

Memorandum

12 December 2019

To: His Worship the Mayor, Councillors, Local Board Members, Independent Māori Statutory Board Members.

From: Megan Tyler – Chief Planning Officer

Subject: Request for feedback on Waikato 2070 Growth and Economic Development Strategy

Contact information: luke.carey@aucklandcouncil.govt.nz or sanjay.bangs@aucklandcouncil.govt.nz

Purpose

- To inform elected members of an opportunity to provide feedback on the draft growth and economic development strategy for Waikato District, *Waikato 2070*.

Summary

- On 13 November 2019 Waikato District Council published its draft growth and economic development strategy, *Waikato 2070*.
- Submissions on the draft strategy close on 17 January 2020.
- Council staff will be preparing a submission on the draft strategy and invite feedback from elected members. Council's submission is proposed to focus on cross boundary issues such as the growth of Pokeno and Tuakau and infrastructure implications.
- We request that individual feedback is provided by Monday 23 December 2019.
- The submission will be approved under delegated authority and provided to the Planning Committee as an information memorandum when completed.

Context

- The draft strategy takes an integrated approach to planning for future growth in the Waikato district by addressing economic and community development focus areas together with future land use and infrastructure planning.
- The draft strategy will help deliver on Waikato district's contribution to the region's Future Proof growth strategy and spatial plans developed through the Hamilton to Auckland Corridor Plan.
- The strategy includes a development plan for each settlement in the district outlining the location of future growth areas and the indicative uses. The strategy also looks at development timeframes for each future growth area.
- Waikato District Council is also undertaking a review of its district plan, which is currently at the hearing stage. This strategy will help to inform the district plan review.

Discussion

- Auckland Council has been participating in and supporting various north Waikato planning initiatives in recent months. Since August 2019 Auckland Council has been an associate member of the expanded Future Proof partnership.
- Council has been a participant in the Hamilton to Auckland (H2A) corridor work programme together with Waikato councils, mana whenua and central government. As part of this work programme, Auckland Council staff have provided input into various H2A initiatives including a larger Pokeno scenario and rapid rail business case.
- Auckland Council staff also provided separate feedback on the draft Waikato District Council community 'blueprints', focusing particularly on growth, economy, transport and infrastructure in Pokeno and Tuakau.
- In July 2018, Auckland Council submitted on the proposed Waikato District Plan, a copy of council's submission is attached to this memo.
- Council's submission supported compact urban development in several north Waikato towns. It also sought that the plan affords greater protection of high-class soils and provide for outcomes in the Hamilton to Auckland corridor plan, interim rail business case and Future Proof phase two review.
- At this stage, Auckland Council's submission to Waikato District Council's draft Growth and Economic Development Strategy, is proposed to focus on cross boundary issues, such as the growth in Pokeno and Tuakau, and the implications for physical and social infrastructure provision.

Next steps

- Submissions on the draft strategy close on 17 January 2020.
- Auckland Plan Strategy and Research (APSR) and Plans and Places are leading a submission on the draft strategy. Watercare Services Limited and Auckland Transport have also expressed interest in providing feedback on the draft strategy.
- Because of the tight submission timeframe, the submission will be approved by the Mayor and Deputy Mayor, Chair and Deputy Chair of the Planning Committee under delegated authority, and it will be provided to the Planning Committee as an information memorandum when completed.
- We ask for your feedback on the draft strategy, which we will do our best to incorporate into council's submission.
- We request that those providing feedback please do so by **Monday 23 December 2019**, so that we can meet the submission deadline.
- If you have any queries, please contact either Luke Carey luke.carey@aucklandcouncil.govt.nz or Sanjay Bangs sanjay.bangs@aucklandcouncil.govt.nz.

Attachments

Attachment A: *Waikato 2070*, Draft Waikato District Growth and Economic Development Strategy, available [here](#).

Attachment B: Auckland Council Submission on the Proposed Waikato District Plan.

