



Future Proof
c/o Ken Tremaine
14 Spencer St
Remuera
AUCKLAND 1050

30 November 2010

Waipa District Council
Freepost 167662
Private Bay 2402
TE AWAMUTU 3840
Email: info@waipa2050.co.nz

Draft Waipa District Plan

To whom it may concern,

Future Proof has considered the draft Waipa District Plan and provided some comments and feedback. This is enclosed overleaf. The focus of the Future Proof input is on how the draft District Plan implements key aspects of the Future Proof Strategy.

We appreciate the opportunity to have input into the District Plan process.

Yours sincerely,

Ken Tremaine
Future Proof Implementation Advisor

Your Details

Name: Ken Tremaine, Future Proof Implementation Advisor on behalf of the Future Proof Implementation Committee
Address: Future Proof c/o 14 Spencer St, Remuera, Auckland 1050
Email: ken@kentremaine.co.nz

1. General Feedback

This submission from Future Proof focuses on the strategic growth management section of the Draft Waipa District Plan (“Draft Plan”) as this is of most interest to the Future Proof partners. Future Proof has kept its commentary on the Draft Plan at a high level.

Future Proof strongly supports the intention of the Draft Plan to give effect to the Future Proof policy framework. The District Plan is a key implementation tool in order to give statutory effect to key Future Proof principles. Future Proof also supports the close alignment of the Draft Plan with the Waipa 2050 District Growth Strategy as this also is consistent with the Future Proof Strategy.

There is no specific mention of Future Proof Strategy in the Draft Plan. Given that the Draft Plan has taken significant policy direction from the Future Proof Strategy it would be useful if reference was made to Future Proof as a guiding framework somewhere in the District Plan.

It is important that the District Plan is consistent with the Proposed Waikato Regional Policy Statement (“RPS”) as this is a statutory requirement under the Resource Management Act 1991 and the Proposed RPS also gives effect to key aspects of the Future Proof Strategy. In large part the Draft Plan appears to be consistent with the RPS.

The Future Proof partners would like to commend the Waipa District Council on a comprehensive Draft Plan that gives significant effect to the Future Proof Strategy. The Draft Plan implements key Future Proof principles and the Strategy partners are very supportive of this.

Specific feedback on the Draft Plan for consideration by the Council is provided overleaf.

2. Specific Feedback

| Part and Section of Draft Plan | Comments | Change Requested |
|---|---|---|
| Part C - Definitions | <p>Consider adding definitions for:</p> <ul style="list-style-type: none"> ▪ Urban development ▪ Density (to clarify whether this is nett or gross – it should be gross in order to align with Future Proof and the Proposed Waikato Regional Policy Statement (“RPS”). <p>It should be clear to users of the District Plan what is classed as urban and what isn’t, particularly when urban limits are set. It is also important to be clear from the outset about whether the District Plan is referring to gross or nett density. The District Plan should refer to gross density in order to align with the RPS and Future Proof.</p> | Add definitions to Part C for “urban development” and “density”. |
| Part D, Zone Provisions 1. Strategic Growth Management Issues (1.1) | Future Proof supports the strategic growth management issues outlined in the draft District Plan. They are consistent with the Future Proof Strategy and the Proposed RPS. | No change. Retain these issues. |
| Part D, Zone Provisions 1. Strategic Growth Management Objective 1 | Future Proof strongly supports this objective which aims to achieve a more compact urban form. | No change. Retain this objective. |
| Part D, Zone Provisions 1. Strategic Growth Management Policy 1.2.1(a) | <p>Future Proof supports objective 1 and policy 1. In particular, the maps contained in policy 1 directly align with the Future Proof Strategy growth areas.</p> <p>It is suggested that the Council may wish to clarify policy 1 in terms of whether it is intended to only apply to urban development or all residential development. The urban limits areas provided in the maps also indicate town centre and commercial areas yet policy 1 only talks about new residential and large lot residential development.</p> | <p>Retain policy 1.2.1(a).</p> <p>Clarify whether policy 1 only applies to urban development. Also clarify whether policy 1 is only about residential development or is it also intended to include commercial and industrial developments.</p> |
| Part D, Zone Provisions | Future Proof strongly supports this policy as it aligns with | Retain policy 1.2.1(b). |

