

# Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

## Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 50. Future Urban Zone and APP5  
Structure Plan Requirements

19 June 2025

Commissioners

Greg Hill (Chair)

**Wikitōria Tāne**

Allan Goddard

Phil Brodie

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# 1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 50 Future Urban Zone and the spatial extent of that zone. Appendix 5 (APP5) contains the requirements for structure plans to enable a shift to an urban zone (through a plan change promulgated in accordance with Schedule 1 of the Resource Management Act). Given the relationship between the Future urban zone (FUZ) and APP5, this decision report also addresses submissions received on APP5 Structure Plan Requirements.
2. The FUZ is a special purpose zone that applies to greenfield land identified as potentially suitable for urbanisation. It is a transitional zone where land may be used for a range of rural activities that would not compromise the future use of the land for urban or rural lifestyle use. This ensures the land is appropriately managed until a plan change is prepared which identifies the appropriate form of development.
3. In the interim, land use and development for non-farming related industry and commercial activities are discouraged in the zone to ensure current development and land use activities do not conflict with the intended future land use. Development is restricted to limit fragmentation of land before urbanisation and **to maintain the land's productive capability in the short term.**
4. Structure planning will determine if alternative uses can be accommodated in the future, but farming is expected to remain the dominant activity until rezoning is appropriate. The structure plan must be comprehensively designed and coordinate with infrastructure where this is available. APP5 details the requirements for structure plans prior to any change of zoning.
5. Nine individual future urban zones are provided for in four townships – **Te Kūiti, Awakino, Mokau and Waitomo Caves Village. Te Kūiti will provide for additional residential and rural lifestyle expansion:**
  - a. Mangarino Road South;
  - b. Mangarino Road North;
  - c. Pukenui Road; and
  - d. William Street
6. Mokau will provide for additional rural lifestyle and in part, to assist with the provision of land for dwellings which might require relocation as a result of coastal erosion:
  - a. State Highway 3; and
  - b. Te Mahoe Road
7. Awakino similarly will provide for additional rural lifestyle, and in part assist with the provision of land for dwellings which might require relocation as a result of coastal erosion.
8. The chapter is unique in that it does not contain rules of its own; it cross references and adopts the rules of the General rural zone.

## 2. Hearing arrangements

9. The hearing was held in person and online **on 16 and 17 July 2024 in Council's** offices at 15 Queen Street, Te Kuiti. All of the relevant information pertaining to this hearing (i.e., section 42A reports, legal submissions and evidence) is **contained on Council's website**.
10. The following parties submitted on the FUZ and APP5.

Submission No	Submitter
10	Waikato Regional Council
17	New Zealand Transport Agency Waka Kotahi
47	Royal Forest and Bird Protection Society of New Zealand
FS03	Director-General of Conservation

11. The only submitter who attended the hearing to address FUZ and APP5 was the Waikato Regional Council (WRC)<sup>1</sup>, represented by Alejandro Cifuentes, Rick Liefing and Sarah Knott.

## 3. Submitter evidence

12. The evidence of the WRC witnesses expressed concerns around the location of the FUZ and included:
- a. Areas subject to natural hazards should not be zoned FUZ;
  - b. That the areas of FUZ are not exempt from the National Policy Statement for Highly Productive Land (NPS-HPL);
  - c. Because the FUZ is not exempt from the NPS-HPL, there must be an adequate assessment on matters including development capacity across the district and to show thorough consideration of all practicable and feasible options; and
  - d. The current level of assessment outlined in the future urban zone s32 and s42a reports is inadequate to support future rezoning of these areas and determine the appropriateness of the proposed FUZ to give effect to the Waikato Regional Policy Statement (WRPS).
13. In respect to natural hazards, the evidence from Mr Cifuentes and Ms Knott<sup>2</sup> strongly recommended avoiding rezoning areas subject to natural hazards as FUZ. They considered that the WRPS has a risk-based approach to manage natural **hazards and favour the avoidance of risk. This is further supported by the WRC's** experience in dealing with rezoning that results in increased exposure to natural hazards for some communities.