Attachment B – Auckland Council Submission on the Proposed Waikato District Plan

Topic: Urban Growth and Future Proof Growth Strategy

Plan Section	Support/Oppose	Decision Requested	Reason for Decision Requested
Section 1.5	Support in part; seek amendments	Amend section 1.5 to be titled as follows: <i>1.5 What does this mean for Waikato District strategic objectives and directions?</i>	Proposed amendments will explicitly identify that the matters listed in section 1.5 are the district strategic objectives and directions of the Plan.
Sections 1.5.1(a), 1.5.2(a), 1.5.4(c)	Support	Retain	Overall strategic direction relating to creating a compact urban growth development pattern in line with the outcomes of Future Proof.
Sections 1.5.5(f), 1.5.5(g)	Support	Retain	Services and general Infrastructure provisions and servicing deliver growth patterns identified in Future Proof.
Sections 1.5.7.3(b)	Support	Retain	Provision of water supply to growth areas and links to the Sub-regional Three Waters Strategy (part of the Future Proof partnership).
Planning maps - Application of 'live' urban residential zones in and around Pokeno and Tuakau. This submission point includes but is not limited to the provisions in Chapter 4, Chapter 16 Residential Zone, and Planning Maps.	Oppose	Amend Chapter 4, Chapter 16, the Planning Maps and any other provisions that are proposed for unserviced urban residential areas in and around Pokeno and Tuakau where there is uncertainty about the funding, staging and timing for infrastructure provision.	<p>The provisions of Section 4.1 <i>Strategic Direction</i> do not adequately address how subdivision and development activities will be managed where a 'live' residential zoning is proposed for un-serviced land in and around Pokeno and Tuakau. The planning framework proposed for these areas is not promoting an integrated, staged approach to infrastructure and development. It is likely to enable development that undermines the ability to coordinate the adequate provision of network and community infrastructure to support growth.</p> <p>An alternative method to 'live' zoning of these areas should be considered, to more appropriately manage land where a live zone has been applied, but where there is no existing or planned supporting infrastructure.</p> <p>The introduction of the National Planning Standards may provide alternative methods to large areas of live zoned residential areas.</p>

			whereby necessary infrastructure requirements (particularly water supply and the regional roading network) could be addressed through the use of development areas and framework planning tools in the new standards. We support consideration of alternative zoning methodologies to enable future growth in a planned way and the National Planning Standards may provide these.
Section 1.5	Support in part	Amend provisions and maps to provide for outcomes identified in the Hamilton-Auckland Corridor Plan, Interim Rail Business Case and Future Proof Strategy Phase 2 review.	There is work underway producing the Hamilton-Auckland Corridor Plan and Interim Rail Business Case, and also carrying out the Phase 2 review of the Future Proof Growth Strategy. These processes will generate a vision for managing urban growth and development in significant parts of the Waikato District that may differ in some respects from that in the Proposed Plan as currently written.

Topic: Providing for Future Growth in Tuakau and Pokeno

Plan Section	Support/Oppose	Decision Requested	Reason for Decision Requested
Residential Zone 16.1.3 (RD1) <i>The requirements for multi-unit development within the residential zone.</i>	Support in part; seek amendments	Amend 16.1.3 (RD1) as it relates to Pokeno and Tuakau as follows: <i>A Multi-Unit development that meets all of the following conditions:</i> <i>(a) The Land Use – Effects rules in Rule 16.2;</i> <i>(b) The Land Use – Building rules in Rule 16.3, except the following rules do not apply:</i> <i>(i) Rule 16.3.1, Dwelling;</i> <i>(ii) Rule 16.3.8 Building coverage;</i> <i>(iii) Rule 16.3.9 Living court;</i> <i>(iv) Rule 16.3.10 Service court;</i> <i>(e) The minimum net site area per residential unit is 300m²;</i> <i>(d) The Multi-Unit development is connected to public wastewater</i>	Growth can be accommodated within Pokeno and Tuakau through expanding the urban areas or through enabling greater densities within existing urban areas. The proposed plan seeks to accommodate growth within Tuakau and Pokeno through increasing the urban footprints of these towns. Within the proposed Residential zone there is provisions for multiunit development however, each unit must have a minimum net site area of 300m ² . The minimum site area for vacant lot subdivision is 450m ² . The proposed rules within the residential zone will not provide for intensification of the existing urban area nor will they result in a range of housing typologies that facilitate housing choice. The proposed rezoning of rural land for urban development and the zone rules will generate further urban sprawl on land and will result in a loss of prime soil. Furthermore, the lack of variety in housing typologies facilitated within the Residential and Village zones will result in a lack of housing choice to cater for a variety of incomes in and around Tuakau and Pokeno. Higher minimum densities than those proposed are more appropriate for established residential areas immediately adjacent to the Business