| | | |
|---|---|-------------------------|
| 1. Strategic Growth Management Policy 1.2.1(b) | the Future Proof and Proposed RPS density targets. Achieving higher residential densities in order to support a more compact urban form is a fundamental component of the Future Proof Strategy. | |
| Part D, Zone Provisions 1. Strategic Growth Management Policy 1.2.1(c) | Future Proof supports the policy relating to commercial development. There is a need to ensure that this policy aligns with the commercial hierarchy components of the Proposed Waikato RPS. | Retain policy 1.2.1(c) |
| Part D, Zone Provisions 1. Strategic Growth Management Policy 1.2.1(d) | <p>Future Proof supports provision for land at Hautapu given its strategic importance. It is noted that this land is currently not provided for in the Proposed Waikato RPS. The support for Hautapu is conditional upon agreement being reached among the Future Proof partners as to how to address this in terms of the Proposed RPS. Future Proof does acknowledge the sub-regional and regional advantages that Hautapu has such as its ability to rebalance employment land with the population growth occurring to the south, its proximity to Cambridge, the potential for future inter-regional linkages with the Bay of Plenty and its location close to the Waikato Expressway and the North Island Main Trunk rail line. The Future Proof partners intend to address the issue of whether industrial land at Hautapu should be provided for in further detail.</p> <p>Future Proof supports the provision for industrial development in the Airport business zone, providing that this is in line with the Proposed Waikato Regional Policy Statement (in particular Table 6-2).</p> <p>The provision of industrial land at Te Awamutu (Bond Rd) is also supported as this is considered to be land required for local servicing.</p> | Retain policy 1.2.1(d). |
| Part D, Zone Provisions 1. Strategic Growth Management Policy 1.2.1(f) | Future Proof supports this policy as it aligns with the key Future Proof theme and guiding principle to have affordable and sustainable infrastructure. | Retain policy 1.2.1(f). |

| | | |
|---|---|---|
| Part D, Zone Provisions 1. Strategic Growth Management Policy 1.2.1(g) | This policy is supported as it seeks to ensure that the future land use pattern for Waipa District is not compromised. | Retain policy 1.2.1(g). |
| Part D, Zone Provisions 1. Strategic Growth Management Objective 1.2.2 and policies 1.2.2(a) and (b) | The urban form and design objective and supporting policies are supported as they align with the Future Proof Strategy, the Waipa District Growth Strategy and the Proposed RPS. | Retain objective 1.2.2 and policies 1.2.1(a) and (b). |
| Part D, Zone Provisions 1. Strategic Growth Management Objective 1.2.3 and policies 1.2.3(a) - (c) | The residential zone policies are supported. Particularly, policy 1.2.3(a) which aims to provide for compact residential development in areas with adequate servicing. | Retain objective 1.2.3 and policies 1.2.3(a) - (c). |
| Part D, Zone Provisions 1. Strategic Growth Management Objective 1.2.4 and policies 1.2.4(a) - (f) | The commercial, industrial and employment zone objective and supporting policies are all supported. Future Proof supports in particular the reference in objective 1.2.4 to the need to have regard to the role of the Te Awamutu and Cambridge town centres and the importance of the Hamilton CBD. | Retain objective 1.2.4 and policies 1.2.4(a) - (f). |
| Part D, Zone Provisions 1. Strategic Growth Management Objective 1.2.5 and policies 1.2.5(a) - (c) | Future Proof supports the promotion of tangata whenua values and in particular the importance of marae and papakainga. Papakainga is recognised in the Future Proof Strategy as an important part of development / land use planning and is part of the preferred scenario which underpins the Future Proof Strategy. | Retain objective 1.2.5 and policies 1.2.4(a) - (c). |
| Part D, Zone Provisions 1. Strategic Growth Management Objective 1.2.7 and policy 1.2.7(a) | The objective for the rural environment and supporting policy 1 are strongly supported by Future Proof as this aligns with a key Future Proof principle to protect versatile and quality farmland for productive purposes. | Retain objective 1.2.7 and policy 1.2.7(a). |
| Part D, Zone Provisions 1. Strategic Growth Management 1.5 Informational Requirements | Future Proof supports the informational requirements contained in section 1.5, in particular those relating to structure plans and infrastructure. | Retain section 1.5. |
| Part D, Zone Provisions 1. Strategic Growth Management 1.6 Informational Requirements | Future Proof strongly supports the strategic growth management assessment criteria. | Retain section 1.6. |
| Part D, Zone Provisions | Future Proof supports the objectives and policies relating | Retain rules 2.4.2(e)(v)(aa), 2.6.2(d)(i)-(iii). |