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<sup>1</sup> 16 July 2024

<sup>2</sup> Evidence of Alejandro Cifuentes and Sarah Knott on behalf of Waikato Regional Council, 21 June 2024, paragraphs 56-58.

14. WRPS method IM-M7 directs district plans to adopt a precautionary planning approach to any activity where the effects may be significant but are uncertain. **Criterion 3 indicates that district plans 'shall' adopt a precautionary approach** towards any proposed activity whose effects may be significant or irreversible but are as yet uncertain, unknown or little understood, including the use and management of coastal resources particularly vulnerable to effects from climate change. They did not support rezoning land as FUZ without a complete assessment of natural hazard risk is in alignment with this method of the WRPS.
15. They also considered that the analysis of natural hazards risks in the s42A report did not contain enough detail to fully understand all the risks and constraints. They considered that a level of uncertainty remains as to whether any portion of the land will be suitable for urban development.<sup>3</sup>
16. While the verbal evidence presented from Ms Knott and Mr Cifuentes focused on natural hazards associated within the Rural lifestyle zone, they had the same concerns for FUZ as expressed in their written evidence. They pointed to various provisions in the WRPS such as APP1(h) which states that new development should be directed away from identified natural hazards.
17. Turning to the issue of highly productive land, the evidence of Mr Cifuentes and Ms Knott considered **that there were no areas that met the definition of 'identified for future urban development' under the NPS-HPL** in the Waitomo District, and thus no areas to be exempt from HPL provisions through clause 3.4(2).<sup>4</sup> They considered that rezoning of highly productive land for urban development that meets requirements of NPS-HPL clause 3.6 must be supported by an adequate assessment on matters, including development capacity across the district and to show thorough consideration of all practicable and feasible options. They considered that this analysis had not been undertaken.
18. They also drew attention to WRPS objective LF-O5 and policy LF-P11 which seeks to safeguard land available for primary production against inappropriate subdivision, use or development, continue to apply to highly productive land – which also encompasses high class soils as defined under the WRPS.

## 4. Panel decision

### Natural Hazards

19. The Panel considered two different options with respect to rezoning land that was potentially subject to natural hazards.
20. One option is to retain a General rural zone on the basis of the potential presence of natural hazards. Another option is to apply the FUZ and allow the extent and significance of natural hazards to be identified and addressed through the structure plan and Schedule 1 Resource Management Act (RMA) plan change process.
21. **From Ms Wratt's analysis in the s42A report, the Panel** is aware of the extent of natural hazards identified on FUZ land. The Panel agrees with Ms Wratt that all areas will be subject to further detailed investigations through the structure

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<sup>3</sup> Evidence of Alejandro Cifuentes and Sarah Knott on behalf of Waikato Regional Council, 21 June 2024, paragraph 64.

<sup>4</sup> Evidence of Alejandro Cifuentes and Sarah Knott on behalf of Waikato Regional Council, 21 June 2024, paragraphs 50-55.

planning processes, which is a requirement for any Schedule 1 process to change to a live zone.

22. Moreover, appendix 5 of the Proposed District Plan explicitly requires consideration of natural hazards in the development of structure plans. Structure planning is intended to identify the constraints and opportunities for each area, and this will require technical assessment to identify the extent and risk of each natural hazard at a finer grain. The zoning of the area should then respond accordingly.
23. The Panel, in making its decision, is mindful of the requirement for further detailed investigations through the structure planning process (as set out above), and the following requirements in APP5 which requires the consideration of natural hazards:
  3. The topography and natural and physical constraints of the site, including natural hazards and areas of contamination; and
  13. **In Te Kūiti the provision of detailed geotechnical investigations which fully identify the nature of natural hazards, particularly landslide susceptibility and liquefaction; and**
  15. In Waitomo Caves Village, the provision of detailed investigations which fully identify the nature of natural hazards, particularly site suitability and the potential for river generated flooding and surface ponding; and
  16. In Mokau and Awakino an understanding of how development of the area might assist with the provision of land for dwellings requiring relocation as a result of coastal erosion hazards; and
  17. In Mokau and Awakino the provision of detailed geotechnical investigations which fully identify the risks and associated constraints;
24. The Panel is also aware of the provisions in the WRPS, including HAZ-O1 Natural hazards, HAZ-P1 Natural hazard risk management approach and HAZ-P2 Manage activities to reduce the risks from natural hazards. These WRPS objectives, policies, and the suite of methods that accompany them, all seek to manage subdivision, use and development so that the risk is tolerable or acceptable.
25. The Panel agrees with Mr Cifuentes and Ms Knott that it is vital that the risk level is identified and understood prior to the rezoning of areas so that informed decisions can be made concerning the suitability of the sites for future development (and the form of development, including scale and intensity) in accordance with WRPS policy HAZ-P2. However, the Panel considers that in the particular circumstances of the areas identified as FUZ (other than that addressed below), the structure plan and Schedule 1 RMA process is the most appropriate process for this to occur.
26. The Panel therefore considers that there is no need to remove the FUZ from land on the basis of the presence of a natural hazard overlay. As addressed above, the Panel consider that the structure plan and Schedule 1 RMA plan change process is the most appropriate process for further refining and understanding the natural hazard risk.
27. **Having said that, the Panel agrees with Ms Wratt's recommendation to** reduce the FUZ area in Waitomo Caves to align with Flooding Hazard overlay, which is