		and water reticulation.....	Town Centre zones. Higher residential densities around this zone would better support public transport and other infrastructure, the commercial vitality of the town centre and promote people living, working and playing in their local town centres. The provision of other bulk and location requirements, site coverage and the assessment criteria included for this type of activity are sufficient enough to address the likely impacts on amenity and residential character, whilst encouraging alternative types of housing design and delivering on the typology enabled by these provisions. An alternative to the above is to enable a new zone to be included within established residential areas, such as within walking distance from existing Business Town Centre zoned areas. This could be a more dense residential zone, or one that enables slightly increased building envelopes to enable in-fill and additional residential development to occur close to town centres.
		Alternatively, introduce an alternative residential zone for Pokeno and Tuakau which provides for terrace housing.	

Topic: Pressure on productive capacity of rural land

Plan Section	Support/Oppose	Decision Requested	Reason for Decision Requested
Protection of the productive capacity of high class soils			
Section 1.5	Support in part; seek additions	Amend: Insert a new section in Section 1.5 for <i>High class soils</i> as a matter of strategic direction.	Identify the protection of high class soils is a significant issue with its own strategic direction and objective in section 1.5.1.
Section 1.5.1	Support	Retain	Identifying compact urban development as one of the strategic directions of the plan to ensure growth occurs around existing established centres.
Objective 5.1.1 Objective 5.2.2 22.4.1.1 Prohibited Subdivision	Support	Retain	Provisions that protect and retain high class soils, particularly for their value in food production.
Maintenance of rural character and amenity			
Rule 22.4.1.5 Rural Hamlet Subdivision	Oppose	Delete	Rural Hamlets and the growth of new residential areas should be limited and focused around existing towns and villages. Strategic directions in the plan encourage growth around existing towns and

			centres, therefore enabling rural hamlets do not align with this. Rural hamlet developments have the potential to create small enclaves of residential activity, with potential effects on reverse sensitivity, transport management and on rural character.
Policy 5.3.8(d)	Oppose	Delete	The provisions enabling rural hamlet development do not cascade appropriately from the higher order strategic objectives of the plan and as the provisions enabling rural hamlets are sought for deletion, the associated policy is also sought for deletion.
Conservation lots			
22.4.1.6 Conservation lot subdivision	Support in part; seek further analysis	Further Section 32 analysis required.	Support further section 32 analysis to consider the potential costs and benefits of conservation lots in the rural area, in particular the impacts of potential yields on rural character where these provisions are utilised to create additional lots. Analysis to consider the potential impact on growth in the rural area would be beneficial.
Transferable Title (TTR) mechanism			
22.4.1.1 Prohibited Rule subdivision PR4	Support in part; seek amendments	22.4.1.1 Prohibited subdivision Rule PR4 with changes as follows (remove strikethrough and insert underline): a) <i>Any subdivision where a lot has been created for the purpose of a transferable rural lot subdivision under the provisions of the previous Operative Waikato District Plan – Franklin Section. by either:</i> (i) <i>Amalgamation; or</i> (ii) <i>Re-survey</i>	WDP approach to rural subdivision does not include TTR mechanism which enables additional subdivision rights to be transferred to other sites where certain criteria are met. Suggest amendments to the provisions to make it more absolute that no additional lots are able to be subdivided where a transferable rural lot subdivision has occurred in the past.