| | | |
|--|---|--|
| <p>2. Residential Objective 2.2.2, policies 1 – 4 and associated rules. 2.7.1 – Character cluster statements</p> | <p>to character. The rules relating to character clusters are also supported. These objectives, policies and rules align with the Future Proof guiding principle to ensure that the sub-region’s towns and villages retain their individual and distinct identities. The character cluster statements in schedule 2.7 are supported.</p> | <p>Retain the character cluster statements in schedule 2.7.</p> |
| <p>Part D, Zone Provisions 2. Residential Objective 2.2.4, policies 2.2.4(a)-(c) and associated rules</p> | <p>Future Proof commends the District Council on the provision it has made for intensive residential development in order to encourage a range of housing types. In particular, Future Proof supports the policies on compact housing and multi-unit housing. This will help to achieve the scenario which underpins the Future Proof Strategy of achieving a more compact and concentrated settlement pattern over time.</p> | <p>Retain objective 2.2.4 and policies 2.2.4(a), (b) and (c) and associated rules.</p> |
| <p>Part E, All of Plan Provisions Objective 15.2.1 and policies 15.2.1(a)-(l) and associated rules</p> | <p>Future Proof supports the objectives, policies and rules that relate to the efficient use of land. This aligns with Future Proof guiding principles for the protection of natural environments and landscapes, affordable and sustainable infrastructure and sustainable resource use. It also supports the compact/concentrated settlement pattern scenario which provides the basis for the Future Proof Strategy.</p> | <p>Retain Objective 15.2.1, policies 15.2.1(a)-(l) and associated rules</p> |
| <p>Part E, All of Plan Provisions Objective 15.2.2 and policy 15.2.2(a) and associated rules</p> | <p>Future Proof supports the objectives, policies and rules for retaining rural land for production. This aligns with the Future Proof Strategy guiding principle to protect versatile and quality farmland for productive purposes.</p> | <p>Retain objective 15.2.2, policy 15.2.2(a) and associated rules</p> |
| <p>Part E, All of Plan Provisions Objective 15.2.3 and policies 15.2.3(a)-(e) and associated rules</p> | <p>The objective, policies and rules associated with efficient servicing are supported. This directly aligns with the Future Proof guiding principle of affordable and sustainable infrastructure. It helps to achieve integration between land use, infrastructure and funding at the District Plan level which is a fundamental component of the Future Proof Strategy.</p> | <p>Retain objective 15.2.3, policies 15.2.3(a)-(e) and associated rules</p> |
| <p>Part E, All of Plan Provisions</p> | <p>Future Proof strongly supports the average net lot area of</p> | <p>Retain rule 15.4.1(d)(xii)</p> |

| | | |
|---|---|---|
| Rule 15.4.1(d)(xii) | 40ha for rural areas. | |
| Removal of rules relating to long association holding sub-divisions | Future Proof supports the removal of these rules as they have the potential to undermine fundamental Future Proof Strategy principles relating to achieving a more compact urban form, protecting farmland for productive purposes and ensuring that rural-residential development occurs in a sustainable way that doesn't not compromise the Future Proof settlement pattern or create demand for the provision of services. | Support the removal of rules relating to long association holding sub-divisions. |
| The Airport Part D – sections 1, 7, 8-14 and any other relevant sections | The Future Proof Strategy recognises the Hamilton International Airport as a significant regional asset. The Strategy provides that the Airport should continue to be protected from reverse sensitivity effects through controls to avoid the establishment of new activities which would be adversely affected by airport noise and operational effects (particularly residential and rural-residential activities). The continued implementation of noise contours, obstacle limitation surfaces and other land-use restrictions including controls on the types of development permitted on land, are supported by Future Proof in order to ensure that development does not adversely impact on the operation of the Airport. | Support all objectives, policies and rules that seek to protect the Airport from reverse sensitivity effects. |