supported by Mr Cifuentes and Ms Knott.<sup>5</sup> This will result in there being no overlap between the FUZ at Waitomo Caves and a hazard overlay.

#### Highly Productive Land

28. As noted in the s42A report for FUZ<sup>6</sup>, the PDP was notified on 20 October 2022, which was three days after the NPS-HPL was gazetted.<sup>7</sup> Section 75(3)(a) of the RMA requires district plans to give effect to any national policy statement.
29. Ms Wratt undertook a thorough analysis of the NPS-HPL.<sup>8</sup> She concluded that FUZ meets the transitional requirement of Clause 3.5(7)(b)(i) of the NPS-HPL and is not highly productive land. She considered this is further reinforced by Clause 3.4(2) of the NPS-HPL which states that despite anything else in Clause 3.4 (mapping clause), land that, at the commencement date, is identified for future urban development must not be mapped as highly productive land. Consequently, she recommended that no changes are required to the FUZ in order to give effect to the NPS-HPL.
30. The Panel agrees with this analysis and recommendation.
31. For all other matters concerned with the FUZ maps and provisions not otherwise covered above, the Panel has adopted the recommendations in the Section 42A Report. No further amendments were recommended in the Section 42A Addendum Report on this chapter, although more analysis was undertaken in response to the evidence filed by submitters.

## 5. Conclusion

32. The Panel accepts the recommendations in the section 42A report. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
33. Overall, the Panel is satisfied that the provisions of the chapter, as amended, will provide a suitable framework for managing the ongoing use and future development of FUZ, while managing any adverse effects.
34. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

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<sup>5</sup> Evidence of Alejandro Cifuentes and Sarah Knott on behalf of Waikato Regional Council, 21 June 2024, paragraph 66.

<sup>6</sup> Section 42A Report for Future urban zone and APP5 Structure Plan Requirements, Carolyn Wratt, 7 June 2024, paragraph 22.

<sup>7</sup> The policy was gazetted on Monday 19 September 2022 and was in effect from Monday 17 October 2022.

<sup>8</sup> Section 42A Report for Future urban zone and APP5 Structure Plan Requirements, Carolyn Wratt, 7 June 2024, paragraphs 49-67.

For the Hearing Panel

A handwritten signature in black ink, appearing to read "Greg Hill", followed by a period.

