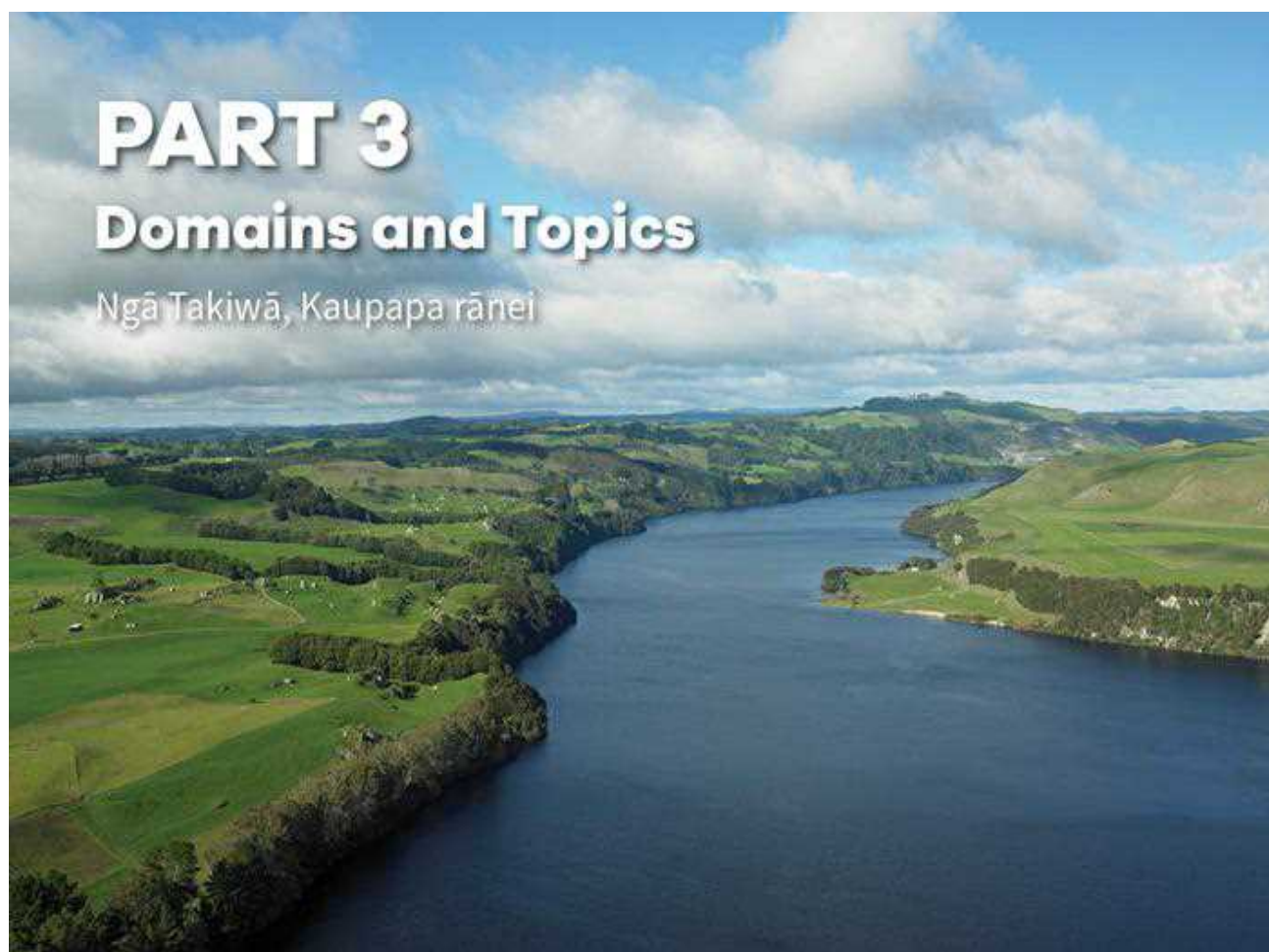




ECO — Ecosystems and indigenous biodiversity

Objectives

ECO-01 — Ecological integrity and indigenous biodiversity

The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.

ECO-01 addresses the following issues:	
<i>SRMR-I1 — State of resources</i> <i>SRMR-I5 — Relationship of tangata whenua with the environment (te taiao)</i> <i>SRMR-I6 — Health and wellbeing of the Waikato River catchment</i>	
ECO-01 is achieved by the following policies:	
<i>IM-P1 — Integrated approach</i> <i>IM-P2 — Collaborative approach</i> <i>IM-P3 — Tangata whenua</i> <i>IM-P5 — Maintain and enhance areas of amenity value</i> <i>IM-P7 — Appropriate restrictions on public access</i> <i>CE-P1 — Planning for development in the coastal environment</i> <i>CE-P2 — Safeguard coastal/marine ecosystems</i> <i>CE-CMA-P4 — Marine water quality</i> <i>GEO-P2 — Significant Geothermal Features</i> <i>GEO-P3 — Development Geothermal Systems</i> <i>GEO-P4 — Limited Development Geothermal Systems</i> <i>GEO-P5 — Protected Geothermal Systems</i> <i>GEO-P6 — Research Geothermal Systems</i>	<i>LF-P1 — Approach to identifying fresh water body values and managing fresh water bodies</i> <i>LF-P2 — Outstanding fresh water bodies and significant values of wetlands</i> <i>LF-P3 — All fresh water bodies</i> <i>LF-P4 — Catchment-based intervention</i> <i>LF-P5 — Waikato River catchment</i> <i>LF-P6 — Allocating fresh water</i> <i>ECO-P1 — Maintain or enhance indigenous biodiversity</i> <i>ECO-P2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna</i> <i>ECO-P3 — Collaborative management</i> <i>NATC-P1 — Preserve natural character</i> <i>NFL-P1 — Outstanding natural features and landscapes</i> <i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i>

Policies

Scope and application of the ECO chapter, APP5, APP6, and section 5.2.7

ECO-P1 and its associated methods apply to all indigenous biodiversity across the region, with the exception of ECO-M3 which does not apply to significant indigenous biodiversity.

ECO-P2 and associated methods apply specifically to significant indigenous biodiversity.

Notwithstanding the above, the policies, methods and principal reasons in ECO — Ecosystems and indigenous biodiversity, and APP5, APP6, and section 5.2.7 do not apply to indigenous biodiversity that forms part of geothermal features within Development Geothermal Systems or Limited Development Geothermal Systems (these are subject to the policies, methods and principal reasons in GEO — Geothermal, and APP2, and section 5.2.4).

ECO-P1 — Maintain or enhance indigenous biodiversity

Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on:

1. working towards achieving no net loss of indigenous biodiversity at a regional scale;
2. the continued functioning of ecological processes;
3. the re-creation and restoration of habitats and connectivity between habitats;
4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;
5. providing ecosystem services;
6. the health and wellbeing of the Waikato River and its catchment;
7. contribution to natural character and amenity values;
8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment;
9. managing the density, range and viability of indigenous flora and fauna; and
10. the consideration and application of biodiversity offsets.

The relevant objectives are:	
<i>IM-O1 — Integrated management</i>	<i>CE-O1 — Coastal environment</i>
<i>IM-O2 — Resource use and development</i>	<i>LF-O1 — Mauri and values of fresh water bodies</i>
<i>IM-O4 — Health and wellbeing of the Waikato River</i>	<i>LF-O3 — Riparian areas and wetlands</i>
<i>IM-O6 — Ecosystem services</i>	<i>ECO-O1 — Ecological integrity and indigenous biodiversity</i>
<i>IM-O7 — Relationship of tangata whenua with the environment</i>	<i>NATC-O1 — Natural character</i>
<i>IM-O9 — Amenity</i>	<i>UFD-O1 — Built environment</i>

ECO-P2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna

Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.

The relevant objectives are:
<i>IM-O1 — Integrated management</i>
<i>ECO-O1 — Ecological integrity and indigenous biodiversity</i>

ECO-P3 — Collaborative management

Maintaining and enhancing indigenous biodiversity shall be promoted in an integrated and efficient manner including by working collaboratively with landowners, resource managers, tangata whenua and other stakeholders.

The relevant objectives are:
<i>IM-O2 — Resource use and development</i>
<i>IM-O3 — Decision making</i>
<i>IM-O4 — Health and wellbeing of the Waikato River</i>
<i>IM-O7 — Relationship of tangata whenua with the environment</i>
<i>ECO-O1 — Ecological integrity and indigenous biodiversity</i>

Another relevant policy is:

<i>CE-P2 — Safeguard coastal/marine ecosystems</i>
--

Methods

ECO-M1 — Maintain or enhance indigenous biodiversity

Regional and district plans shall maintain or enhance indigenous biodiversity, including by:

1. providing for positive indigenous biodiversity outcomes when managing activities including subdivision and land use change;
2. having regard to any local indigenous biodiversity strategies developed under ECO-M11; and
3. creating buffers, linkages and corridors to protect and support indigenous biodiversity values, including esplanade reserves and esplanade strips to maintain and enhance indigenous biodiversity values.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M2 — Adverse effects on indigenous biodiversity

Regional and district plans shall recognise that adverse effects on indigenous biodiversity within terrestrial, freshwater and coastal environments are cumulative and may include:

1. fragmentation and isolation of indigenous ecosystems and habitats;
2. reduction in the extent and quality of indigenous ecosystems and habitats;
3. loss of corridors or connections linking indigenous ecosystems and habitat fragments or between ecosystems and habitats;
4. the loss of ecological sequences;
5. loss or disruption to migratory pathways in water, land or air;
6. effects of changes to hydrological flows, water levels, and water quality on ecosystems;
7. loss of buffering of indigenous ecosystems;
8. loss of ecosystem services;
9. loss, damage or disruption to ecological processes, functions and ecological integrity;
10. changes resulting in an increased threat from animal and plant pests;
11. effects which contribute to a cumulative loss or degradation of indigenous habitats and ecosystems;
12. noise, visual and physical disturbance on indigenous species, particularly within the coastal environment; and
13. loss of habitat that supports or provides a key life-cycle function for indigenous species listed as 'Threatened' or 'At Risk' in the New Zealand Threat Classification System lists.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M3 — Avoidance, remediation, mitigation and offsetting (for indigenous biodiversity that is not significant)

Regional and district plans:

1. for non-significant indigenous vegetation and non-significant habitats of indigenous fauna (excluding activities pursuant to ECO-M4):
 - a. shall require that where loss or degradation of indigenous biodiversity is authorised adverse effects are avoided, remedied or mitigated (whether by onsite or offsite methods).
 - b. should promote biodiversity offsets as a means to achieve no net loss of indigenous biodiversity where significant residual adverse effects are unable to be avoided, remedied or mitigated.
 - c. when considering remediation, mitigation or offsetting, methods may include the following:
 - i. replacing the indigenous biodiversity that has been lost or degraded;
 - ii. replacing like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);
 - iii. the legal and physical protection of existing habitat;
 - iv. the re-creation of habitat; or
 - v. replacing habitats or ecosystems with indigenous biodiversity of greater ecological value.
2. for significant indigenous vegetation and significant habitats of indigenous fauna ECO-M13 applies.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M4 — Recognition of activities having minor adverse effects on indigenous biodiversity

Regional and district plans should include permitted activities where they will have minor adverse effects in relation to the maintenance or protection of indigenous biodiversity. They may include:

1. the maintenance, operation and upgrading of lawfully established infrastructure, regionally significant infrastructure and lawfully established activities using natural and physical resources of regional or national importance;
2. existing lawfully established uses of land where the effects of such land use remain the same or similar in character, intensity and scale;
3. activities undertaken for the purpose of maintenance or enhancement of indigenous biodiversity;
4. the collection of material for maintaining traditional Māori cultural practices; and
5. actions necessary to avoid loss of life, injury or serious damage to property.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M5 — Information gathering

Waikato Regional Council will:

1. collect, analyse and make available the following information for each district and for the region as a whole:
 - a. extent of the remaining indigenous habitat and ecosystems;
 - b. extent of indigenous habitat and ecosystem loss (from 1840 baseline);
 - c. ecosystem health and condition; and

- d. indigenous biodiversity trends, including in relation to no net loss;
2. facilitate the establishment of baselines and indicators for ecosystem health and condition; and
3. utilise monitoring information to track progress, monitor policy and plan effectiveness and inform review of regulatory and non-regulatory methods.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M6 — Biodiversity inventory

Waikato Regional Council will collaborate with territorial authorities, tangata whenua and other stakeholders, to establish and maintain a biodiversity inventory for use in advocacy, education, information provision, policy development and decision making.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M7 — Threatened species information

Local authorities should liaise with the Department of Conservation and other relevant agencies to ensure location and distribution data for species listed as 'Threatened' or 'At Risk' in the New Zealand Threat Classification System lists are available when preparing and implementing regional or district plans.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M8 — Plan development

Local authorities should consider (including when developing regional and district plans):

1. offering incentives for indigenous biodiversity enhancements or protection; and
2. using financial contributions and other economic instruments to maintain or enhance indigenous biodiversity.

The relevant policy is:

<i>ECO-P1 — Maintain or enhance indigenous biodiversity</i>

ECO-M9 — Pest management

When preparing any Regional Pest Management Strategy and prioritising pest management activities, Waikato Regional Council will have regard to indigenous biodiversity values, including any areas of significant indigenous vegetation and significant habitats of indigenous fauna, and any local indigenous biodiversity strategies.