Topic: Cross Boundary issues

Plan Section	Support/Oppose	Decision Requested	Reason for Decision Requested
General cross-boundary matters			
Section 1.5.3	Support	Retain Section 1.5.3 Cross-boundary issues	Support the strategic recognition of the significance of cross boundary issues for integrated decision making.

Section 1.5.5(e)	Support	Retain Section 1.5.5(e) regarding consultation between the organisations responsible for the infrastructure, developers, adjoining landowners, and iwi and adjoining consent authorities.	Support the directive for consultation between the organisations responsible for the infrastructure, developers, adjoining landowners, and iwi and adjoining consent authorities.
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Cross boundary natural environment protection matters			
Section 1.5.3 use of term "natural character"	Support	Retain	Land-water interface and natural character have cross boundary implications are not confined to one geographical area.
Section 1.5.3 Cross boundary issues	Support in part	Amend section 1.5.3 to seek that the Council liaise with Auckland Council and Waikato Regional Council and the relevant district councils on air quality issues as appropriate where there could be adverse effects across territorial boundaries.	There are activities, which may have the potential to adversely affect air quality beyond the district boundary such as odour or dust. Support the recognition that although Councils may under s31 (b) of the Resource Management Act "control ... any actual or potential effects of the use, development or protection of land ...", the primary control of air contaminants remains the role of the regional councils through their regional plans. Seek that the Council liaise with Auckland Council and Waikato Regional Council and the relevant district councils on air quality issues as appropriate where there could be adverse effects across territorial boundaries.
Section 1.5.3	Support	Retain	Recognition that the west coast is a wild and scenic coastline with limited road access which has restricted development in the past.
Section 1.5.3	Support	Retain	The Miranda coast has a low-lying more sheltered character, is important to Tangata whenua and is an internationally significant habitat for migratory birds.
Objective 3.2.1	Support	Retain	Supports the identification and protection of Significant Natural Areas.
Policy 3.2.2	Support in part; seek amendments	(a) <i>Indigenous biodiversity in Significant Natural Areas is protected and enhanced.</i> Amend Policy 3.2.2 as follows (remove through and insert <u>underline</u>):	Seek alignment with the Auckland Unitary Plan – Operative on Part in relation to the identification and protection of Significant Natural Areas in close proximity to the common territorial authority boundary. Ensure areas identified in the Unitary Plan follow through into the Waikato

			Identify significant indigenous vegetation and habitats of indigenous fauna in accordance with the Waikato Regional Policy Statement and include identified significant ecological areas in the Auckland Unitary Plan which cross the Waikato-Auckland territorial boundary as Significant Natural Areas.	District.
Road network activities				
Chapter Definitions	13: Support		Retain	General alignment of the definition of 'road network activities' will make it more efficient for Auckland Transport to manage roading within Waikato District and across the common boundary.
Road network activities				
Rule 14.12.1(a) P5 for permitted activity standards for road network activities				

Topic: Reverse sensitivity and management of adjoining land uses

Plan Section	Support/Oppose	Decision Requested	Reason for Decision Requested
Section 1.5.4(b)	Support	Retain	Strategic recognition that reverse sensitivity.
Policy 5.3.7	Support	Retain	Policy that recognises types of rural environment activities and avoids and or mitigates the effects of these activities on other sensitive land uses.
22.3.7.2 Building setback sensitive land use	Support	Retain	Building setbacks create separation for sensitive activities based on zone and site size. Specific rules for sensitive activities are included.
22.3.7.1 Building Setbacks - All	Support	Retain	Building setbacks create separation for sensitive activities based on zone and site size. Specific rules for sensitive activities are included.

boundaries			
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Topic : Natural Hazards and Climate Change

Plan Section	Support/Oppose	Decision Requested	Reason for Decision Requested
Chapter 11	Seek clarification	Retain	Query the value and process for a 'stage 2' plan change and how/when it will be included into the plan. What impact will a stage 2 plan change have on provisions included in the proposed plan, particularly those relating to the implications of climate change such as developable areas, floor levels and restrictions on coastal development.