



**Private Plan Change 12
Raglan Land Company – Rangitahi Peninsula**

Waikato District Plan

Submission form

RMA Form 5

Submitter

Please print

This form will be copied. Please do not print outside the frame.

Name: Future Proof Implementation Committee (FPIC) Mr (Mr / Mrs / Ms / Miss)

Contact person: (if applying on behalf of an organisation) Ken Tremaine

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Auckland 1010

This is a submission on Raglan Land Company Private Plan Change

Please use a separate form for each provision of the Private Plan Change you wish to submit about

The specific provision of the Private Plan Change that my submission relates to is: See submission attached

Other identification – eg Attachment, Paragraph

I / We support oppose seek amendments to the provision named above.

The reasons for my / our views are

See submission attached

I / We seek the following decision from the Waikato District Council : (give precise details)

See submission attached

I / We wish to be heard in support of my / our submission: Yes No

If others make a similar submission, I / we will consider presenting a joint case with them at hearing: Yes No

Signed: Date: 13 December 2013
(A signature is not required if you make your submission by electronic means.)

Please return this form **no later than 13 December 2013** to:
Waikato District Council, 15 Galileo Street, Private Bag 544, Ngaruawahia 3742; or
Fax 07 824 8091; or e-mail districtplan@waidc.govt.nz



Future Proof Implementation Committee
c/o Ken Tremaine
1601/18 Beach Road
Auckland Central
AUCKLAND 1010

13 December 2013

Chief Executive
Waikato District Council
Private Bag 544
NGARUAWAHIA 3742

BY EMAIL TO: districtplan@waidc.govt.nz

FUTURE PROOF SUBMISSION ON PRIVATE PLAN CHANGE 12 WAIKATO DISTRICT PLAN

Dear Sir,

This is a submission by the Future Proof Implementation Committee (“FPIC”) on Private Plan Change 12 (Raglan Land Company – Rangitahi Peninsula) to the Waikato District Plan (“PC12”). Future Proof has a neutral position on PC12.

The FPIC is the implementation arm of the Future Proof Growth Strategy (“Future Proof”). The FPIC includes representatives from the Hamilton City Council, the Waipa District Council, the Waikato District Council, the Waikato Regional Council, and tāngata whenua (Waikato-Tainui).

PC12 seeks to rezone around 97 hectares of land on the Rangitahi Peninsula in Raglan from the current “Coastal Zone” to a new “Rangitahi Living Zone” that would enable a mixture of residential living opportunities. Future Proof is not opposed to the Plan Change but there are a number of criteria that need to be satisfied in order for the development to be consistent with both the Future Proof Strategy and the Proposed Waikato Regional Policy Statement (“Proposed RPS”).

Future Proof has made a short submission overleaf which sets out the criteria that should be met.

The FPIC is willing to appear in support of its submission. If others make a similar submission the FPIC would also be prepared to consider presenting a joint case with them at the submissions hearing.

This submission is subject to formal adoption by the Future Proof Implementation Committee at its meeting on Wednesday 5 February 2014.

Yours sincerely,

A handwritten signature in black ink that reads "Ken Tremaine". The signature is written in a cursive style with a large initial "K" and a period at the end.

Ken Tremaine
Future Proof Implementation Advisor

Future Proof Submission

	Plan Change 12 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
1.	Whole Plan Change	Neutral (Future Proof does not oppose the Plan Change if the criteria outlined below can be met – see submission point below)	<p>Raglan is an identified growth area in the Future Proof Strategy. Future Proof identifies that 82% of the Waikato District's growth will be in the identified areas of Te Kauwhata, Huntly, Ngaruawahia, Raglan and Whaingaroa and various rural villages.</p> <p>The Future Proof Strategy sets out the following features for the Raglan growth area:</p> <ul style="list-style-type: none"> ▪ Grows to become a far more self-sufficient area, whilst drawing on the benefits of a spectacular coastal environment ▪ Moves towards a transition town ▪ Māori guardianship, history, values and entrepreneurship will further expand opportunities locally ▪ Recognising the sensitive coastal and harbour environment¹ <p>Future Proof does not oppose the provisions of the Plan Change which aim to:</p> <ul style="list-style-type: none"> ▪ Identify the main environmental issues and protect and enhance landscape values. 	Ensure that criteria outlined in submission point below are addressed.