The relevant policy is:

ECO-P1 — Maintain or enhance indigenous biodiversity
--

ECO-M10 — Funding and assistance

When preparing long-term plans and annual plans, local authorities should ensure that appropriate funding is provided for the protection and enhancement of indigenous biodiversity. This could include provision for:

1. developing and implementing complementary biodiversity advocacy and protection programmes (including the development of on-site biodiversity plans) focused on landowner liaison and community partnership;
2. the promotion of voluntary legal protection, restoration or enhancement of indigenous biodiversity, including through the operation of contestable funds, incentives, rates relief and grants;
3. land acquisition; and
4. biodiversity restoration and enhancement on public land such as local purpose reserves.

The relevant policy is:

ECO-P1 — Maintain or enhance indigenous biodiversity
--

ECO-M11 — Local indigenous biodiversity strategies

Waikato Regional Council will assist territorial authorities to develop local indigenous biodiversity strategies. These strategies will be developed at a district scale and will:

1. use the information produced under ECO-M5 and ECO-M12;
2. establish indigenous biodiversity targets to enable local authorities to prioritise resourcing, track progress and monitor effectiveness in achieving indigenous biodiversity objectives;
3. identify:
 - a. opportunities and priorities for re-creating habitat;
 - b. opportunities and priorities for restoring, enhancing or re-creating buffers, linkages and corridors; and
 - c. important threats to indigenous biodiversity;
4. identify areas or sites:
 - a. of indigenous biodiversity value;
 - b. that may require protection; and
 - c. that may require enhancement;
5. involve working with tangata whenua, affected landowners and resource managers, and other key stakeholders; and
6. assist in determining the regulatory and non-regulatory framework, including how territorial authorities will contribute to working towards achieving no net loss at a regional scale to maintain or enhance indigenous biodiversity.

Local authorities should have regard to these strategies when considering the most appropriate combination of regulatory and non-regulatory methods for each district.

The relevant policy is:

ECO-P1 — Maintain or enhance indigenous biodiversity
--

ECO-M12 — Identify areas of significant indigenous vegetation and significant habitats of indigenous fauna

For the purposes of identifying areas of significant indigenous vegetation and significant habitats of indigenous fauna, Waikato Regional Council will identify areas of significant indigenous vegetation and significant habitats of indigenous fauna at the regional scale (significant natural areas) and make this information available to territorial authorities.

<i>The relevant policy is:</i>
<i>ECO-P2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna</i>

ECO-M13 — Protect areas of significant indigenous vegetation and significant habitats of indigenous fauna

Regional and district plans shall (excluding activities pursuant to ECO-M4):

1. protect areas of significant indigenous vegetation and significant habitats of indigenous fauna;
2. require that activities avoid the loss or degradation of areas of significant indigenous vegetation and significant habitats of indigenous fauna in preference to remediation or mitigation;
3. require that any unavoidable adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna are remedied or mitigated;
4. where any adverse effects are unable to be avoided, remedied or mitigated in accordance with (2) and (3), more than minor residual adverse effects shall be offset to achieve no net loss; and
5. ensure that remediation, mitigation or offsetting as a first priority relates to the indigenous biodiversity that has been lost or degraded (whether by on-site or off-site methods). Methods may include the following:
 - a. replace like-for-like habitats or ecosystems (including being of at least equivalent size or ecological value);
 - b. involve the re-creation of habitat;
 - c. develop or enhance areas of alternative habitat supporting similar ecology/significance; or
 - d. involve the legal and physical protection of existing habitat;
6. recognise that remediation, mitigation and offsetting may not be appropriate where the indigenous biodiversity is rare, at risk, threatened or irreplaceable; and
7. have regard to the functional necessity of activities being located in or near areas of significant indigenous vegetation and significant habitats of indigenous fauna where no reasonably practicable alternative location exists.

<i>The relevant policy is:</i>
<i>ECO-P2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna</i>

ECO-M14 — Assess significance

Where regional and district plans require an assessment of significant indigenous vegetation and the significant habitats of indigenous fauna that have not been identified by Waikato Regional Council as part of ECO-M12, the criteria in APP5 shall be used. The identification of the characteristics of any area will be undertaken prior to any modification of the area or site and will inform the decision-making process as to whether the proposed activity or modification is appropriate. The characteristics that have contributed to an area being significant should also be communicated to the relevant landowners and kept on record by the local authority.

The relevant policy is:*ECO-P2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna***ECO-M15 — Identify threats to areas of significant indigenous vegetation and significant habitats of indigenous fauna**

Waikato Regional Council will identify important threats to those areas identified in ECO-M12 and work with relevant agencies and landowners to facilitate the management of these threats.

The relevant policy is:*ECO-P2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna***ECO-M16 — Working with tangata whenua**

Local authorities should recognise tangata whenua relationships with indigenous biodiversity. This could include involving tangata whenua when identifying opportunities for re-creating habitat and providing opportunities for tangata whenua involvement in implementing local indigenous biodiversity strategies.

The relevant policy is:*ECO-P3 — Collaborative management***ECO-M17 — Education and advocacy**

Waikato Regional Council will:

1. work with resource managers and industry to encourage the adoption of best practice biodiversity management practices (including the recognition of local indigenous biodiversity strategies) into their management/operational plans;
2. advocate to relevant agencies and landowners the use and requirements of other legislation (such as the Wildlife Act 1953 and the need for permits to destroy or disturb protected wildlife, Conservation Act 1987, Fisheries Act 1983, Biosecurity Act 1993) or available funding mechanisms to protect or restore areas of indigenous habitats and biodiversity; and
3. work with territorial authorities, landowners, tangata whenua and other relevant stakeholders to promote positive indigenous biodiversity outcomes and improve understanding of the importance and benefits of improved indigenous biodiversity.

The relevant policy is:*ECO-P3 — Collaborative management***Another relevant method is:***CE-CMA-M15 — Activities affecting water quality***Principal reasons****ECO-PR1 — Maintain or enhance indigenous biodiversity**

ECO-P1 guides Waikato Regional Council and territorial authorities to maintain indigenous biodiversity wherever it occurs. An important component of the policy direction is to work towards no net loss for all indigenous biodiversity at a regional scale. The policy is also important where ecosystems have been depleted and fragmented, such as coastal and lowland ecosystems, and where maintaining indigenous biodiversity in the long term requires enhancement and restoration. The Policy will be implemented through a combination of both regulatory and non-regulatory mechanisms. This provides the flexibility to manage the varying local contexts and take into account the positive effects that some activities may have on indigenous biodiversity. Examples of this include positive effects from riparian planting.

ECO-M1 recognises that there is a range of mechanisms by which regional and district plans can maintain or enhance indigenous biodiversity when managing the effects of activities. Such mechanisms can provide the flexibility to cope with varying local situations or locally specific types of activities, such as within the cycles of plantation forestry.

ECO-M2 provides guidance on adverse effects to be avoided, remedied, mitigated and offset when managing the effects of activities.

No net loss of indigenous biodiversity is to be achieved at a regional scale and does not create a no adverse effects regime. Some activities may result in a loss of indigenous biodiversity; however this will be countered by other regulatory and non-regulatory methods that result in positive indigenous biodiversity outcomes. For non-significant indigenous biodiversity ECO-M3 seeks that district and regional plans avoid, remedy or mitigate adverse effects first, before promoting offsetting. ECO-M3 provides a more flexible approach to offsetting and no net loss than ECO-M13 which applies to areas of significant indigenous biodiversity.

ECO-M4 provides a list of activities that may be provided for as permitted activities in regional and district plans where their effects are minor.

ECO-M5 to ECO-M11 provide a range of non-regulatory approaches intended to allow councils to work collaboratively and strategically to identify opportunities and priorities for enhancement and restoration activities, and to ensure that they have appropriate funding mechanisms, incentives and information to achieve positive indigenous biodiversity outcomes. ECO-M5 recognises that ecosystem health is an integral component of ecosystem functioning, and that establishing appropriate methodology and baseline data will enable this to be monitored.

ECO-M11 helps determine the most appropriate mix of regulatory and non-regulatory methods to address biodiversity management for each district. This method will help to clarify how a no net loss approach should be applied within the broader strategic picture of district-wide indigenous biodiversity maintenance and enhancement. The Method is also important for determining how each district can contribute to no net loss at a regional scale.

ECO-PR2 — Protect significant indigenous vegetation and significant habitats of indigenous fauna

ECO-P2 addresses the requirements of s6(c) of the Resource Management Act to protect areas of significant indigenous vegetation and significant habitat of indigenous fauna in terrestrial, freshwater, coastal and marine environments. The policy and methods recognise that protection of these areas requires that the areas and the characteristics that deem them to be significant are identified, that identification should be carried out in a consistent manner across the region, and that protection will

be achieved through both regulatory and non-regulatory methods. Protection of significant sites need not prevent their use where activities will not materially compromise the characteristics or values which deemed the site significant. The enhancement of ecosystem types as identified in ECO-P1 also applies to significant indigenous vegetation and significant habitats of indigenous fauna in ECO-P2.

The intention is for areas of significant indigenous vegetation and significant habitat of indigenous fauna to be identified either at a regional scale by Waikato Regional Council (significant natural areas project), or as a consequence of managing activities through regional and district plans (ECO-M13). It is important that regional and district plan provisions provide for the identification of additional areas, including those not identified in ECO-M12 which are difficult to detect at the regional scale due to limitations in technology. Figure 4 in APP6 summarises the respective roles and responsibilities. The identification of significant indigenous vegetation and significant habitats of indigenous fauna by the Regional Council has been undertaken in accordance with Table 28 criteria in APP5, through district-scale vegetation mapping, assessment and review of sites, fauna and vegetation studies, scientific research, primarily as a desktop analysis to which varying degrees of confidence are assigned. Before information is included in regional or district plans further verification and validation may be required to confirm whether the identified areas meet the criteria for significance in APP5.

ECO-M13 reflects a more directive approach to achieving no net loss for areas of significant indigenous biodiversity than ECO-M3. This is consistent with s6(c) of the Resource Management Act which requires protection of such biodiversity. The Method seeks avoidance of adverse effects as the most effective means of protecting areas of significant indigenous vegetation and significant habitat of indigenous fauna. It recognises that some loss of or damage to those areas may be unavoidable and in those cases remediation and mitigation is required. Where adverse effects remain after avoidance, remediation and mitigation then more than minor adverse effects are required to be offset. Any loss can be documented and tracked to assist with monitoring the state of the resource.

When applying ECO-M13, the expectation is that proposals should reasonably demonstrate that no net loss has been achieved using methodology that is appropriate and commensurate to the scale and intensity of the adverse effects. The application of biodiversity offsetting will be determined on a case by case basis through the decision-making processes.

ECO-M13(7) requires that plans shall have regard to the necessity for certain activities to locate in areas of significant indigenous biodiversity where the presence of another resource leads to a functional need for the activity to locate there. Clause (7) does not provide activities with an exemption from the other clauses within ECO-M13, it is another matter to be considered through the decision-making process as appropriate.

ECO-M14 requires use of the criteria in APP5 to achieve consistency across the region when assessing significance. An area will be considered significant if it meets one or more of the eleven criteria in APP5.

During the process of identifying areas of significant indigenous vegetation and significant habitat of indigenous fauna, Waikato Regional Council will have the opportunity to identify general threats to the biodiversity at those sites. This information will not be a detailed threat analysis of every site, but ECO-M15 signals that the information will be provided to relevant agencies and landowners so that it can be used to direct management of these sites. Information should be managed so that it does not compromise the protection of populations of threatened species.

Map 24 has been inserted as a result of Environment Court decision *Opoutere Ratepayers and Residents Association v Waikato Regional Council* [2015] NZEnvC 126, which found, after rigorous testing through the Environment Court hearing process, that the area shown is a significant natural ecosystem and site of biological importance. The area identified in Map 24 should not be considered as being of greater significance or importance than other areas in the region that have been identified through the process set out under ECO-P2 and the associated methods.

ECO-PR3 — Collaborative management

ECO-P3 recognises the importance of engaging with landowners, resource managers, tangata whenua and other key stakeholders when seeking positive biodiversity outcomes through ECO-P1, ECO-P2 and CE-P2. The collaborative approach is relevant to both plan preparation and implementation, as well as when carrying out other work programmes. It is intended that a collaborative approach will facilitate identification of opportunities for involvement and ways to empower tangata whenua and resource managers to improve their knowledge of indigenous biodiversity and to promote successful maintenance and restoration practices.

Anticipated environmental results

ECO-AER1	There is no net loss in area or values of significant vegetation or significant habitat of indigenous fauna, see GEO-AER3 in relation to Geothermal Features.
ECO-AER2	The number and extent of significant natural areas which are formally protected or covenanted is increased.
ECO-AER3	The number and extent of significant natural areas which are protected from grazing by stock is increased.
ECO-AER4	There is no decline in the extent of under-represented indigenous ecosystem types (those with 20 per cent or less of their original extent).
ECO-AER5	There is no reduction in extent of coastal wetlands, estuaries, salt marshes and sand dunes in the coastal environment.
ECO-AER6	The availability of funding or other incentives for protection, enhancement and restoration activities is increased.
ECO-AER7	The area of restored or recreated indigenous biodiversity is increased, including areas under sustained pest control, or formal protection.
ECO-AER8	There is no human-induced loss of indigenous species or their natural range within the region.
ECO-AER9	Fragmentation of indigenous ecosystems, habitats and areas is reduced.

EIT – Energy, infrastructure and transport

Objectives

EIT-O1 — Energy

Energy use is managed, and electricity generation and transmission is operated, maintained, developed and upgraded, in a way that:

1. increases efficiency;
2. recognises any increasing demand for energy;
3. seeks opportunities to minimise demand for energy;
4. recognises and provides for the national significance of electricity transmission and renewable electricity generation activities;
5. recognises and provides for the national, regional and local benefits of electricity transmission and renewable electricity generation;
6. reduces reliance on fossil fuels over time;
7. addresses adverse effects on natural and physical resources;
8. recognises the technical and operational constraints of the electricity transmission network and electricity generation activities; and
9. recognises the contribution of existing and future electricity transmission and electricity generation activities to regional and national energy needs and security of supply.

