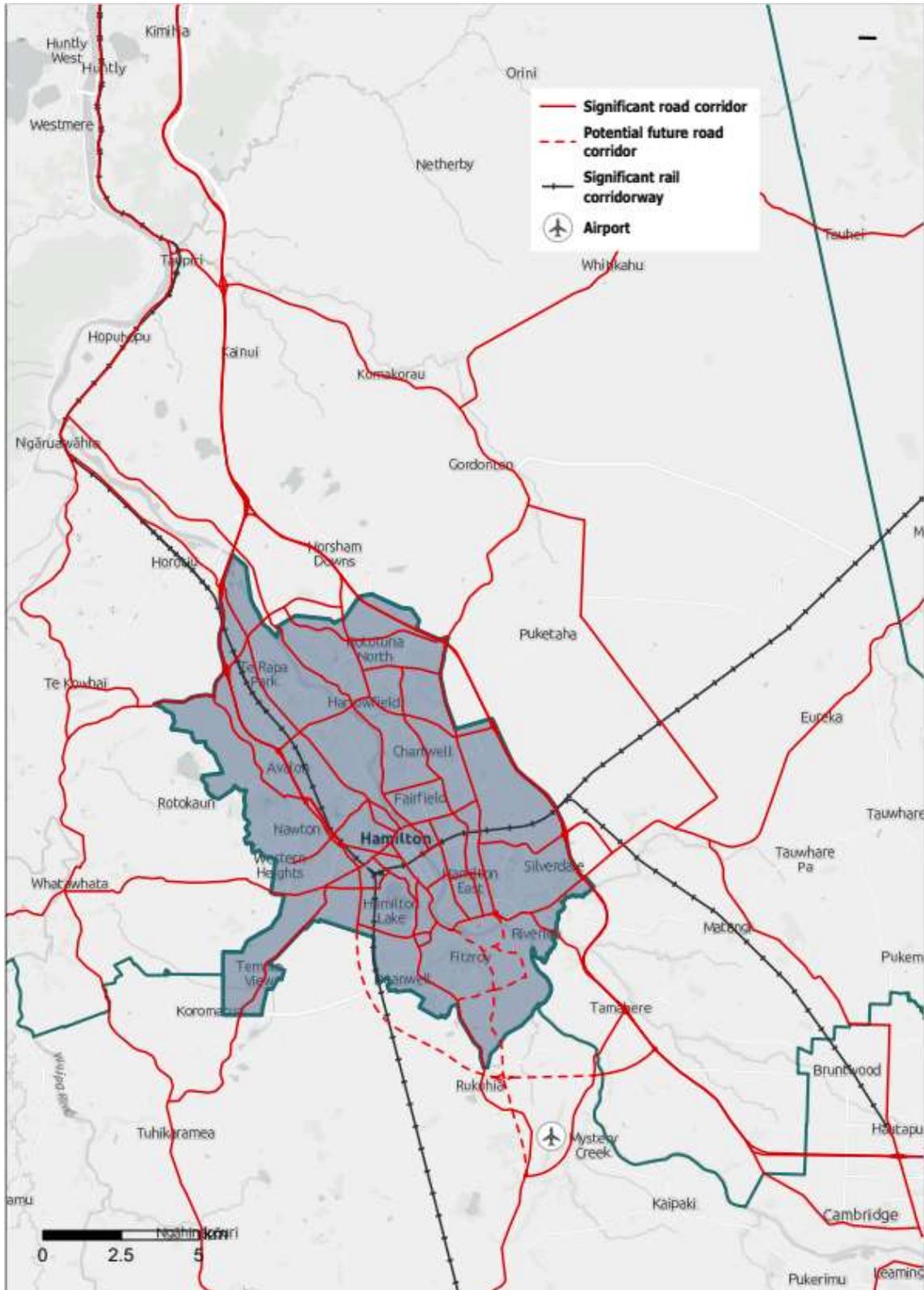
- D. Whether it can be demonstrated that there is commitment to and capacity available for delivering the development so that it is completed and available for occupancy within the short to medium term.
- E. In cases where the development is proposing to replace a planned land use as set out in a council-approved growth strategy or equivalent council strategies and plans with an unanticipated land use, whether it can be demonstrated that the proposal will not result in a short-, medium- or long-term (as defined in the National Policy Statement on Urban Development 2020) shortfall in residential, commercial or industrial land, with robust data and evidence underpinning this analysis.
- F. That the development protects and provides for human health.
- G. That the development would contribute to the affordable housing stock within the district, addressing an identified housing type/tenure/price point need, with robust data and evidence underpinning this analysis.
- H. That the development does not compromise the efficiency, affordability or benefits of existing and/or proposed infrastructure, including additional infrastructure, in the district.
- I. That the development can be serviced without undermining committed infrastructure investments made by local authorities or central government (including NZ Transport Agency).
- J. That the development demonstrates efficient use of local authority and central government financial resources, including prudent local authority debt management. This includes demonstration of the extent to which cost neutrality for public finances can be achieved.
- K. The compatibility of any proposed land use with adjacent land uses including planned land uses.
- L. That the development would contribute to mode-shift towards public and active transport.
- M. That the development would support reductions in greenhouse gas emissions and would be resilient to the likely current and future effects of climate change, with robust evidence underpinning this assessment.
- N. That the development avoids areas identified in district plans, regional plans or the Regional Policy Statement as having constraints to development.
- O. That the proposed development would not adversely affect the function and vitality of existing rural settlements and/or urban areas.