¹ Future Proof Growth Strategy & Implementation Plan, 2009 at page 56

	Plan Change 12 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			<ul style="list-style-type: none"> ▪ Enable a comprehensive development plan to be prepared and approved for the entire plan change area prior to any subdivision or development occurring. ▪ Provide for a compact and efficient urban form. ▪ Provide for efficient infrastructure and servicing. <p>However, Future Proof submits that there are a number of criteria that would need to be met before the development should proceed.</p>	
2.	Whole Plan Change	Neutral Further information / considerations required	<p>There are criteria that need to be met before PC12 is heard and determined. This analysis does not appear to have been completed yet by the applicant.</p> <p>Policy 6.13(a) of the Proposed RPS requires that new urban development within the various growth areas, including Raglan, shall occur within the Urban Limits as indicated in Map 6-2. Policy 6.13(b) also requires that new residential (including rural-residential) development shall be managed in accordance with the timing and population for growth areas in Table 6-1 (section 6D).</p> <p>Policy 6.13(ed) provides that where alternative industrial and residential land release patterns are promoted through district plan and structure plan processes, justification shall be provided to support deviation from the Future Proof land use pattern.</p> <p>Implementation Method 6.13.3 does provide for alternative</p>	Ensure that information is provided which satisfies the Proposed RPS criteria attached as Appendix 1 .

	Plan Change 12 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			<p>land release provided certain criteria are met.</p> <p>While the urban limits map in Section 6C of the RPS is indicative and was not drawn down to a property scale, the map appears to indicate that the Rangitahi Peninsula is outside of the Urban Limits.</p> <p>The settlement pattern contained in the Future Proof Strategy which is currently being embedded in the Proposed RPS allocates 1,980 people to the Raglan and Whaingaroa area out to 2061. It is acknowledged that there may need to be revisions to these allocations as a result of the 2013 Census results and the Waikato District Council Growth Strategy. However, in the meantime the general allocations need to be followed unless justification is provided that demonstrates a need to deviate from this. PC12 uses a different growth scenario for Raglan to that used in Future Proof and the Proposed RPS. The Plan Change projects a total of 6,800 persons by 2061 (or an additional 3,200 households between 2011-2061). Around 500 dwellings are initially proposed for the Rangitahi Peninsula with capacity to provide for additional dwellings at a later stage.</p> <p>While PC12 provides different timings and population figures to what is contained in Future Proof and the Proposed RPS as well as being outside of the urban limits, this does not mean that the development cannot take place. The development falls within the alternative land release provided for in Implementation Method 6.13.3 of the Proposed RPS. PC12 needs to ensure that it meets the criteria set out in</p>	

	Plan Change 12 Provision(s)	Support / Oppose	Submission Detail	Relief Sought from the Waikato District Council
			Implementation Method 6.13.3. If the development can satisfy these criteria then Future Proof is not opposed to the Plan Change going ahead.	

Appendix 1: Criteria

Proposed Waikato Regional Policy Statement (decisions version, November 2012)

Implementation Methods

6.13.3 Criteria for alternative land release

District plans and structure plans may consider an alternative residential or industrial land release than that indicated in Tables 6-1 and 6-2 in section 6D provided that:

- a) 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 6-1 and 6-2;*
- b) the total allocation identified in Table 6-2 for any one strategic industrial node is not exceeded;*
- c) 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 not undermine the benefits of committed infrastructure investments made to support other greenfield areas or industrial nodes; and*
- d) the effects of the change are consistent with the development principles set out in Section 6A.*

6A Development principles

General development principles

New development should:

- a) support existing urban areas in preference to creating new ones;
- ab) occur in a manner that provides clear delineation between urban areas and rural areas;
- b) make use of opportunities for urban intensification and redevelopment to minimise the need for urban development in greenfield areas;
- c) 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;
- d) connect well with existing development and infrastructure;
- e) be directed away from identified significant mineral resources and their access routes, natural hazard areas, energy transmission corridors, locations identified as likely renewable energy generation sites, and high class soils;
- f) promote compact urban form, design and location to:
 - i) minimise energy and carbon use;
 - ii) minimise the need for private motor vehicle use;
 - iii) encourage walking, cycling, use of public transport and multi-modal transport connections; and
 - iv) maximise opportunities for people to live, work and play within their local area;
- g) maintain or enhance landscape values and provide for the protection of historic and cultural heritage;
- h) promote positive indigenous biodiversity outcomes and protect significant indigenous vegetation and significant habitats of indigenous fauna. Development which can enhance ecological integrity, such as by improving the maintenance, enhancement or development of ecological corridors, should be encouraged;
- i) maintain or enhance public access to and along the coastal marine area, lakes and rivers;
- j) 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);
- k) 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;
 - l) 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;
 - m) be appropriate with respect to projected effects of climate change and be designed to allow adaptation to these changes;
 - n) where appropriate, promote opportunities to visually recognise tāngata whenua connections within an area by considering the effects on relationships, values, aspirations, roles and responsibilities;
 - o) support the Vision and Strategy for the Waikato River in the Waikato River catchment;
 - p) encourage waste minimisation and efficient use of resources (such as through resource-efficient design and construction methods); and
 - q) avoid adverse effects on ecosystem services.