EIT-O1 addresses the following issues:	
SRMR-I1 — State of resources SRMR-I3 — Providing for energy demand SRMR-I4 — Managing the built environment SRMR-I6 — Health and wellbeing of the Waikato River catchment	
EIT-O1 is achieved by the following policies:	
IM-P1 — Integrated approach IM-P2 — Collaborative approach IM-P3 — Tangata whenua IM-P4 — Regionally significant industry and primary production AIR-P1 — Improve degraded air quality CE-P1 — Planning for development in the coastal environment CE-CMA-P3 — Interests in the coastal marine area GEO-P1 — Sustainable management of the Regional Geothermal Resource GEO-P3 — Development Geothermal Systems GEO-P4 — Limited Development Geothermal Systems GEO-P5 — Protected Geothermal Systems	GEO-P6 — Research Geothermal Systems GEO-P7 — Small Geothermal Systems LF-P1 — Approach to identifying fresh water body values and managing fresh water bodies LF-P3 — All fresh water bodies LF-P6 — Allocating fresh water LF-P7 — Efficient use of fresh water EIT-P1 — Significant infrastructure and energy resources UFD-P1 — Planned and co-ordinated subdivision, use and development UFD-P2 — Co-ordinating growth and infrastructure UFD-P4 — Energy demand management UFD-P5 — Access to minerals UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy UFD-P19 — Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments
Another relevant objective is:	
UFD-O1 — Built environment	

Policies

EIT-P1 — Significant infrastructure and energy resources

Management of the built environment ensures particular regard is given to:

1. that the effectiveness and efficiency of existing and planned regionally significant infrastructure is protected;
2. the benefits that can be gained from the development and use of regionally significant infrastructure and energy resources, recognising and providing for the particular benefits of renewable electricity generation, electricity transmission, and municipal water supply; and
3. the locational and technical practicalities associated with renewable electricity generation and the technical and operational requirements of the electricity transmission network.

The relevant objectives are:

IM-O2 — Resource use and development
IM-O3 — Decision making
IM-O8 — Sustainable and efficient use of resources
GEO-O1 — Geothermal
LF-O1 — Mauri and values of fresh water bodies
LF-O2 — Allocation and use of fresh water
EIT-O1 — Energy
UFD-O1 — Built environment

Other relevant policies are:

UFD-P1 — Planned and co-ordinated subdivision, use and development
UFD-P2 — Co-ordinating growth and infrastructure
UFD-P4 — Energy demand management
UFD-P6 — Information collection

Methods

EIT-M1 — Plan provisions

Regional and district plans shall include provisions that give effect to EIT-P1, and in particular, that management of the built environment:

1. avoids, as far as practicable, adverse effects on the function of significant transport corridors as defined in Maps 25 and 26, and otherwise remedies or mitigates any adverse effects that cannot be practicably be avoided;
2. avoids, as far as practicable, the adverse effects of ribbon development along the defined significant transport corridors, and otherwise remedies or mitigates any adverse effects that cannot practicably be avoided;
3. avoids as far as practicable, the need for additional access points onto the defined significant transport corridors, and otherwise remedies or mitigates the adverse effects of any additional access points that cannot practicably be avoided;
4. avoids as far as is practicable, the exacerbation of community severance caused by defined significant transport corridors, and otherwise remedies or mitigates the adverse effects of any exacerbated community severance that cannot practicably be avoided;
5. provides for renewable energy by having particular regard to:
 - a. the increasing requirement for electricity generation from renewable sources such as

- geothermal, fresh water, wind, solar, biomass and marine, and the need to maintain generation from existing renewable electricity generation activities;
 - b. the need for electricity generation to locate where energy sources exist, and transmission infrastructure to connect these generation sites to the national grid or local distribution network;
 - c. the logistical or technical practicalities associated with developing, upgrading, operating or maintaining renewable electricity generation, or electricity transmission activities;
 - d. any residual environmental effects of renewable electricity generation activities which cannot be avoided, remedied or mitigated can be offset or compensated to benefit the affected community or the region; and
 - e. the benefits of renewable electricity generation activities including maintaining or increasing security of electricity supply.
6. provides for infrastructure in a manner that:
- a. recognises that infrastructure development can adversely affect people and communities;
 - b. enables the ongoing operation, maintenance, upgrading and development of municipal water supply infrastructure so as to provide for the justified and reasonably foreseeable needs of current and future generations; and
 - c. does not result in land uses that adversely affect the effective and efficient operation of existing and planned regionally significant infrastructure.
7. considers how existing and planned renewable electricity generation activities and existing and planned urban development will be managed in relation to one another.

The relevant policy is:

<i>EIT-P1 — Significant infrastructure and energy resources</i>

EIT-M2 — Transmission corridor management approach

Waikato Regional Council will work with territorial authorities and energy companies and in consultation with other relevant industry organisations, to develop a transmission corridor management approach which:

1. recognises the benefits of the national electricity grid;
2. identifies key transmission corridors in district plans, and:
 - a. protects the corridor and electricity transmission network from inappropriate activities (including “sensitive activities”, as defined in the National Policy Statement on Electricity Transmission); and
 - b. manages the adverse effects (including reverse sensitivity effects) of subdivision, use and development on the operation, maintenance, upgrading and development of the electricity transmission network.
3. identifies and addresses potential effects on people and communities and natural and physical resources from new transmission infrastructure;
4. seeks opportunities for alignment with other infrastructure corridors;
5. recognises that energy companies may be affected parties with respect to land use change, including subdivision and development; and
6. seeks to manage the effects of third parties on the safe and efficient operation of the transmission network.

The relevant policy is:

<i>EIT-P1 — Significant infrastructure and energy resources</i>

EIT-M3 — Collaboration

Waikato Regional Council will seek to collaborate with territorial authorities, KiwiRail and the NZ Transport Agency to ensure development protects the function of significant transport corridors as defined in Maps 25 and 26.

The relevant policy is:

<i>EIT-P1 — Significant infrastructure and energy resources</i>

EIT-M4 — Regional Land Transport Plan

Waikato Regional Council will, subject to the requirements of the Land Transport Management Act 2003, through the Regional Land Transport Plan, include provisions to support the protection of the function of significant transport corridors including through strategic corridor policy which provides a consistent regional approach for Road Controlling Authorities, including territorial authorities for their district plans.

The relevant policy is:

<i>EIT-P1 — Significant infrastructure and energy resources</i>

EIT-M5 — Measures to avoid adverse effects

Local authorities should ensure that appropriate measures are implemented to avoid adverse effects of development of the built environment on the safe, efficient and effective operation of regionally significant infrastructure. With respect to electricity transmission corridors, development of the built environment should also take into account National Policy Statements, National Environmental Standards and Transmission Corridor Guidelines as relevant to the circumstances.

The relevant policy is:

<i>EIT-P1 — Significant infrastructure and energy resources</i>

EIT-M6 — Resilience of regionally significant infrastructure

Infrastructure providers should develop ways to maintain and improve the resilience of regionally significant infrastructure, such as through back-up systems and protection from the risk of natural hazards.

The relevant policy is:

<i>EIT-P1 — Significant infrastructure and energy resources</i>

Other relevant methods are:

<i>UFD-M1 — Regional plans, district plans and development planning mechanisms</i> <i>UFD-M3 — Advocacy for development principles</i> <i>UFD-M4 — Development manuals and design codes</i> <i>UFD-M6 — Growth strategies</i>	<i>UFD-M17 — Working with neighbouring regions</i> <i>UFD-M18 — Integrated Transport Assessments</i> <i>UFD-M19 — Strategic planning for infrastructure within the coastal marine area and connections with land</i> <i>UFD-M23 — Advocacy and education on energy demand</i>
--	--

<i>UFD-M7 — Urban development planning</i>	<i>management</i>
<i>UFD-M8 — Information to support new urban development and subdivision</i>	<i>UFD-M24 — Development manuals and design codes</i>
<i>UFD-M9 — Other party involvement</i>	<i>UFD-M25 — Managing travel demand</i>
<i>UFD-M11 — Plan provisions co-ordinating growth and infrastructure</i>	<i>UFD-M26 — Local transport strategies</i>
<i>UFD-M12 — Aligning infrastructure and land use planning</i>	<i>UFD-M27 — Public transport services</i>
<i>UFD-M14 — Planning for land use and transport</i>	<i>UFD-M33 — Keeping records on development and infrastructure trends</i>
<i>UFD-M15 — Transport planning</i>	<i>UFD-M35 — Report on the Regional Land Transport Plan</i>
<i>UFD-M16 — Future infrastructure changes and upgrades</i>	

Principal reasons

EIT-PR1 — Significant infrastructure and energy resources

Regionally significant infrastructure and energy resources support the wellbeing of the regional community. Much of this infrastructure and energy is also very important for New Zealand as a whole, such as energy and transport infrastructure that connects areas to the north, east and south of the Waikato Region. It is therefore very important that development of the built environment does not compromise the functioning of this infrastructure. EIT-M1, EIT-M3, EIT-M4 and EIT-M5 are provided for this purpose. EIT-P1(1) is intended to ensure the ongoing efficiency and effectiveness of regionally significant infrastructure, but does not imply that all adverse effects on that infrastructure must be avoided in all cases. If the adverse effects of a built environment proposal cannot practicably be avoided, then EIT-M1(1), (2), (3) and (4) do not imply that the selected site should always be considered unsuitable as it may be possible to remedy or mitigate the adverse effects of concern. EIT-M6 also seeks to protect regionally significant infrastructure from natural hazards.

The way in which the term ‘planned’ is to be applied is explained in the explanation to EIT-P1.

The significant transport corridors identified in Maps 25 and 26 reflect the key strategic transport corridors identified in Maps 2 and 3 of the operative Regional Land Transport Plan 2021-2051, which classifies them as current and future arterial, regional, national and national high volume road corridors, and regional and national rail corridors. Significant transport corridors are equivalent to strategically important inter- and intra-regional road and rail corridors identified in the Regional Land Transport Plan.

New Zealand and the region will benefit from further development of infrastructure and energy resources. Methods are provided to support such development in a way that appropriately manages potential adverse effects. Many effects of new electricity transmission, for example, could be avoided by appropriate siting of this infrastructure. This can be achieved through developing a transmission corridor management approach as described in EIT-M2.

There is an increasing need for renewable energy, and renewable energy developments such as hydro-electric dams can be regionally significant. The potential for development of renewable energy resources can be reduced due to development of the built environment. The methods ensure this is recognised in district and regional plans. Decisions about the future location of some developments (such as rural-residential development) should take into account the potential for locations to be used for future renewable energy developments.

Anticipated environmental results

EIT-AER1	No increase in per capita energy use in the Waikato region.
EIT-AER2	A transmission corridor management approach is developed and consistently implemented.
EIT-AER3	A secure (reliable and resilient) electricity generation and transmission system in the region that meets demand.
EIT-AER4	Increased supply of renewable energy contributes towards improved security of supply.
EIT-AER5	There is a decreased dependence on energy from non-renewable sources and increase in the use of renewable energy sources.

Other relevant anticipated environmental results are:

UFD-AER2
UFD-AER3

HAZ — Hazards and risks

Objectives

HAZ-O1 — Natural hazards

The effects of natural hazards on people, property and the environment are managed by:

1. increasing community resilience to hazard risks;
2. reducing the risks from hazards to acceptable or tolerable levels; and
3. enabling the effective and efficient response and recovery from natural hazard events.

HAZ-O1 addresses the following issues:	
SRMR-I1 — State of resources SRMR-I2 — Effects of climate change SRMR-I4 — Managing the built environment	
HAZ-O1 is achieved by the following policies:	
IM-P1 — Integrated approach IM-P2 — Collaborative approach IM-P3 — Tangata whenua CE-P1 — Planning for development in the coastal environment CE-CMA-P3 — Interests in the coastal marine area GEO-P3 — Development Geothermal Systems	GEO-P4 — Limited Development Geothermal Systems HAZ-P1 — Natural hazard risk management approach HAZ-P2 — Manage activities to reduce the risks from natural hazards HAZ-P3 — High impact, low probability natural hazard events UFD-P1 — Planned and co-ordinated subdivision, use and development

Policies

HAZ-P1 — Natural hazard risk management approach

Natural hazard risks are managed using an integrated and holistic approach that:

1. ensures the risk from natural hazards does not exceed an acceptable level;
2. protects health and safety;
3. avoids the creation of new intolerable risk;
4. Reduces intolerable risk to tolerable or acceptable levels;
5. enhances community resilience;
6. is aligned with civil defence approaches;
7. prefers the use of natural features over man-made structures as defences against natural hazards;
8. recognises natural systems and takes a 'whole of system' approach; and
9. seeks to use the best available information/best practice.

The relevant objectives are:
IM-O1 — Integrated management IM-O2 — Resource use and development IM-O3 — Decision making IM-O5 — Adapting to climate change IM-O9 — Amenity LF-O3 — Riparian areas and wetlands

HAZ-O1 — *Natural hazards*
 NATC-O1 — *Natural character*
 UFD-O1 — *Built environment*

HAZ-P2 — Manage activities to reduce the risks from natural hazards

Subdivision, use and development are managed to reduce the risks from natural hazards to an acceptable or tolerable level including by:

1. ensuring risk is assessed for proposed activities on land subject to natural hazards;
2. reducing the risks associated with existing use and development where these risks are intolerable;
3. avoiding intolerable risk in any new use or development in areas subject to natural hazards;
4. minimising any increase in vulnerability due to residual risk;
5. avoiding the need or demand for new structural protection works; and
6. discouraging hard protection structures and promoting the use of alternatives to them, including natural defences in the coastal environment.