Greg Hill, Chair

Dated: 19 June 2025



## 6. Appendix 1 – Submission Table

## FUTURE URBAN ZONE

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in part, Reject
10.147	WRC	Oppose	50. Future urban zone	General comment	Do not rezone any area subject to natural hazards risks as 'Future Urban Zone' and do not rezone any other area that could represent potential losses of biodiversity and highly productive land as 'Future Urban Zone'.	Accept in part
FS03.55	Director-General of Conservatio	Support			Allow	Accept in part
10.148	WRC	Amend	50. Future urban zone	FUZ policies	<p>Add a new policy which directs future development to consider cumulative effects and the WRPS general development principles, in particular the following:</p> <ul style="list-style-type: none"> <li>• Connect with existing or planned infrastructure</li> <li>• Efficiently use water</li> <li>• Promote positive biodiversity outcomes</li> <li>• Avoid adverse effects on hydrological processes</li> <li>• Allow adaptation to climate change.</li> </ul>	Reject
10.149	WRC	Amend	50. Future urban zone	FUZ-P2	Add wording as follows or to the same effect: <u>"3. The activity takes into account the timeframe in which the area is expected to develop ."</u>	Reject
17.147	Waka Kotahi	Support	50. Future urban zone	FUZ-O3	Retain as notified.	Accept
17.148	Waka Kotahi	Support	50. Future urban zone	FUZ-P1.3	Retain as notified.	Accept

17.149	Waka Kotahi	Support	50. Future urban zone	FUZ-P3	Retain as notified	Accept
17.150	Waka Kotahi	Support in part	50. Future urban zone	FUZ-P4	Amend as follows:  Ensure land in the future urban zone <del>responds to</del> <u>is proportionate with</u> growth demands and is rezoned in accordance with its intended future use as identified below.	Reject
17.151	Waka Kotahi	-	50. Future urban zone	New Policy	<b>Impose a new provision which provides for a mechanism/trigger point for determining when the Future Urban Zone could be brought forward for the intended future use.</b>	Reject
47.190	F&B	Support with amendment	50. Future urban zone	FUZ Objective and policies	Add new objectives and policies to the Future urban zone which ensure that future development protects indigenous biodiversity and considers cumulative effects, in particular: <ul style="list-style-type: none"> <li>• Maintaining and improving biodiversity values</li> <li>• Enabling mitigation of climate change</li> <li>• Allowing adaptation to climate change</li> </ul> And  Any consequential changes or alternative relief to achieve the relief sought.	Reject

## APPENDIX 5 STRUCTURE PLAN REQUIREMENTS

Submission no	Submitter	Support / in part /	Plan section	Plan provision	Relief sought	Accept, Accept in part, Reject
10.162	WRC	Oppose	Appendix 5 – Structure Plan Requirements	APP-5.1	<p>Amend the matters to be addressed as part of a structure plan to include:</p> <ul style="list-style-type: none"> <li>• how development shows delineation between urban and rural areas</li> <li>• <b>water requirements and how development will use water efficiently</b></li> <li>• any alternatives considered where development cannot be directed away from high class soils</li> <li>• how development avoids adverse effects on natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems</li> <li>• any sustainable design technologies adopted or considered</li> <li>• climate change mitigation</li> <li>• reference to the Te Ture Whaimana – the Vision and Strategy for the Waikato River</li> <li>• plans for waste and waste minimisation.</li> </ul>	Accept in part

FS23.53	Te Nehenehenui	Oppose			<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as <b>guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.</b></p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, the taiao and all taonga within TNN area of interest, TNN</p>	Accept in part
10.163	WRC	Amend	Appendix 5 – Structure Plan Requirements	APP-5.1	Amend the matters to be addressed as part of a structure plan to include reverse sensitivity.	Accept
10.164	WRC	Oppose	Appendix 5 – Structure Plan Requirements	APP-5.1	Amend Appendix 5 to include a provision or note that requires consultation with WRC and other parties referenced in WRPS Method UFD-M9 when preparing a structure plan.	Accept
10.165	WRC	Amend	Appendix 5 – Structure Plan Requirements	APP-5.1	Amend the matters to be addressed as part of a structure plan to include a reference to policy CE-P1 of the WRPS, in circumstances where the site/area is within the coastal environment.	Reject
17.172	Waka Kotahi	Support in part	Appendix 5: Structure Plan Requirements	APP-5.1	<p>Amend APP-5.1 to include specific provision for an ITA to be provided at structure plan stage and amendment as follows:</p> <p>8. The provision of an integrated transport network (including pedestrian and cycle links) <u>and the outcome of consultation with Waka Kotahi New Zealand Transport Agency;</u> and</p>	Accept

