

# STRATEGIC DIRECTION, URBAN FORM AND DEVELOPMENT

## Overview

The objectives in this chapter have the same status as all other objectives in the plan, but provide strategic guidance across the district.

## Objectives

*Refer also to the relevant objectives in Part 2 District - Wide Matters and Part 3 - Area Specific Matters*

### Partnership

- SD-01.** Uphold the partnership principles inherent within Te Tiriti o Waitangi by ensuring mana whenua are enabled to maintain and enhance the well-being (mauri) and health (hauora) of both people and the environment, and empowered in the expression and application of kaitiakitanga.

### District – Wide Matters

- SD-02.** Te Ture Whaimana o Te Awa o Waikato (the Vision and Strategy for the Waikato River) is achieved through active measures to protect and restore the health and well-being of the Upper Waipa Catchment.
- SD-03.** Mana whenua are able to exercise customary activities, protect, develop and use Māori land in a way that is consistent with their culture and traditions and provides for their social and economic aspirations.
- SD-04.** Marae and papakāinga are recognised as an essential cultural and spiritual component of Māori traditions, society and economy and are enabled to provide a range of activities that meet the needs of mana whenua.
- SD-05.** Compatible activities with similar effects and functions are located together and new development is directed towards the appropriate zones to ensure that land use and subdivision:
1. Are consistent with the anticipated character and amenity values of the areas where they are located; and
  2. Efficiently use natural and physical resources in order to meet the community's and the environment's needs both now and in the future; and
  3. Recognise existing lawfully established activities and protect their ongoing operation from incompatible activities.

- SD-06.** Promote development within the commercial, industrial and rural production zones that increases the type and range of employment opportunities within the district.
- SD-07.** Urban development is directed to appropriately zoned areas in and around the existing settlements and townships, and rural residential development is directed to the rural lifestyle zones.
- SD-08.** Provide for flexible and innovative approaches to development and infrastructure provision in the district's more remote settlements.
- SD-09.** Subdivision, land use and development must not contribute to any further degradation of Kawhia Harbour.
- SD-010.** The buildings, structures, sites, areas, ecosystems, natural landscapes and features identified as having special qualities and values and which contribute to the district's sense of place and identity, are appropriately protected.
- SD-011.** The coastal environment and its components ~~of the coastal environment~~ including outstanding landscapes and features, natural character and ecosystems, together with the cultural and spiritual values accorded by mana whenua, are recognised and appropriately protected.
- SD-012.** Acknowledge that Te Tiriti o Waitangi settlements may drive change and development in parts of the district that have until now, been undeveloped.
- SD-013.** The district's communities have access to a diverse and connected network of open spaces which offer a range of recreational experiences while appropriately protecting the values of scheduled sites, features and overlays.
- SD-014.** There is no significant increase in the risk from known natural hazards, including the effects of climate change, to people, property and infrastructure as a result of subdivision, land use and development.
- SD-015.** The community is prepared to adapt to the effects of climate change and recognises the opportunities and risks associated with those effects.
- SD-016.** The district's communities work towards reduced reliance on non-renewable sources of energy, increased use of renewable energy sources and greater energy conservation.
- SD-017.** Support mechanisms which extend the restoration the district's water resources, improve their quality and intrinsic integrity for present and future generations and the care and protection of the mana tuku iho o Waiwai.
- SD-018.** Consider the transfer of functions, powers or duties to Iwi Authorities under section 33 of the RMA where this provides for improved efficiencies, environmental and social benefits.

**SD-OX.** Recognise and provide for nationally and regionally significant infrastructure and industry, and for those activities associated with significant mineral resources, by recognising their functional, locational and operational needs and managing reverse sensitivity effects which may impact their operation.

## **Urban Form and Development**

- SD-O19.** Ensure that Te Kūiti offers an urban environment that functions well and enables its community to provide for their current and future social, economic, and cultural wellbeing, and for their health and safety.
- SD-O20.** Support and sustain the vitality and viability of Te Kūiti, as the primary commercial centre for the district, to provide a range of business, retail and entertainment activities, community facilities, educational facilities and visitor accommodation.
- SD-O21.** Require subdivision and development within townships and within the future urban zone to occur in a planned, integrated and co-ordinated manner which ensures that infrastructure (including additional infrastructure), has sufficient capacity to accommodate the form and type of development anticipated.
- SD-O22.** Where the area is appropriately serviced by existing or planned infrastructure, encourage development and intensification that enables more people to live in, and more businesses and community services to be located in the district's existing townships.
- SD-O23.** Encourage high quality urban design and place making to enhance the amenity values of townships and to appropriately respond to the diverse and changing needs of the district's communities and future generations.
- SD-O24.** Promote livable, sustainable, well-functioning urban environments by incorporating low impact design solutions and matauranga Māori principles in the planning and construction of developments.
- SD-O25.** Enable a variety of residential housing types for a diverse range of households across the district to meet the community's diverse social and economic housing needs and to support affordability.
- SD-O26.** Ensure that development in coastal settlements is appropriate to protect in relation to its level of coastal natural character, avoids ribbon development along coastal margins and ensures planned, cohesive, compact growth.
- SD-O27.** Encourage urban development that supports reductions in greenhouse gas emissions, minimises waste production, transport and energy demand, and is resilient to the current and future effects of climate change.
- SD-O28.** Minimise Avoid urban expansion onto highly productive land unless there is a demonstrated shortage of development capacity to meet demand and

alternative locations and options to provide for the required demand, including intensification of existing urban areas, are unfeasible.

**SD-029.** Ensure sufficient industrial land supply is available along key transport routes and in areas located away from sensitive activities to enable industrial activities to develop and operate efficiently and effectively.

~~**SD-030.** Recognise and provide for nationally and regionally significant infrastructure and industry, and for those activities associated with significant mineral resources.~~

**SD-031.** Ensure the future urban areas transition to accommodate planned growth in a coordinated and efficient manner by requiring at the time of a plan change the development of a comprehensive, integrated structure plan for each individual future urban zone in its entirety.

**SD-032.** The moves, actions and priorities (MAP) in the Town Concept Plans are implemented.

**SD-OX** Primary production activities can operate efficiently and effectively, reverse sensitivity effects which may impact their operation are managed and the contribution that they make to the economic and social well-being of the district is recognised.