The relevant objectives are:

IM-O1 — *Integrated management*
 IM-O2 — *Resource use and development*
 IM-O3 — *Decision making*
 IM-O5 — *Adapting to climate change*
 CE-O1 — *Coastal environment*
 HAZ-O1 — *Natural hazards*

HAZ-P3 — High impact, low probability natural hazard events

The risks associated with high impact, low probability natural hazard events such as tsunamis, volcanic eruptions, earthquakes and debris flows are considered, having particular regard to:

1. personal health and safety;
2. damage and/or disruption to essential community services;
3. the ability of a community to respond and recover; and
4. civil defence readiness, response and recovery planning.

The relevant objective is:

HAZ-O1 — *Natural hazards*

HAZ-P4 — Contaminated land

Identify and manage contaminated land to ensure human, plant and animal health, and water, air and soil quality are protected from unacceptable risk.

The relevant objectives are:

IM-O1 — *Integrated management*
 IM-O3 — *Decision making*
 IM-O6 — *Ecosystem services*
 IM-O8 — *Sustainable and efficient use of resources*
 AIR-O1 — *Air quality*
 LF-O1 — *Mauri and values of fresh water bodies*
 LF-O4 — *Values of soil*

Methods

HAZ-M1 — Risk management framework

Regional and district plans shall incorporate a risk-based approach into the management of subdivision, use and development in relation to natural hazards. This should be in accordance with relevant standards, strategies and plans, and ensure that:

1. new development is managed so that natural hazard risks do not exceed acceptable levels;
2. intolerable risk is reduced to tolerable or acceptable levels
3. the creation of new intolerable risk is avoided;
4. any intolerable risk as a result of existing use and development is as low as reasonably achievable; and
5. where intolerable risk remains, the risks will be managed until an acceptable level is achieved.

The relevant policy is:
HAZ-P1 — Natural hazard risk management approach

HAZ-M2 — Define primary hazard zones

Waikato Regional Council will identify primary hazard zones in consultation with key stakeholders including but not limited to territorial authorities, tangata whenua, infrastructure providers, and affected communities and these shall be recognised and provided for in regional and district plans.

The relevant policy is:
HAZ-P1 — Natural hazard risk management approach

HAZ-M3 — Assess natural hazard risk to communities

Waikato Regional Council will collaborate with territorial authorities, tangata whenua and other agencies to undertake assessments of coastal and other communities at risk or potentially at risk from natural hazards, and develop long-term strategies for these communities. The strategies will, as a minimum:

1. include recommendations for any hazard zones that should be applied, including primary hazard zones;
2. identify risks to the community and existing infrastructure from natural hazards; and
3. identify options for reducing the risks to the community to an acceptable level and the relative benefits and costs of those options, including taking into account any effects on:
 - a. public access;
 - b. amenity values; or
 - c. natural character (including natural physical processes, indigenous biodiversity, landscape and water quality).

The relevant policy is:
HAZ-P1 — Natural hazard risk management approach

HAZ-M4 — Regional natural hazards forum

Waikato Regional Council will establish and co-ordinate a regional natural hazards forum to promote organisational integration and information sharing across jurisdictional and plan boundaries.

The relevant policy is:*HAZ-P1 — Natural hazard risk management approach***HAZ-M5 — Information, education and advocacy**

Waikato Regional Council will

1. collaborate with:
 - a. territorial authorities to support the collection and analysis of natural hazard risk information;
 - b. territorial authorities, the Ministry of Civil Defence and Emergency Management, the Waikato Civil Defence and Emergency Management Group and other agencies to develop and implement public education and awareness programmes on natural hazards and their associated risks;
 - c. agencies involved in the property market, including insurance companies, lending agencies and real estate agencies to promote understanding and awareness of natural hazard risk to properties; and
 - d. research organisations; and
2. store all natural hazard risk information that is available and relevant to the Waikato region, and share this information with territorial authorities and other relevant stakeholders; and
3. advocate for:
 - a. a proactive approach to natural hazard identification in district and regional plans;
 - b. the use of best practice approaches, including mātauranga Māori, to natural hazard identification and management of the associated risks; and
 - c. a strategic approach to development (including redevelopment) that seeks that any increase in risk from natural hazards (including residual risk) is minimised.

The relevant policy is:*HAZ-P1 — Natural hazard risk management approach***HAZ-M6 — Control of subdivision within areas of intolerable risk**

District plans shall control subdivision to avoid creating demand for new structures within identified high risk flood zones and identified primary hazard zones, and areas at high risk of coastal hazard.

The relevant policy is:*HAZ-P2 — Manage activities to reduce the risks from natural hazards***HAZ-M7 — Identification of areas of coastal hazard risk and high risk flood zones**

District plans shall identify the location of areas:

1. potentially affected by coastal hazards, prioritising the identification of those areas at high risk; and
2. affected by high risk flood hazard.

The relevant policy is:*HAZ-P2 — Manage activities to reduce the risks from natural hazards***HAZ-M8 — Control of structures within primary hazard zones**

Regional plans shall control any use or development of structures within identified primary hazard zones to reduce the risk from natural hazards to an acceptable level over time.

The relevant policy is:

HAZ-P2 — Manage activities to reduce the risks from natural hazards

HAZ-M9 — Floodplain management

Regional plans shall:

1. control activities that divert or discharge flood water, including the importation of cleanfill into floodplains, in order to avoid or mitigate adverse effects of flooding and erosion; and
2. ensure that an integrated catchment approach to flood management is adopted.

The relevant policy is:

HAZ-P2 — Manage activities to reduce the risks from natural hazards

HAZ-M10 — Control of use and development (high risk flood zones and areas of high coastal hazard risk)

Regional and district plans shall ensure that use and development within high risk flood zones and areas of high coastal hazard risk is appropriate, including by avoiding the placement of structures or development where these would be vulnerable to a natural hazard event or would place a community at intolerable risk. These include:

1. habitable structures;
2. significant community infrastructure such as hospitals and emergency services; and
3. lifeline utilities.

The relevant policy is:

HAZ-P2 — Manage activities to reduce the risks from natural hazards

HAZ-M11 — Control of development within a floodplain or coastal hazard area

Regional and district plans shall ensure that

1. Subdivision, use and development can only occur in a floodplain with an annual exceedance probability of 1% (where the floodplain does not match the definition of being a High Risk Flood Zone) or in an identified potential coastal hazard area (not being a High Risk Coastal Hazard area) where:
 - a. appropriate assessment of the risks has been undertaken and these risks will not exceed acceptable levels;
 - b. appropriate assessment of the likely effects has been undertaken, including the effects of any new structure or fill on the diversion of overland flows or any consequential increased runoff volumes;
 - c. the creation of a new, or exacerbation of an existing hazard, including those off site, and any adverse effects are avoided, remedied or mitigated;
 - d. any adverse effects of a 1% annual exceedance probability flood event on habitable buildings are avoided or mitigated;
 - e. has been designed and located to minimise the level of coastal hazard risk over its intended lifetime; and
 - f. any hazardous substance stored as part of the development, or during the construction, or

- found on or near to the site, will not create a hazard; or
2. it is essential infrastructure, and:
 - a. it cannot be located elsewhere; or
 - b. it will not increase the risk of or from natural hazard.

The relevant policy is:

HAZ-P2 — Manage activities to reduce the risks from natural hazards

HAZ-M12 — Control of subdivision, use and development (residual risk zones)

District plans shall identify residual risk zones and shall control subdivision, use and development within these zones so that residual risk is minimised. In doing so, particular regard shall be had to:

1. the level of service provided by the structural defences;
2. the physical, environmental and financial sustainability of the structural defences over a period of at least 100 years;
3. the impact caused by an overwhelming or a structural failure of protection works; and
4. a reduction in the ability of a community to respond to and recover from a natural hazard event.

The relevant policy is:

HAZ-P2 — Manage activities to reduce the risks from natural hazards

HAZ-M13 — Control of subdivision, use and development for other natural hazards and associated risk

Regional and district plans shall control subdivision, use and development outside primary hazard zones, high risk flood zones, floodplains and residual risk zones to ensure:

1. they do not create or exacerbate natural hazard risks elsewhere;
2. they are appropriate by considering:
 - a. the likelihood that defensive structures or works will be required to protect the activity from the effects of natural hazards;
 - b. the vulnerability of the activity to the effects of natural hazards;
 - c. the potential for adverse effects on the wider local and/or regional community; and
 - d. whether or not the development is consistent with a growth strategy or structure plan; and
3. the role of natural features to avoid or mitigate natural hazards should be recognised and maintained or enhanced.

The relevant policy is:

HAZ-P2 — Manage activities to reduce the risks from natural hazards

HAZ-M14 — Planning for readiness, response and recovery

Local authorities should consider the potential effects of high impact, low probability natural hazard events and address these, including by:

1. where possible avoiding new development in high risk hazard areas (for example, tsunami run-up areas). Development that may be directed away from such areas could include:
 - a. residential, commercial and industrial uses (especially those involving hazardous materials);
 - b. lifeline utilities; and
 - c. emergency services facilities including police, hospital and fire services;

2. using other land use planning measures where it is not feasible to restrict land uses to open-space uses. These may include controlling the type of development and uses allowed in hazard areas, and avoiding high value and/or high occupancy uses to the greatest degree possible;
3. for tsunami risk, considering site-specific mitigation measures aimed at slowing, blocking, or redirecting water, or raising structures and habitable areas above the expected level of inundation;
4. avoiding or restricting the location of facilities such as hospitals, schools and other facilities that may be difficult to evacuate quickly in areas at risk from tsunami, lahars, lava and pyroclastic flows, and debris avalanches;
5. liaising with civil defence and lifeline utility agencies; and
6. designing safeguards for critical community networks (for example, water supply).

The relevant policy is:

HAZ-P3 — High impact, low probability natural hazard events

HAZ-M15 — Advocacy

Waikato Regional Council will advocate for appropriate consideration and recognition of the likely effects of high impact, low probability natural hazard events, including through regional and district plans, structure plans, growth strategies and resource consent processes.

The relevant policy is:

HAZ-P3 — High impact, low probability natural hazard events

HAZ-M16 — District plans

District plans shall include provisions that support the implementation of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

The relevant policy is:

HAZ-P4 — Contaminated land

HAZ-M17 — Regional plans

Regional plans shall control discharges to and from land arising from remediation or management of contaminated land to reduce the potential for the creation of further contaminated land.

The relevant policy is:

HAZ-P4 — Contaminated land

HAZ-M18 — Approach to identifying and remediating contaminated land

Waikato Regional Council will collaborate with territorial authorities and other relevant stakeholders to:

1. identify and monitor existing or potentially contaminated land and develop a protocol for the proper use and release of this information; and
2. develop consistent, efficient and effective approaches to remediating and managing contaminated land for when there is an unacceptable risk to human health and the environment;

and

3. territorial authorities shall control any actual or potential effects of the subdivision, development, change in use, or ongoing use of contaminated land.

The relevant policy is:

HAZ-P4 — Contaminated land

HAZ-M19 — Advocacy

Waikato Regional Council will:

1. seek guidance and assistance from central government on the management of specific contaminated lands;
2. recognise and apply relevant Ministry for the Environment criteria and best practice guidance when managing contaminated land; and
3. encourage the active management and remediation of identified areas of contaminated land.

The relevant policy is:

HAZ-P4 — Contaminated land

Principal reasons

HAZ-PR1 — Natural hazard risk management approach

The Resource Management Act, Local Government Act, Building Act and Civil Defence and Emergency Management Act are all relevant to the management of natural hazard risks. This can lead to uncertainty as local authorities have roles under each Act; however, each Act has a different focus. The management of natural hazard risks within the region should be consistent and should be aligned with civil defence approaches. The respective roles of regional and territorial authorities should be clear to avoid duplication of effort and uncertainty (covered in IM — Integrated management). This includes functions in relation to natural hazards information for which it is intended the regional council will take a central role through supporting the territorial authorities and centrally storing all relevant information. It is not expected that the regional council will be responsible for assessing or providing natural hazards information at an individual property scale.

There will be situations where the existing risk to life, property or the environment from natural hazards is considered to be intolerable (primary hazard zones). This could be because the risk is considered real within the short term, or because the potential consequences are significant due to the scale or vulnerability of the people, property or the environment at risk. It is not feasible to set region-wide standards for the identification of these areas due to the variability of the region, including the physical environment, and economic, social and cultural factors. It is expected that these areas will be identified on a case-by-case basis, including through the community assessments under HAZ-M3 and the management of these areas will be tailored to the local situation.

A strategic approach should be taken to natural hazards that avoids the need and demand for ad hoc responses to natural hazard events and recognises that natural hazards are essentially natural events which only really pose a problem when people or development are put at risk. It seeks that assessments are undertaken that consider the appropriate scale (for example, whole community, catchment or beach), and take into account the full range of effects and values, not just risks to people and property. Typical responses to natural hazards have involved attempts to structurally protect property. These responses often result in adverse effects that are borne by other property owners or

the wider community. This policy and methods seek to ensure that where such decisions are made, they are made after full consideration of the relative costs and benefits.