47.193	F&B	Support with amendment	Appendix 5 – Structure Plan Requirements	APP-5.1.11	<p>Amend APP-5.1(11) as follows:</p> <p><del>...and indigenous vegetation, and significant habitats of indigenous fauna...;</del></p> <p>And</p> <p>Any consequential changes or alternative relief to achieve the relief sought.</p>	Accept
47.194	F&B	Support with amendment	Appendix 5 – Structure Plan Requirements	APP-5.1	<p>Add the following matters to be addressed as part of a structure plan in APP-5.1:</p> <ul style="list-style-type: none"> <li>• <u>any alternatives considered where development cannot be directed away from high class soils</u></li> <li>• <u>how the development will avoid adverse effects on natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems</u></li> <li>• <u>any design technologies adopted or considered which will reduce environmental impacts or enhance biodiversity outcomes</u></li> <li>• <u>climate change mitigation and adaptation</u></li> </ul> <p>And</p> <p>Any consequential changes or alternative relief to achieve the relief sought.</p>	Accept in part

## 7. Appendix 2 – Decisions Version of the Chapter

# Future Urban Zone | He Rohe Kāinga ā te Wāheke

## Overview

The future urban zone is a special purpose zone that applies to greenfield land identified as potentially suitable for urbanisation. It is a transitional zone where land may be used for a range of rural activities that would not compromise the future use of the land for residential or rural lifestyle use. This ensures the land is appropriately managed until a plan change is prepared which identifies the final form of development.

Nine individual future urban zones are provided for in four townships – Te Kūiti, Awakino, Mokau and Waitomo Caves Village. Te Kūiti and Mokau have several future urban zones set aside. In Te Kūiti, land on Mangarino Road South, Mangarino Road North, Pukenui Road and William Street are zoned future urban in order to provide for additional residential and rural lifestyle expansion. In Mokau, land on State Highway 3 and Te Mahoe Road is set aside, in part, to provide for rural lifestyle expansion and in part, to assist with the provision of land for dwellings which might require relocation as a result of coastal erosion. For similar reasons, land for future rural lifestyle development is also identified in Awakino.

In Mokau, an area of land on North Street is identified as future urban zone. This land requires further detailed geotechnical investigation before any type of development can occur. Land zoned as future urban is also provided at Waitomo Caves Village to allow the expansion of mixed use activities envisaged in the tourism zone. The majority of land in the future urban zone has some kind of constraint which precludes live zoning. However, it is considered that the detailed investigations and structure planning process required as part of the plan change process before future subdivision and development can proceed, will fully identify the nature of these risks and constraints.

In the interim, land use and development for non-farming related industry and commercial activities are discouraged in the future urban zone because it is critical that current land use practices do not conflict with the intended future land use. Development is restricted **to limit fragmentation of land before urbanisation and to maintain the land's productive capability** in the short term. Structure planning will determine if alternative uses can be accommodated in the future, but farming is expected to remain the dominant activity until rezoning is appropriate.

In the future urban zone, the rules require that development occurs in a planned and integrated manner through a plan change and structure plan process. The structure plan must be comprehensively designed and coordinate with infrastructure where this is available. Appendix 5 envisages that the structure plan and plan change process can be undertaken together and outlines the information required for a structure plan to proceed. This plan specifies the final zoning of each area, and where this zoning is not proposed to be amended, there is a further expectation that a limited notified plan change process will be sufficient.



## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters*

- FUZ-O1. The potential of land in this zone to accommodate future development is not compromised by subdivision, inappropriate land use, activities or development.
- FUZ-O2. Continue to support appropriate rural activities until such time as the zone is rezoned for its new purpose.
- FUZ-O3. Ensure comprehensive and integrated structure planning is undertaken in response to growth demands to achieve high quality, compact urban form and coordinated infrastructure provision.