## 11.2 Proposed changes to '5.2 Maps' section

### 5.2.8 Significant transport infrastructure maps

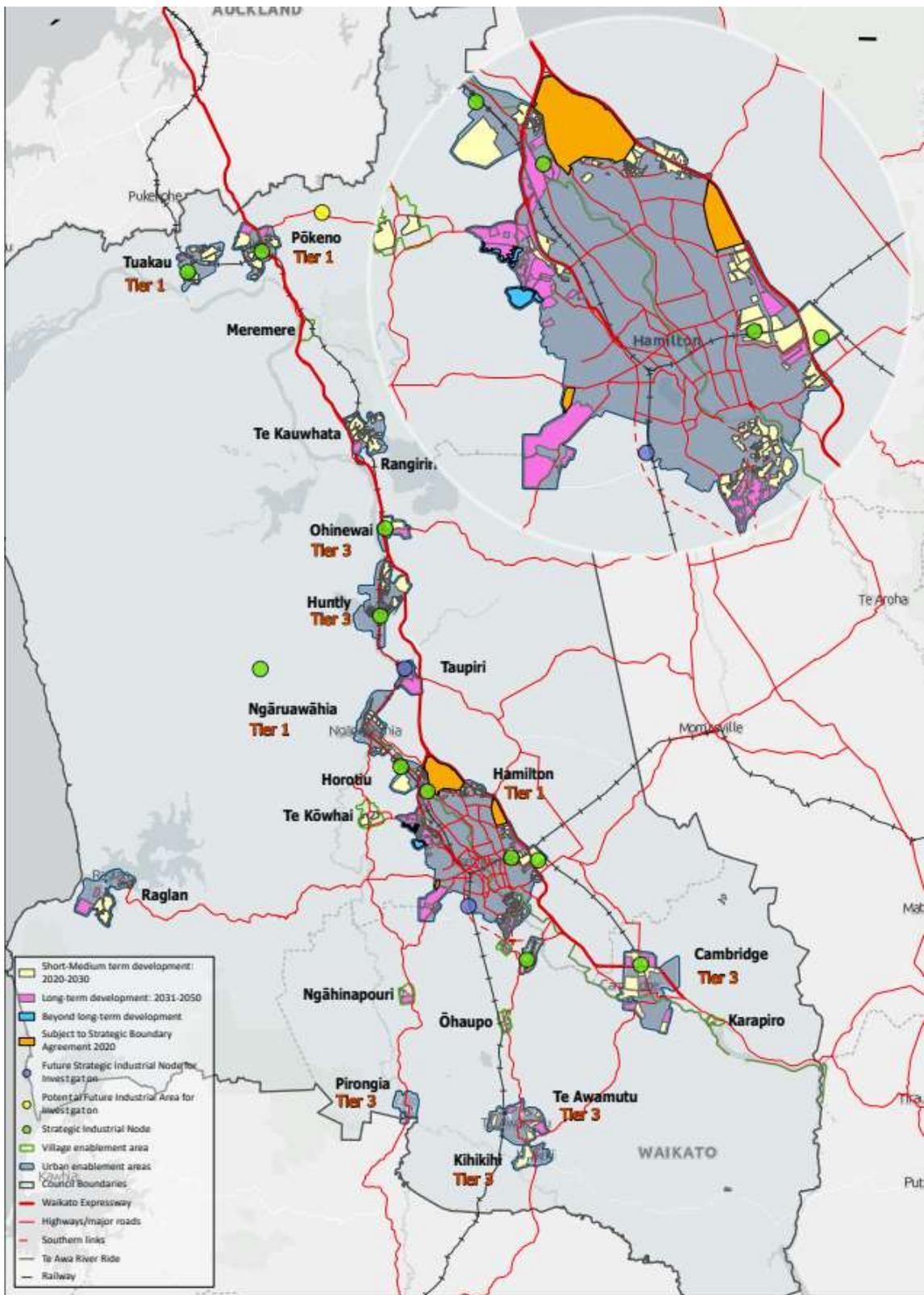


Map 25: Significant transport corridors

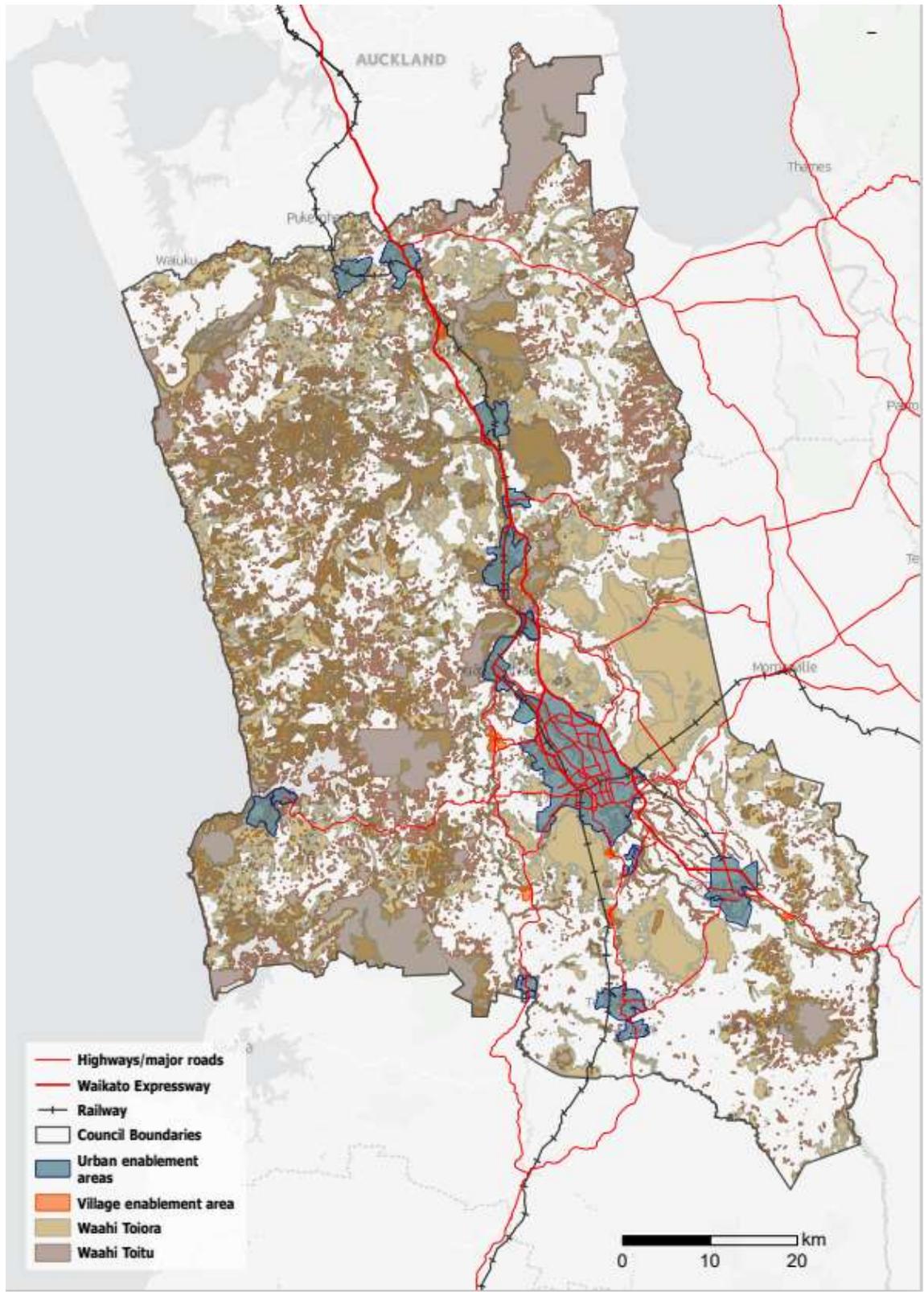


**Map 26: Significant transport corridors (Greater Hamilton)**

## 5.2.10 Future Proof maps (indicative only)



Map 43: Future Proof indicative urban and village enablement areas



Map 44: Future Proof wāhi toitū and wāhi toiora areas

## 12 Consequential amendments

### 12.1 Consequential amendments to 'CE – Coastal environment' section

#### Objectives

##### CE-O1 – Coastal environment

*CE-O1 is achieved by the following policies:*

...

#### Policies

##### CE-P1 – Planning for development in the coastal environment

*The relevant objectives are:*

...

*IM-O5 – Climate change*

...

### 12.2 Consequential amendments to 'CE – CMA – Coastal marine area' section

#### Policies

##### CE-CMA-P3 – Interests in the coastal marine area

*The relevant objectives are:*

...

*IM-O5 – Climate change*

...

### 12.3 Consequential amendments to 'ECO – Ecosystems and indigenous biodiversity' section

#### Objectives

##### ECO-O1 – Ecological integrity and indigenous biodiversity

*ECO-O1 is achieved by the following policies:*

...

### 12.4 Consequential amendments to 'HAZ – Hazards and risks' section

#### Objectives

##### HAZ-O1 – Natural hazards

*HAZ-O1 is achieved by the following policies:*

...

...

## 12.5 Consequential amendments to 'HCV – Historical and cultural values' section

### Objectives

#### HCV-O1 – Historic and cultural heritage

*HCV-O1 is achieved by the following policies:*

...  
...

## 12.6 Consequential amendments to 'NATC – Natural character' section

### Objectives

#### NATC-O1 – Natural character

*NATC-O1 is achieved by the following policies:*

...  
...