The central concept of the management of natural hazards is the identification and management of activities based on the level of risk to which they are exposed. Avoidance or mitigation of natural hazards is based on risk (the likelihood and consequences of a hazard). Rare events with potentially catastrophic outcomes may have the same level of risk as frequent but low-impact events. Ideally, the risk of both extremes should be managed so as not to exceed an acceptable level. HAZ-M3 directs regional and district plans to take a risk-based approach to natural hazard management and that the risk to people, the community, property and the environment does not exceed acceptable levels or risk is reduced to tolerable levels. It is expected that district plans will further define what is acceptable and tolerable risk in their community and for particular land uses. For example, residential development in a high risk flood zone is likely to exceed acceptable levels of risk due to the risk to life and property given the nature of the land use; however the risk to other types of development in the same area, for example farming, may be acceptable. Intolerable risk is where the risk to people, property or the environment cannot be justified.

Assessment of risk should be in accordance with relevant standards and plans including as relevant:

- a) NZS9401:2008 (Flood Risk Management — A Process Standard);
- b) the Waikato Civil Defence and Emergency Management Group Plan; and
- c) ISO 31000: 2009 (Risk Management).

Diagram 1 below provides clarification of the structure of the natural hazard issues, objectives, policies and methods.

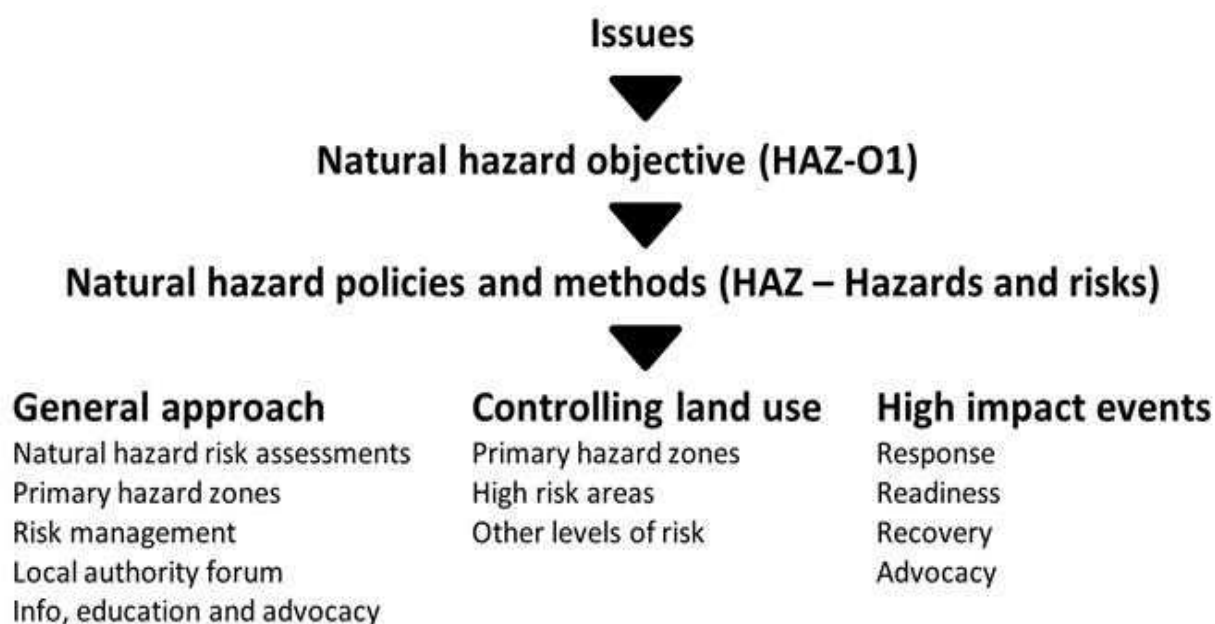


Diagram 1 – Structure of the natural hazard issues, objectives, policies and methods

HAZ-PR2 — Manage activities to reduce the risks from natural hazards

The intention is to reduce the risks to the regional community from natural hazards, recognising that

different tools and approaches are required and appropriate in different situations — for example, for greenfield sites versus developed sites, for areas facing immediate risk versus those facing medium- to long-term risk, or depending on the particular natural hazard(s) faced in an area. This approach recognises that avoiding risk everywhere is impractical and seeks instead to ensure that development is appropriate with respect to the level of risk faced and the relative vulnerability of different activities. It also recognises that natural hazards are essentially natural events which only pose a hazard because development has occurred within their range and it will generally always be easier and cheaper to avoid development in these areas than manage the risk afterwards. This is especially true given the expected effects of climate change which will change the frequency, intensity and occurrence of weather- and sea level-related natural hazards.

Because existing lawfully established activities have some protection under the Resource Management Act (section 10), there are limitations on how territorial authorities can manage existing development. Regional councils are not restricted in the same way. It is expected that to effectively reduce the risks to people, property and the environment, it will be necessary to manage existing structures within primary hazard zones and, therefore, the regional council needs to take on this role. Territorial authorities will retain functions for structures in relation to matters such as access, daylight requirements, yards, and height restrictions. To avoid unnecessary complications due to this overlap, the regional council will investigate transferring its functions back to the relevant territorial authority (refer to section 33 RMA).

Areas of intolerable risk are those areas that have been classified as a High Risk Flood Zone or a Primary Hazard Zone. These are areas where modelling the risks to people and property are likely to be high. Development in these areas will be more tightly controlled in order to reduce the risk from hazards to an acceptable level.

The methods of this policy are predominantly focused towards identified hazard areas, including Primary Hazard Zones, Flood Risk Zones, areas at high risk of coastal hazard and Residual Risk Zones. HAZ-M13 recognises that there are other natural hazards that may be relevant in particular areas e.g. coastal erosion, coastal flooding or liquefaction risk, and that development in these areas needs to be managed to ensure that the risk from these natural hazards does not exceed an acceptable level.

HAZ-PR3 — High impact, low probability natural hazard events

It is practically impossible to completely avoid or even manage the risks associated with high impact, low probability natural hazard events such as tsunami, volcanic eruptions, earthquakes and debris flows. To do so would require relocation of the region's low-lying coastal settlements as well as those around the central volcanic plateau to name but a few. There are, however, practical measures that can be adopted to reduce or mitigate the risk, including by increasing our understanding of these events and where, when and how they may occur, or by increasing our preparedness for such events.

HAZ-PR4 — Contaminated land

People, animals and the environment can be exposed to risk from contaminated land in a number of ways, including direct contact with contaminated soil, swallowing food or water from contaminated environments and breathing gases or contaminated dust.

Exposure to hazardous substances can have significant adverse effects on human health and on soil, surface water, groundwater and ecosystems. As well as endangering health, these substances can limit the current and future uses of land and reduce land value.

Contamination is not always limited to a specific site. Hazardous substances may seep through the soil into groundwater, or be carried to nearby land and waterways in rainwater or on dust particles. Vapour and gases from contaminated land may present additional risks of explosion and odour.

New Zealand has a legacy of soil contamination that requires areas of contaminated land to be identified and assessed particularly prior to any development in order to ensure that the land does not pose an unacceptable risk.

Waikato Regional Council will apply relevant Ministry for the Environment guidelines when managing contaminated land. However, where relevant guidance is unavailable other national or international criteria and best practice guidance may be applied.

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCSCS) now largely govern territorial authority responses to soil contamination. A district plan cannot be more nor less stringent than the NESCSCS, except where a rule is included for the purpose of giving effect to the Vision and Strategy for the Waikato River, in which case the rule may be more stringent than the NESCSCS. Territorial authorities should consider the need for district plan provisions to support the implementation of the NESCSCS. For example, resource consent applications arising under the NESCSCS could be supported by appropriate objectives and policies and a list of information to be supplied with applications.

It is expected that this will be a collaborative approach that uses Waikato Regional Council's expertise.

Anticipated environmental results

HAZ-AER1	There is no increase in the number of habitable buildings or other vulnerable development located in identified high flood risk zones.
HAZ-AER2	Community awareness of the risk from natural hazards and the relationship between activities and natural hazards is increased.
HAZ-AER3	The number of habitable buildings or other vulnerable development at unacceptable risk from natural hazards in primary hazard zones is reduced.
HAZ-AER4	The need/demand for flood and erosion protection structures is reduced.
HAZ-AER5	The risks to human health and the environment associated with soil contamination are reduced.
HAZ-AER6	Contaminated land is identified and managed before any land use change or site development occurs.

HCV — Historical and cultural values

Objectives

HCV-O1 — Historic and cultural heritage

Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.

HCV-O1 addresses the following issues:	
<i>SRMR-I1 — State of resources</i> <i>SRMR-I4 — Managing the built environment</i> <i>SRMR-I5 — Relationship of tangata whenua with the environment (te taiao)</i> <i>SRMR-I6 — Health and wellbeing of the Waikato River catchment</i>	
HCV-O1 is achieved by the following policies:	
<i>IM-P1 — Integrated approach</i> <i>IM-P2 — Collaborative approach</i> <i>IM-P3 — Tangata whenua</i> <i>IM-P5 — Maintain and enhance areas of amenity value</i> <i>GEO-P2 — Significant Geothermal Features</i> <i>GEO-P8 — Geothermal characteristics valued by tangata whenua</i>	<i>HCV-P1 — Managing historic and cultural heritage</i> <i>HCV-P2 — Relationship of Māori to taonga</i> <i>HCV-P3 — Effects of development on historic and cultural heritage</i> <i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i>

Policies

HCV-P1 — Managing historic and cultural heritage

Provide for the collaborative, consistent and integrated management of historic and cultural heritage resources. Improve understanding, information sharing and cooperative planning to manage or protect heritage resources across the region.

The relevant objectives are:
<i>IM-O2 — Resource use and development</i> <i>IM-O3 — Decision making</i> <i>IM-O4 — Health and wellbeing of the Waikato River</i> <i>IM-O7 — Relationship of tangata whenua with the environment</i> <i>IM-O9 — Amenity</i> <i>CE-O1 — Coastal environment</i> <i>HCV-O1 — Historic and cultural heritage</i>

HCV-P2 — Relationship of Māori to taonga

Recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga.

The relevant objectives are:

IM-O2 — Resource use and development
 IM-O3 — Decision making
 IM-O4 — Health and wellbeing of the Waikato River
 IM-O7 — Relationship of tangata whenua with the environment
 HCV-O1 — Historic and cultural heritage

HCV-P3 — Effects of development on historic and cultural heritage

Manage subdivision, use and development to give recognition to historic and cultural heritage and to integrate it with development where appropriate.

The relevant objectives are:

IM-O2 — Resource use and development
 IM-O3 — Decision making
 HCV-O1 — Historic and cultural heritage

Another relevant policy is:

GEO-P8 — Geothermal characteristics valued by tangata whenua

Methods**HCV-M1 — Regional heritage forum**

Waikato Regional Council will facilitate the establishment of a Regional Heritage Forum with representatives of territorial authorities, tangata whenua, Heritage New Zealand and other stakeholders (including landowner representatives) to develop and assess options for a framework for the management of historic and cultural heritage through a centralised heritage inventory.

The relevant policy is:

HCV-P1 — Managing historic and cultural heritage

HCV-M2 — Regional heritage inventory

The Regional Heritage Forum will facilitate the development of, and access to, an inventory of areas and places of historic and cultural heritage (Regional Heritage Inventory). This inventory will:

1. collate and update existing inventories;
2. include agency registrations and other items, objects, sites and places of cultural or historic interest;
3. include the spatial identification of sites and link to detailed information about those sites;
4. be used to monitor the condition and extent of heritage resources over time; and
5. have regard to the conservation principles contained within the International Council on Monuments and Sites (ICOMOS), New Zealand Charter for the Conservation of Places of Cultural Heritage Value when preparing regional and district plans.

The relevant policy is:

HCV-P1 — Managing historic and cultural heritage

HCV-M3 — Identification and assessment

The Regional Heritage Inventory shall identify known sites, structures, areas, landscapes or places of historic or cultural heritage that require protection from inappropriate subdivision, use and development for inclusion in relevant regional or district plans. In doing so regard shall be had to the Heritage New Zealand register of historic places, historic areas and wāhi tapu areas. The criteria provided in APP7 shall form the basis of any new assessment of historic and cultural heritage.

The relevant policy is:
HCV-P1 — Managing historic and cultural heritage

HCV-M4 — Sensitive information

Waikato Regional Council will facilitate a process to assist tangata whenua in developing and implementing systems to protect sensitive information whilst enabling landowners and local authorities to access information as appropriate.

The relevant policy is:
HCV-P2 — Relationship of Māori to taonga

HCV-M5 — Identification of taonga

Waikato Regional Council will encourage tangata whenua to identify (using the criteria provided in APP7) those areas, places, landscapes and resources of significance, including those with significant spiritual or cultural historic heritage values, and:

1. appropriate protocols for the use of or access to them;
2. opportunities to recognise or reflect the kōrero (stories), names, events, whakataukāi (proverbs) and beliefs associated with them;
3. opportunities to restore and enhance the relationship tangata whenua have with them;
4. any priorities for restoration and enhancement; and
5. areas that should be monitored and the indicators to be used (mātauranga Māori) to measure the state of:
 - a. places, areas, sites or landscapes with significant spiritual or cultural historic heritage value;
 - b. water bodies managed for cultural purposes;
 - c. pātaka kai; and
 - d. access requirements.

The relevant policy is:
HCV-P2 — Relationship of Māori to taonga

HCV-M6 — Maintaining or enhancing tangata whenua relationships with their rohe

Local authorities should work with tangata whenua to identify opportunities to maintain or enhance their relationship with their rohe through recognition, protection, maintenance or enhancement of Māori cultural landscapes and should provide for these within regional and district plans. This may include:

1. the use of traditional place names;
2. protection, enhancement and restoration of mauri;
3. the use of appropriate plant species;
4. appropriate access (use and enjoyment) for tangata whenua; and
5. incorporation of traditional or sympathetic design elements.