## Policies

*Refer also to the relevant policies in Part 2 District - Wide Matters*

- FUZ-P1. Activities which are potentially incompatible and might compromise the ability to comprehensively develop the future urban zone are avoided where:
  - 1. The activity will restrict or constrain permitted or existing lawfully established activities; or
  - 2. The activity will inhibit the ability to develop and use the future urban zone for the planned growth purposes; or
  - 3. The activity will compromise the provision of connected transport networks or adversely affect the efficient provision of integrated infrastructure required to meet the immediate and future needs of the future urban zone; or
  - 4. The activity will be incompatible with residential, tourism, settlement or rural lifestyle use once planned development occurs; or
  - 5. The activity will result in adverse effects on the character and amenity of the surrounding area which cannot be avoided, or appropriately remedied or mitigated.
- FUZ-P2. Prior to undertaking a plan change and structure plan, only provide for new development and activities in the future urban zone where:
  - 1. The purpose of the activity is compatible with and/or will support existing activities and future activities anticipated in the new zone; and
  - 2. Any potential conflict between existing activities and anticipated future activities can be appropriately managed as the area transitions and develops for the planned growth purposes.
- FUZ-P3. Avoid subdivision that will result in fragmentation of land to a size that would compromise the integrated development of intended lot sizes in the future urban zone.
- FUZ-P4. Ensure land in the future urban zone responds to growth demands and is rezoned in accordance with its intended future use as identified below:
  - (i) **Mangarino Road South, Te Kūiti** – rural lifestyle zone
  - (ii) **Mangarino Road North, Te Kūiti** – rural lifestyle zone
  - (iii) **Pukenui Road, Te Kūiti** – residential zone

- (iv) **William Street, Te Kūiti** – residential zone
- (v) State Highway 3, Mokau – rural lifestyle zone
- (vi) Te Mahoe Road, Mokau – rural lifestyle zone
- (vii) North Street, Mokau - settlement zone
- (viii) Awakino - settlement zone
- (ix) Waitomo Caves Village – tourism zone

## Rules

The rules that apply to the future urban zone are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- FUZ - Table 1 - Activities Rules; and
- Any relevant provision in Part 2 District-Wide Matters;

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 – How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

FUZ - Table 1 - Activities Rules

FUZ-R1.	Permitted activities	
Activity status: PER Where: <ol style="list-style-type: none"> <li>1. The activity is assessed as a permitted activity in the general rural zone; and</li> <li>2. The relevant provisions will apply as if the land was zoned general rural zone.</li> </ol>		Activity status where compliance is not achieved: N/A
FUZ-R2.	Controlled activities	
Activity status: CON Where: <ol style="list-style-type: none"> <li>1. The activity is assessed as a controlled activity in the general rural zone; and</li> <li>2. The relevant provisions will apply as if the land was zoned general rural zone.</li> </ol>		Activity status where compliance is not achieved: N/A
FUZ-R3.	Restricted discretionary activities	
Activity status: RD IS Where: <ol style="list-style-type: none"> <li>1. The activity is assessed as a restricted discretionary activity in the general rural zone; and</li> <li>2. The relevant provisions will apply as if the land was zoned general rural zone.</li> </ol>		Activity status where compliance is not achieved: N/A

FUZ-R4.	Discretionary activities	
Activity status: DIS Where: <ol style="list-style-type: none"> <li>1. The activity is assessed as a discretionary activity in the general rural zone; and</li> <li>2. The relevant provisions will apply as if the land was zoned general rural zone.</li> </ol>		Activity status where compliance is not achieved: N/A
FUZ-R5.	Non-complying activities	
Activity status: NC Where: <ol style="list-style-type: none"> <li>1. The activity is assessed as a non-complying activity in the general rural zone; and</li> <li>2. The relevant provisions will apply as if the land was zoned general rural zone.</li> </ol>		Activity status where compliance is not achieved: N/A
FUZ-R6.	Prohibited activities	
Activity status: PR Where: <ol style="list-style-type: none"> <li>1. The activity is assessed as a prohibited activity in the general rural zone; and</li> <li>2. The relevant provisions will apply as if the land was zoned general rural zone.</li> </ol>		Activity status where compliance is not achieved: N/A

*Note: There are provisions in the [signs](#) and [transport chapters](#) which specifically relate to indicative roads. Also see the information requirements in [Appendix 1](#) and [Appendix 5](#) and the [financial contributions chapter](#).*

## Appendix 5 – Structure Plan Requirements

In the future urban zone, the rules require that development occurs in a planned and integrated manner through a plan change and structure plan process. The structure plan must be comprehensively designed and coordinate with infrastructure where this is available.