The relevant policy is:
HCV-P2 — Relationship of Māori to taonga

HCV-M7 — Information and advocacy

Waikato Regional Council will:

1. undertake and support programmes and the provision of information that promotes awareness of Māori culture and heritage; and
2. ensure that sites and resources of significance to Māori are added to the Regional Heritage Inventory where it is appropriate for this information to be made publicly available.

The relevant policy is:
HCV-P2 — Relationship of Māori to taonga

HCV-M8 — Protect historic and cultural heritage from inappropriate subdivision use and development

Regional and district plans shall provide for the protection of historic and cultural heritage from inappropriate subdivision, use and development. Mechanisms may include:

1. heritage alert layers;
2. accidental discovery protocols;
3. cultural value assessments and/or cultural impact assessments;
4. conservation and open space covenants;
5. heritage orders;
6. financial and other incentives; and
7. bonds and conditions of consent.

The relevant policy is:
HCV-P3 — Effects of development on historic and cultural heritage

HCV-M9 — Inappropriate subdivision, use and development

In determining whether an activity is inappropriate, regional and district plans shall require that regard is given to:

1. the character and degree of modification, damage, loss or destruction of heritage qualities;
2. the duration and frequency of effect;
3. the magnitude or scale of any effect on heritage qualities;
4. the opportunities available to remedy or mitigate pre-existing or potential adverse effects on heritage qualities;
5. the probability of damage to immediate or adjacent heritage qualities;
6. the degree to which unique or special materials and/or craftsmanship are retained;
7. whether the activity will lead to cumulative adverse effects on historic and cultural heritage;

8. whether the relationships between distinct elements of a historic place, site or area will be maintained;
9. whether the relationships between sites or areas of historic and cultural heritage to other sites or areas of historic and cultural heritage will be maintained;
10. the irreversibility of adverse effects on heritage values including:
 - a. the loss of unique or rare features;
 - b. opportunities for remediation;
 - c. the costs and technical feasibility of remediation or mitigation;
 - d. the relocation of heritage away from its original site or context;
 - e. the loss of value or integrity of historic places, sites or areas through lack of appropriate maintenance and management; and
 - f. a significant reduction in the value of the historical, cultural and spiritual associations with historic and cultural heritage resources which are held by tangata whenua and the wider community; and
11. the resilience of heritage qualities or places to change including:
 - a. the ability of the feature to assimilate change; and
 - b. the vulnerability of the feature to external effects;
12. effects on the surroundings associated with significant heritage places and areas; and
13. the requirement to retain the operational function of nationally and regionally significant transport infrastructure.

The relevant policy is:

<i>HCV-P3 — Effects of development on historic and cultural heritage</i>
--

Principal reasons

HCV-PR1 — Managing historic and cultural heritage

Under the Resource Management Act, the protection of historic and cultural heritage from inappropriate use, subdivision and development is a matter of national importance. Historic and cultural heritage resources include those of importance for both cultural and historic reasons and could include sites, buildings, areas or landscapes.

As a region we are hampered in our management of heritage resources by a lack of common understanding on what heritage resources exist and what state they are in. There is also variation in how heritage resources are identified and managed. Good knowledge across the region is an important first step in effective integrated management of historic and cultural heritage. HCV-M3 targets improving knowledge of the region's heritage through the identification of heritage resources in a consistent manner for future assessments.

The methods encourage the sharing of information, facilitate relationship building and ensure a co-ordinated multi-agency approach in dealing with specific common issues.

HCV-PR2 — Relationship of Māori to taonga

Recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga, is a matter of national importance under the Resource Management Act.

It is expected that recognition will be given to the particular significance and meaning that taonga (including areas, places, landscapes and resources) can have to tangata whenua through their historical and ongoing associations with an area.

The relationship of tangata whenua with their rohe should be maintained or enhanced through the protection, maintenance or enhancement of Māori cultural landscapes. Māori cultural landscapes are less about the physical appearance of the land and more about the associations of tangata whenua with the land, particularly within their rohe.

To Māori the physical landscape is inseparable from tupuna, events, occupations and cultural practices. These dimensions are critical to cultural identity and sense of place. There are a number of practical measures by which tangata whenua's relationship with an area can be recognised and, thereby, maintained or restored. This may range from using appropriate Māori names for roads or places; or using appropriate species when landscaping to restore (at least the appearance of) an area used traditionally for food or materials gathering; or, protecting the values of landscapes that span large areas like foothills, or traditional migration routes.

HCV-PR3 — Effects of development on historic and cultural heritage

Appropriate subdivision, use and development respects historic and cultural heritage values and can add value to and protect the heritage resources. Planning for the development and use of a historic resource therefore must be done with full understanding of its value. In addition, destruction of or damage to heritage resources needs to be avoided.

HCV-P3 is not intended to prevent change to historic and cultural heritage but rather to ensure that change is carefully considered.

Collectively, this policy and its methods provide direction on the importance and nature of appropriate use of historic and cultural heritage and specify the framework for addressing the requirement to protect historic and cultural heritage from inappropriate subdivision, use and development.

Anticipated environmental results

HCV-AER1	The number of identified heritage sites within the region is increased.
HCV-AER2	The number of formally protected heritage sites is increased.
HCV-AER3	There is increased community awareness of the relevance of heritage resources.
HCV-AER4	Regional Heritage Inventory is developed.
HCV-AER5	Regional Heritage Forum is established.
HCV-AER6	There is increased identification of taonga.
HCV-AER7	Systems and processes to protect sensitive information are developed.

NATC — Natural character

Objectives

NATC-O1 — Natural character

The natural character of the coastal environment, wetlands, and lakes and rivers and their margins are protected from the adverse effects of inappropriate subdivision, use and development.

NATC-O1 addresses the following issues:	
<i>SRMR-I1 — State of resources</i> <i>SRMR-I4 — Managing the built environment</i> <i>SRMR-I5 — Relationship of tangata whenua with the environment (te taiao)</i> <i>SRMR-I6 — Health and wellbeing of the Waikato River catchment</i>	
NATC-O1 is achieved by the following policies:	
<i>IM-P1 — Integrated approach</i> <i>IM-P2 — Collaborative approach</i> <i>IM-P3 — Tangata whenua</i> <i>CE-P1 — Planning for development in the coastal environment</i> <i>CE-P2 — Safeguard coastal/marine ecosystems</i> <i>CE-CMA-P3 — Interests in the coastal marine area</i> <i>CE-CMA-P4 — Marine water quality</i> <i>GEO-P2 — Significant Geothermal Features</i> <i>GEO-P4 — Limited Development Geothermal Systems</i> <i>GEO-P5 — Protected Geothermal Systems</i> <i>GEO-P6 — Research Geothermal Systems</i>	<i>LF-P1 — Approach to identifying fresh water body values and managing fresh water bodies</i> <i>LF-P2 — Outstanding fresh water bodies and significant values of wetlands</i> <i>LF-P3 — All fresh water bodies</i> <i>LF-P4 — Catchment-based intervention</i> <i>LF-P5 — Waikato River catchment</i> <i>LF-P6 — Allocating fresh water</i> <i>ECO-P1 — Maintain or enhance indigenous biodiversity</i> <i>HAZ-P1 — Natural hazard risk management approach</i> <i>NATC-P1 — Preserve natural character</i> <i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i>

Policies

NATC-P1 — Preserve natural character

Ensure that activities within the coastal environment, wetlands, and lakes and rivers and their margins are appropriate in relation to the level of natural character and:

1. where natural character is pristine or outstanding, activities should avoid adverse effects on natural character;
2. where natural elements/influences are dominant, activities should avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on natural character;
3. where man-made elements/influences are dominant, it may be appropriate that activities result in further adverse effects on natural character, though opportunities to remedy or mitigate adverse effects should still be considered;
4. promote the enhancement, restoration, and rehabilitation of the natural character of the coastal environment, wetlands and lakes and rivers and their margins; and
5. regard is given to the functional necessity of activities being located in or near the coastal environment, wetlands, lakes, or rivers and their margins where no reasonably practicable alternative locations exist.

The relevant objectives are:

IM-O4 — Health and wellbeing of the Waikato River
 CE-O1 — Coastal environment
 NATC-O1 — Natural character

Methods

NATC-M1 — District and regional plans

Regional and district plans shall:

1. recognise that different levels of natural character exist within the coastal environment and inland water bodies and their margins;
2. map or otherwise identify areas of high and outstanding natural character in the coastal environment using the criteria in APP8 (Table 31) ;
3. ensure activities are appropriate with respect to the level of natural character, including particularly those activities that:
 - a. alter the natural appearance and functioning of beach and dune systems, or wetlands, lakes or rivers (and their margins);
 - b. damage or remove areas of indigenous vegetation;
 - c. introduce man-made elements/structures where none were previously present or obvious; or
 - d. introduce man-made elements/structures into a modified area which results in a significant change to natural character; and
4. have particular regard to the following:
 - a. protecting the special values of inland water bodies, estuaries and bays, beaches and dune systems, including the unique physical processes that occur within and between them;
 - b. safeguarding the life-supporting capacity of fresh water aquatic, coastal and marine ecosystems;
 - c. maintaining or enhancing indigenous biodiversity and the functioning of ecosystems;
 - d. location, design and form of the man-made elements/structures and any mitigation measures necessary or proposed;
 - e. protecting natural functioning of physical processes over a 100-year timeframe;
 - f. protecting geological features;
 - g. protecting surf breaks of national significance for surfing;
 - h. the need to locate renewable electricity generation activities where the renewable energy resource is available; and
 - i. the logistical or technical practicalities associated with developing, upgrading, operating or maintaining the renewable electricity generation activity.

The relevant policy is:

NATC-P1 — Preserve natural character

NATC-M2 — Enhance natural character where compromised

Local authorities should identify opportunities to enhance, restore or rehabilitate the natural character of the coastal environment, wetlands, and lakes and rivers and their margins where it has been compromised, including when undertaking works and services or preparing or reviewing growth strategies, structure plans, or regional and district plans. In particular, opportunities to achieve the following should be considered:

1. the removal of derelict or unnecessary structures;
2. restoration or enhancement of natural elements;
3. enhancement of water quality;
4. modification of existing development to be less intrusive; and
5. de-reclamation of redundant reclaimed land.

<i>The relevant policy is:</i>
<i>NATC-P1 — Preserve natural character</i>

Principal reasons

NATC-PR1 — Preserve natural character

Preserving the natural character of the coastal environment, wetlands and lakes and rivers and their margins is a matter of national importance under the Resource Management Act. This will be achieved by directing development to areas where natural character is already compromised. This recognises that the intent of the legislation is not to preserve natural character everywhere, and that the higher the level of modification, the more appropriate development will be in a given situation. In the coastal environment NATC-P1 must give effect to Policy 13 of the NZCPS. This means that despite the use of 'should' in NATC-P1, in the coastal environment, the direction in Policy 13 of the NZCPS must be followed.

Many of our coastal and riparian areas have been modified so it is intended that modification not be allowed in those few places where the natural character is unmodified (that is, pristine). In areas that are highly modified, there may be opportunities for local authorities to achieve the enhancement of natural character, such as when undertaking works and services or authorising activities and using simple measures such as planting appropriate native species as part of landscaping activities.

Criteria are provided in APP8 (Table 31) to guide plans in identifying areas of high and outstanding natural character in the coastal environment. The criteria provide consistency and give effect to Policy 13 of the NZCPS.

Anticipated environmental results

NATC-AER1	There is no reduction in natural character where it is pristine or outstanding.
NATC-AER2	There is no loss in functioning of natural elements in the coastal environment due to inappropriate development.
NATC-AER3	The type and scale of subdivision or development in the coastal environment does not degrade natural character.

NFL — Natural features and landscapes

Objectives

NFL-O1 — Outstanding natural features and landscapes

The values of outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.

NFL-O1 address the following issues:	
<i>SRMR-I1 — State of resources</i> <i>SRMR-I5 — Relationship of tangata whenua with the environment (te taiao)</i> <i>SRMR-I6 — Health and wellbeing of the Waikato River catchment</i>	
NFL-O1 is achieved by the following policies:	
<i>IM-P1 — Integrated approach</i> <i>IM-P2 — Collaborative approach</i> <i>IM-P3 — Tangata whenua</i> <i>IM-P5 — Maintain and enhance areas of amenity value</i> <i>GEO-P2 — Significant Geothermal Features</i>	<i>EO-P4 — Limited Development Geothermal Systems</i> <i>GEO-P5 — Protected Geothermal Systems</i> <i>GEO-P6 — Research Geothermal Systems</i> <i>NFL-P1 — Outstanding natural features and landscapes</i>

Policies

NFL-P1 — Outstanding natural features and landscapes

Identified values and characteristics of outstanding natural features and landscapes (including seascapes) of regional or district significance are protected from adverse effects, including cumulative effects, arising from inappropriate subdivision, use and development.

The relevant objectives are:
<i>IM-O3 — Decision making</i> <i>IM-O7 — Relationship of tangata whenua with the environment</i> <i>IM-O9 — Amenity</i> <i>NFL-O1 — Outstanding natural features and landscapes</i>

Methods

NFL-M1 — Protect values of outstanding natural features and landscapes

Regional and district plans shall:

1. identify and provide for the protection of the values and characteristics of outstanding natural features and landscapes from inappropriate subdivision, use and development, including those of regional significance identified in APP9 (Table 32) by:
 - a. avoiding adverse effects of activities on the values and characteristics of outstanding natural features and landscapes in the coastal environment; and
 - b. outside of the coastal environment, avoiding adverse effects of activities on the values

and characteristics of outstanding natural features and landscapes, and if avoidance is not possible remedy or mitigate the adverse effects.

<i>The relevant policy is:</i>

<i>NFL-P1 — Outstanding natural features and landscapes</i>

NFL-M2 — Identify outstanding natural features and landscapes of significance at a district level

Waikato Regional Council will encourage territorial authorities to undertake a district-wide assessment of outstanding natural features and landscapes of district significance. The approach summarised in APP10 (Table 33) should be used as the basis of any new assessment.

<i>The relevant policy is:</i>

<i>NFL-P1 — Outstanding natural features and landscapes</i>

NFL-M3 — Values of outstanding natural features and landscapes to tangata whenua

Waikato Regional Council will work with tangata whenua to confirm the values of significance to tangata whenua of the outstanding natural features and landscapes included in APP9 (Table 32) and ensure these are recognised in regional and district plans.

<i>The relevant policy is:</i>

<i>NFL-P1 — Outstanding natural features and landscapes</i>

Principal reasons

NFL-PR1 — Outstanding natural features and landscapes

Protecting outstanding natural features and landscapes from inappropriate subdivision, use and development is a matter of national importance under the Resource Management Act. Those areas assessed as being regionally outstanding are identified in APP9 (Table 32) (except for seascapes) along with their particular values and characteristics, and these will be protected through regional and district plans. It is expected that further areas will be identified by territorial authorities at a district level and will similarly be protected through regional and district plans. For consistency, there is benefit in using the same approach used to identify the outstanding areas at a regional scale for future assessments. The approach also allows for the identification and protection of seascapes, consistent with directions of the NZCPS, through regional and district plans.

APP10 outlines the approach that should be followed when assessing landscapes. It includes a definition of 'landscape' and 'feature', the attributes and typical factors to be considered, the assessment process, and the specific threshold tests for 'outstanding natural features and landscapes'.

The outstanding natural features and landscapes included in APP9 (Table 32) were identified without the benefit of consultation with tangata whenua, relying on information readily available at the time of

assessment. Tangata whenua values are one of the values to be assessed in accordance with the approach summarised in APP10 (Table 33) and it is intended that the council will work with tangata whenua to check the values identified for completeness and correctness.

The focus of the policy and approach to assessing landscapes is on the values and characteristics of the outstanding natural features and landscapes (including seascapes) rather than on the features or landscapes themselves. This recognises that landscapes evolve over time however the values and characteristics must be protected to ensure the natural features and landscapes remain outstanding.

Anticipated environmental results

NFL-AER1	The values of identified outstanding landscapes are not degraded.
NFL-AER2	New infrastructure and utility corridors are not inappropriately placed in outstanding landscapes.

<i>The relevant maps are:</i>
<i>5.2.9 Outstanding natural features and landscapes</i>

UFD — Urban form and development

Objectives

UFD-O1 — Built environment

Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:

1. promoting positive indigenous biodiversity outcomes;
2. preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;
3. integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;
4. integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;
5. recognising and protecting the value and long-term benefits of regionally significant infrastructure;
6. protecting access to identified significant mineral resources;
7. minimising land use conflicts, including minimising potential for reverse sensitivity;
8. anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;
9. providing for the development, operation, maintenance and upgrading of new and existing electricity transmission, distribution and renewable electricity generation activities including small and community scale generation;
10. promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres;
11. providing for a range of commercial development to support the social and economic wellbeing of the region; and
12. strategically planning for growth and development to create responsive and well-functioning urban environments, that:
 - a. support reductions in greenhouse gas emissions and are resilient to the current and future effects of climate change;
 - b. improve housing choice, quality, and affordability;
 - c. enable a variety of homes that enable Māori to express their cultural traditions and norms;
 - d. ensure sufficient development capacity, supported by integrated infrastructure provision, including additional infrastructure for community, and identified housing and business needs in the short, medium and long term;
 - e. improves connectivity within urban areas, particularly by active transport and public transport;
 - f. take into account the values and aspirations of hapū and iwi for urban development.

UFD-O1 addresses the following issues:
<i>SRMR-I1 — State of resources</i> <i>SRMR-I2 — Effects of climate change</i> <i>SRMR-I3 — Providing for energy demand</i> <i>SRMR-I4 — Managing the built environment</i>

SRMR-I5 — Relationship of tangata whenua with the environment (te taiao)

SRMR-I6 — Health and wellbeing of the Waikato River catchment

UFD-O1 is achieved by the following policies:

<i>IM-P1 — Integrated approach</i> <i>IM-P2 — Collaborative approach</i> <i>IM-P3 — Tangata whenua</i> <i>IM-P4 — Regionally significant industry and primary production</i> <i>IM-P5 — Maintain and enhance areas of amenity value</i> <i>CE-P1 — Planning for development in the coastal environment</i> <i>CE-CMA-P3 — Interests in the coastal marine area</i> <i>GEO-P1 — Sustainable management of the Regional Geothermal Resource</i> <i>GEO-P3 — Development Geothermal Systems</i> <i>GEO-P4 — Limited Development Geothermal Systems</i> <i>LF-P3 — All fresh water bodies</i> <i>LF-P5 — Waikato River catchment</i> <i>LF-P10 — Peat soils</i> <i>ECO-P1 — Maintain or enhance indigenous biodiversity</i> <i>EIT-P1 — Significant infrastructure and energy resources</i> <i>HAZ-P1 — Natural hazard risk management approach</i> <i>NATC-P1 — Preserve natural character</i> <i>NFL-P1 — Outstanding natural features and landscapes</i>	<i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i> <i>UFD-P2 — Co-ordinating growth and infrastructure</i> <i>UFD-P3 — Marae and papakāinga</i> <i>UFD-P4 — Energy demand management</i> <i>UFD-P5 — Access to minerals</i> <i>UFD-P6 — Information collection</i> <i>UFD-P10 — Governance collaboration in the Future Proof area</i> <i>UFD-P11 — Adopting Future Proof land use pattern</i> <i>UFD-P12 — Density targets for Future Proof area</i> <i>UFD-P13 — Commercial development in the Future Proof area</i> <i>UFD-P14 — Rural-residential development in Future Proof area</i> <i>UFD-P15 — Monitoring and review in the Future Proof area</i> <i>UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy</i> <i>UFD-P19 — Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments</i>
---	--

UFD-O2 — Housing bottom lines for the Future Proof area¹

The housing bottom lines for sufficient, feasible, reasonably expected to be realised development capacity for housing in the Future Proof area are met, in accordance with the requirements of the National Policy Statement on Urban Development (NPS UD) 2020.

Area	Housing bottom lines (number of dwellings)		
	Short to Medium (2020-2030)	Long term (2031-2050)	Total
Hamilton City	14,300	28,800	43,100
Waipā District	4,100	6,800	10,900
Waikato District	6,900	11,200	18,100
Future Proof Sub-Region	25,300	46,800	72,100

¹ UFD-O2 amended on 23 March 2022 as directed by NPS-UD 2020

Another relevant objective is:

LF-O5 — High class soils

Policies

UFD-P1 — Planned and co-ordinated subdivision, use and development

Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:

1. has regard to the principles in APP11;
2. recognises and addresses potential cumulative effects of subdivision, use and development;
3. is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and
4. has regard to the existing and planned built environment.

The relevant objectives are:	
<i>IM-O1 — Integrated management</i>	<i>LF-O1 — Mauri and values of fresh water bodies</i>
<i>IM-O2 — Resource use and development</i>	<i>LF-O3 — Riparian areas and wetlands</i>
<i>IM-O3 — Decision making</i>	<i>LF-O4 — Values of soil</i>
<i>IM-O4 — Health and wellbeing of the Waikato River</i>	<i>LF-O5 — High class soils</i>
<i>IM-O5 — Climate change</i>	<i>ECO-O1 — Ecological integrity and indigenous biodiversity</i>
<i>IM-O6 — Ecosystem services</i>	<i>EIT-O1 — Energy</i>
<i>IM-O7 — Relationship of tangata whenua with the environment</i>	<i>HAZ-O1 — Natural hazards</i>
<i>IM-O8 — Sustainable and efficient use of resources</i>	<i>HCV-O1 — Historic and cultural heritage</i>
<i>IM-O9 — Amenity</i>	<i>NATC-O1 — Natural character</i>
<i>IM-O10 — Public access</i>	<i>UFD-O1 — Built environment</i>
<i>AIR-O1 — Air quality</i>	

UFD-P2 — Co-ordinating growth and infrastructure

Management of the built environment ensures:

1. the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, including additional infrastructure in order to:
 - a. optimise the efficient and affordable provision of both the development and the infrastructure;
 - b. maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;
 - c. protect investment in existing infrastructure; and
 - d. ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;
2. the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated or as required for tier 3 local authorities as set out in UFD-P18 and its associated methods;
3. the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and
4. a co-ordinated and integrated approach across regional and district boundaries and between agencies; and
5. that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.

The relevant objectives are:

IM-O2 — Resource use and development
IM-O3 — Decision making
IM-O8 — Sustainable and efficient use of resources
CE-O1 — Coastal environment
EIT-O1 — Energy
UFD-O1 — Built environment

UFD-P3 — Marae and papakāinga

To recognise the historical, cultural and social importance of marae and papakāinga and to provide for their ongoing use and development.

The relevant objectives are:

IM-O2 — Resource use and development
IM-O7 — Relationship of tangata whenua with the environment
UFD-O1 — Built environment

UFD-P4 — Energy demand management

Development should minimise transport, energy demand and waste production, encourage beneficial re-use of waste materials, and promote the efficient use of energy.

The relevant objectives are:

IM-O2 — Resource use and development
IM-O8 — Sustainable and efficient use of resources
LF-O2 — Allocation and use of fresh water
EIT-O1 — Energy
UFD-O1 — Built environment

UFD-P5 — Access to minerals

Management of development of the built environment appropriately recognises:

1. the potential for impacts of subdivision, use and development on access to mineral resources;
2. the need for mineral resources to be available for infrastructure and building developments;
3. the potential benefits of further development of the region's minerals and providing for the continued operation of existing lawfully established mineral extraction activities;
4. the need to manage the adverse effects of extraction, which may include avoiding mineral extraction, or certain types of mineral extraction, in some areas;
5. the potential for land use development that is inconsistent with nearby mineral extraction activities; and
6. that some mineral resources are considered taonga or traditional resources by tangata whenua.

The relevant objectives are:

IM-O2 — Resource use and development
IM-O3 — Decision making
IM-O7 — Relationship of tangata whenua with the environment
IM-O8 — Sustainable and efficient use of resources
EIT-O1 — Energy

UFD-O1 — Built environment

UFD-P6 — Information collection

Information will be collected on development and infrastructure trends and pressures in the Waikato region, so that these trends and pressures can be responded to appropriately and in a timely manner, through management of the built environment.

The relevant objectives are:

IM-O3 — Decision making UFD-O1 — Built environment

UFD-P10 — Governance collaboration in the Future Proof area

Central government, tangata whenua, and Future Proof local authorities will work collaboratively with respect to growth management in the Future Proof area.

The relevant objectives are:

IM-O1 — Integrated management IM-O2 — Resource use and development IM-O3 — Decision making IM-O5 — Climate change UFD-O1 — Built environment
--

UFD-P11 — Adopting Future Proof land use pattern

Within the Future Proof area:

1. new urban development shall occur within the Urban and Village Enablement Areas indicated on Map 43 and outlined in Table 34¹;
2. new residential (including rural-residential) development shall be managed in accordance with the timing indicated on Map 43 or in accordance with the timing provided for within an operative Future Development Strategy for the Future Proof sub-region in accordance with the National Policy Statement on Urban Development 2020);
3. new residential (including rural-residential) development and sensitive activities shall not be located in a strategic industrial node on land either zoned for industrial uses, or deferred industrial uses or identified as a future industrial growth area;
4. new industrial development should predominantly be located in the strategic industrial nodes in Table 34 (APP12) and Map 43 and in accordance with the indicative timings in that table except as set out in clause (8) below;
5. other industrial development should only occur within the Urban Enablement Areas indicated on Map 43, unless there is a need for the industry to locate in the rural area in close proximity to the primary product source. Industrial development in urban areas other than the strategic industrial nodes indicated by Table 34 (APP12) and Map 43 shall be provided for as appropriate in district plans;
6. new industrial development outside the strategic industrial nodes or outside the allocation limits set out in Table 34 and Map 43 shall not be of a scale or location where the development undermines the role of any strategic industrial node as set out in Table 34 and Map 43;
7. new industrial development outside the strategic industrial nodes must avoid, remedy or mitigate adverse effects on the transport system, and on other infrastructure;
8. where alternative urban land release patterns are promoted, either out-of-sequence or

unanticipated on Map 43 or in Table 34, including proposals outside of the urban or village enablement areas indicated on Map 43, through district plan and development area processes, justification shall be provided to demonstrate consistency with the principles of the Future Proof land use pattern and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the operative Future Development Strategy for the Future Proof sub-region and responsive planning criteria in APP13; and

9. where land is required for activities that require direct access to Hamilton Airport runways and where these activities cannot be accommodated within the industrial land allocation in Table 34, such activities may be provided for within other land adjacent to the runways, providing adverse effects on the transport network and other infrastructure are avoided, remedied or mitigated.