This plan specifies the final zoning of each future urban area, and where this zoning is not proposed to be amended, there is a further expectation that a limited notified plan change process will be sufficient.

APP-5.1. To enable all or part of a future urban zone to transition into re-zoned land, a comprehensive and integrated structure plan must be developed which addresses, as appropriate, the following matters:

1. The intended future use, type, location and density of development including proposed lot yields, to ensure it is suitable for the area and appropriately responds to growth demands; and
2. How consolidation/intensification will be achieved to support a quality compact urban form; and
3. The topography and natural and physical constraints of the site, including natural hazards and areas of contamination; and
4. The future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs; and
5. The nature and timing of any necessary infrastructure, how this infrastructure is to be developed and funded and whether the infrastructure will be implemented prior to development or as part of the development process; and
6. Whether staging is appropriate to ensure development occurs logically and achieves good urban form; and
7. The relationship of the structure plan area with surrounding areas and existing activities, and the way potential conflict will be managed as the area transitions to its new zoning and management of potential reverse sensitivity; and
8. The provision of an integrated transport network (including pedestrian and cycle links) and an Integrated Transport Assessment; and
9. The provision of open space networks, esplanade strips, parks and reserves; and
10. Consideration of the potential impact of development on any cultural, spiritual and/or historic heritage values of importance, and the outcomes

of any consultation with and/or cultural advice provided by mana whenua; and

11. The protection, maintenance or enhancement of scheduled sites or features, landscapes, overlays, natural waterbodies, indigenous vegetation and significant habitats of indigenous fauna;
12. How development will retain the safe, efficient and effective operation and use of existing and planned infrastructure; and
13. How development avoids adverse effects on natural hydrological characteristics and processes, soil stability, water quality and aquatic ecosystems and supports Te Ture Whaimana – the Vision and Strategy for the Waikato River; and
14. How the development responds to climate change; and
15. The pattern of development and whether ribbon development is avoided, including limiting the need for additional access points and upgrades along significant transport corridors; and
16. How development shows delineation between urban and rural areas.
17. The outcome of consultation with affected parties, infrastructure providers and mana whenua.

AND

18. **In Te Kūiti, the provision of coordinated development that provides for integrated and efficient expansion of the residential and rural lifestyle zones; and**
19. **In Te Kūiti the provision of detailed geotechnical investigations which fully identify the nature of natural hazards, particularly landslide susceptibility and liquefaction; and**
20. In Waitomo Caves Village, whether there will be opportunities for the provision of residential, business and tourism activities which are complementary to the proposed new tourism zoning; and
21. In Waitomo Caves Village, the provision of detailed investigations which fully identify the nature of natural hazards, particularly site suitability and the potential for river generated flooding and surface ponding; and
22. In Mokau and Awakino an understanding of how development of the area might assist with the provision of land for dwellings requiring relocation as a result of coastal erosion hazards; and
23. In Mokau and Awakino the provision of detailed geotechnical investigations which fully identify the risks and associated constraints;

AND

24. The structure plan may stage development, but it must apply to the entire individual future urban zone (each individual future urban zone is listed in (i) to (ix) below); and
25. The entire individual future urban zone area identified on the planning maps must comply with the following assigned new zoning:
  - (i) **Mangarino Road South, Te Kūiti** – rural lifestyle zone
  - (ii) **Mangarino Road North, Te Kūiti** – rural lifestyle zone
  - (iii) **Pukenui Road, Te Kūiti** – residential zone
  - (iv) **William Street, Te Kūiti** – residential zone
  - (v) **State Highway 3, Mokau** – rural lifestyle zone
  - (vi) **Te Mahoe Road, Mokau** – rural lifestyle zone
  - (vii) **North Street, Mokau** - settlement zone
  - (viii) **Awakino** - settlement zone
  - (ix) **Waitomo Caves Village** – tourism zone

## 8. Appendix 3 – Section 32AA Evaluation

35. There were no additional changes requiring a Section 32AA evaluation. The section 32AA evaluation is enclosed with the section 42A Report and section 42A Addendum.