The relevant objectives are:
<i>IM-O2 — Resource use and development</i>
<i>IM-O3 — Decision making</i>
<i>IM-O5 — Climate change</i>
<i>UFD-O1 — Built environment</i>

¹Within chapter UFD, any reference to Table 34 includes the corresponding explanation in APP12

UFD-P12 — Density targets for Future Proof area

Future Proof territorial authorities shall seek to achieve compact urban environments that:

1. support existing commercial centres;
2. support multi-modal transport options, including active transport and rapid and frequent public transport;
3. allow people to live, work and play within their local area;
4. support the delivery of a range of housing options;
5. enable building heights and density of urban form to realise as much development capacity as possible to maximise benefits of intensification within city centre zones unless modified to accommodate a qualifying matter;
6. enable building heights and density of urban form to reflect demand for housing and business use in metropolitan centre zones, and in all cases building heights of at least 6 storeys unless modified to accommodate a qualifying matter;
7. enable building heights of at least 6 storeys within at least a walkable catchment of existing and planned rapid transit stops, the edge of city centre zones and the edge of metropolitan centre zones unless modified to accommodate a qualifying matter;
8. within and adjacent to neighbourhood centre zones, local centre zones, and town centre zones (or equivalent), building heights and density of urban form should be enabled, commensurate with the level of commercial activities and community services unless modified to accommodate a qualifying matter; and
9. provide for high-quality urban environments that respond positively to local context, recognising that amenity values of the urban and built form in areas planned for intensification will develop and change over time and such change is not, in and of itself, an adverse effect.

In doing so, development provisions shall seek to achieve the following minimum net target densities (dwellings per hectare) in defined locations. To the extent that requirements in UFD-P12 above may result in a higher density for certain areas than the density identified in the table below, those higher densities shall prevail.

Location		Net target densities (dwellings per hectare) to be achieved in defined locations ²
Pōkeno		25-35 in defined intensification areas 20-25 in greenfield locations
Tuakau		25-35 in defined intensification areas 20-25 in greenfield locations
Te Kauwhata		25-35 in defined intensification areas 20-25 in greenfield locations
Ohinewai		20-25 in greenfield locations
Huntly		25-35 in defined intensification areas 20-25 in greenfield locations
Taupiri		25-35 in defined intensification areas 20-25 in greenfield locations
Ngāruawāhia		30-50 in defined intensification areas 20-25 in greenfield locations
Horotiu		25-35 in defined intensification areas 20-25 in greenfield locations
Raglan		25-35 in defined intensification areas 20-25 in greenfield locations
Hamilton	Te Rapa	20-65
	Rotokauri	20-40
	Frankton	50-70
	Hamilton Central City Area	100-200
	Hospital	40-65
	Ruakura	35-55
	University	30-45
	Chartwell	30-50
	Fairfield	30-50
	Peacocke	30-45
	Hamilton north-eastern future growth cell Horsham Downs- HT1	30-50
	Hamilton north-eastern future growth cell Horsham Downs R2	30-50

	Hamilton western future growth cell WA	TBC
	Hamilton southern future growth cell S1 (Southern Link)	TBC
	Other brownfield areas	30 in defined intensification areas
Te Awamutu/Kihikihi		25-35 in defined intensification areas 20-35 in greenfield locations
Pirongia		20-35 in greenfield locations
Cambridge/Hautapu		25-35 in defined intensification areas 20-25 in greenfield locations
Village enablement areas		Net target densities (dwellings per hectare) to be achieved
Meremere Te Kowhai Rukuhia Ōhaupō Ngāhinapouri Karapiro		12-15 where reticulated services exist

The relevant objectives are:

IM-O2 — Resource use and development
IM-O3 — Decision making
IM-O5 — Climate change
IM-O8 — Sustainable and efficient use of resources
IM-O9 — Amenity
UFD-O1 — Built environment

²Areas/locations are indicative and will be defined through individual Future Proof partners' plan making processes.

UFD-P13 — Commercial development in the Future Proof area

Management of the built environment in the Future Proof area shall provide for varying levels of commercial development to meet the wider community's social and economic needs, primarily through the encouragement and consolidation of such activities in existing commercial centres, and predominantly in those centres identified in Table 35 (APP12). Commercial development is to be managed to:

1. support and sustain the vitality and viability of existing commercial centres identified in Table 35 (APP12);
2. support and sustain existing physical resources, and ensure the continuing ability to make efficient use of, and undertake long-term planning and management for the transport network, and other public and private infrastructure resources including community facilities;
3. recognise, maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area, by:

- a. encouraging the greatest diversity, scale and intensity of activities in the Hamilton Central Business District;
 - b. managing development within areas outside the Central Business District to avoid adverse effects on the function, vitality or amenity of the Central Business District beyond those effects ordinarily associated with trade competition on trade competitors; and
 - c. encouraging and supporting the enhancement of amenity values, particularly in areas where pedestrian activity is concentrated.
4. recognise that in addition to retail activity, the Hamilton Central Business District and town centres outside Hamilton are also centres of administration, office and civic activity. These activities will not occur to any significant extent in Hamilton outside the Central Business District in order to maintain and enhance the Hamilton Central Business District as the primary commercial, civic and social centre;
5. recognise, maintain and enhance the function of sub-regional commercial centres by:
 - a. maintaining and enhancing their role as centres primarily for retail activity; and
 - b. recognising that the sub-regional centres have limited non-retail economic and social activities;
6. maintain industrially zoned land for industrial activities unless it is ancillary to those industrial activities, while also recognising that specific types of commercial development may be appropriately located in industrially zoned land; and
7. ensure new commercial centres are only developed where they are consistent with (1) to (6) of this policy. New centres will avoid adverse effects, both individually and cumulatively on:
 - a. the distribution, function and infrastructure associated with those centres identified in Table 35 (APP12);
 - b. people and communities who rely on those centres identified in Table 35 (APP12) for their social and economic wellbeing, and require ease of access to such centres by a variety of transport modes;
 - c. the efficiency, safety and function of the transportation network; and
 - d. the extent and character of industrial land and associated physical resources, including through the avoidance of reverse sensitivity effects.
8. recognise that in the long term, the function of sub-regional and town centres listed in Table 35 may change.

The relevant objectives are:
<i>IM-O2 — Resource use and development</i> <i>IM-O3 — Decision making</i> <i>IM-O8 — Sustainable and efficient use of resources</i> <i>UFD-O1 — Built environment</i>

UFD-P14 — Rural-residential development in Future Proof area

Management of rural-residential development in the Future Proof area will recognise the particular pressure from, and address the adverse effects of, rural-residential development in parts of the sub-region, and particularly in areas within easy commuting distance of Hamilton and:

1. avoid rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022;
2. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;
3. the high potential for conflicts between rural-residential development and existing and planned infrastructure, including additional infrastructure, and land use activities;
4. the additional demand for community facilities, servicing and infrastructure created by rural-

- residential development;
- 5. the potential for cross-territorial boundary effects with respect to rural-residential development; and
- 6. has regard to the principles in APP11.

The relevant objectives are:

<i>IM-O2 — Resource use and development</i>

<i>IM-O3 — Decision making</i>

<i>UFD-O1 — Built environment</i>

UFD-P15 — Monitoring and review in the Future Proof area

Waikato Regional Council will consider the need to review UFD-P11, including the extent, location and release of land for development as identified in Map 43 and 44 and APP12, in consultation with Hamilton City Council, Waipā District Council, Waikato District Council, tangata whenua and the NZ Transport Agency, if any of the following situations occur:

1. the reporting required by UFD-P6 and by the National Policy Statement on Urban Development recommends that a review is needed;
2. household and population growth varies by more than 10% over 5 consecutive years from the household and population predictions in the Future Proof Strategy;
3. the Future Proof partners agree that insufficient land exists within the Urban and Village Enablement Areas shown in Map 43 to cater for sufficient development capacity in the short, medium or long term;
4. the Future Proof partners agree that exceptional circumstances have arisen such that a review is necessary to achieve UFD-O1 in the Future Proof area; or
5. there is new or amended national direction from Government.

The relevant objectives are:

<i>IM-O3 — Decision making</i>

<i>UFD-O1 — Built environment</i>

UFD-P17 — Mangatawhiri and Mangatangi municipal water supply bodies

Protect the Mangatawhiri and Mangatangi municipal water supply bodies and associated infrastructure by:

1. ensuring that any adverse effects on municipal water supply bodies from land uses and land management activities are avoided, remedied, or mitigated;
2. recognising the primary purpose of the Mangatawhiri and Mangatangi municipal water supply bodies is for the supply of water for municipal needs; and
3. providing for the ongoing operation, maintenance, upgrading and development of municipal water supply infrastructure so as to provide for the justified and reasonably foreseeable needs of current and future generations.

Other relevant policies are:

<i>CE-P1 — Planning for development in the coastal environment</i>
--

<i>LF-P11 — High class soils</i>

<i>EIT-P1 — Significant infrastructure and energy resources</i>

UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy

New urban development in tier 3 local authority areas shall be managed in a way that:

1. recognises and provides for the intended urban development pattern as set out in any agreed council-approved growth strategy or equivalent council-approved strategies and plans;
2. contributes towards sufficient development capacity required to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development;
3. focuses new urban development in and around existing settlements;
4. prevents a dispersed pattern of settlement and the resulting inefficiencies in managing resources that would arise from urban and rural residential development being located in the rural environment outside of identified urban growth areas;
5. avoids the cumulative effect that subdivision and consequent fragmented land ownership can have on the role of identified urban growth areas in providing a supply of land for urban development;
6. ensures that any development is efficient, consistent with, and supported by, appropriate infrastructure, including additional infrastructure, necessary to service the area;
7. has particular regard to the principles in APP11;
8. recognises environmental attributes or constraints to development and addresses how they will be avoided or managed including those specifically identified in UFD-M8, highly productive land, and planning in the coastal environment as set out in CE-M1;
9. in relation to urban environments:
 - a. concentrates urban development through enabling heights and density in those areas of an urban environment with accessibility by active or public transport to a range of commercial activities, housing and community services, and where there is demand for housing and business use;
 - b. provides for high-quality urban design which responds positively to local context whilst recognising and allowing for amenity values of the urban and built form in areas planned for intensification to develop and change over time, and such change is not, in and of itself, an adverse effect;
 - c. enables a diverse range of dwelling types and sizes to meet the housing needs of people and communities, including for:
 - i. households on low to moderate incomes; and
 - ii. Māori to express cultural traditions and norms;
 - d. enables a variety of site sizes and locations in urban environments suitable for different business sectors;
 - e. supports reductions in greenhouse gas emissions including through providing for an increasingly compact urban form that supports less carbon intensive transport modes such as active and public transport.

The relevant objectives are:

IM-O1 — Integrated management
IM-O2 — Resource use and development
IM-O3 — Decision making
IM-O5 — Climate change
IM-O8 — Sustainable and efficient use of resources
IM-O9 — Amenity
EIT-O1 — Energy
UFD-O1 — Built environment

UFD-P19 — Being responsive to significant unintended and out-of-sequence growth within tier 3 local authority areas

Where alternative urban land release patterns are promoted through district plan and development area processes either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council strategies and plans, justification shall be provided to demonstrate consistency with the principles in APP11, and particular regard shall be had to the proposed development capacity only where the local authority determines that the urban development proposal is significant, by assessing the proposal for consistency with the criteria in APP14.

<i>The relevant objectives are:</i>
--

<i>IM-O1 — Integrated management</i> <i>IM-O2 — Resource use and development</i> <i>IM-O3 — Decision making</i> <i>IM-O5 — Climate change</i> <i>IM-O8 — Sustainable and efficient use of resources</i> <i>IM-O9 — Amenity</i> <i>EIT-O1 — Energy</i> <i>UFD-O1 — Built environment</i>
--

Methods

UFD-M1 — Regional plans, district plans and development planning mechanisms

Local authorities shall have regard to the principles in APP11 when preparing, reviewing or changing regional plans, district plans and development planning mechanisms such as structure plans, town plans and growth strategies.

<i>The relevant policy is:</i>

<i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i>

UFD-M2 — Reverse sensitivity

Local authorities should have particular regard to the potential for reverse sensitivity when assessing resource consent applications, preparing, reviewing or changing district or regional plans and development planning mechanisms such as structure plans and growth strategies. In particular, consideration should be given to discouraging new sensitive activities, locating near existing and planned land uses or activities that could be subject to effects including the discharge of substances, odour, smoke, noise, light spill, or dust which could affect the health of people and / or lower the amenity values of the surrounding area.

<i>The relevant policy is:</i>

<i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i>

UFD-M3 — Advocacy for Development Principles

Local authorities should advocate for the principles in APP11 with respect to development (including infrastructure development) proposals, private plan change proposals and the development of industry guidelines and manuals.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development***UFD-M4 — Development manuals and design codes**

Territorial authorities should, as appropriate, ensure development manuals and design codes allow and encourage development which is consistent with the principles in APP11.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development***UFD-M5 — District plan provisions for rural-residential development**

Rural-residential development should be directed to areas identified in the district plan for rural-residential development. District plans shall ensure that rural-residential development is directed away from natural hazard areas, regionally significant industry, high class soils, primary production activities on those high class soils, electricity transmission, locations identified as likely renewable energy generation sites and from identified significant mineral resources (as identified through UFD-M29) and their identified access routes.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development***UFD-M6 — Growth strategies**

In areas where significant growth is occurring or anticipated, territorial authorities should, and tier 1 and 3 territorial authorities shall, develop and maintain growth strategies or equivalent which identify a spatial pattern of land use and infrastructure development and staging for at least a 30-year period. The use of integrated spatial planning tools, such as the Waikato Integrated Scenarios Explorer, should be considered to explore future development options and to integrate land use planning with infrastructure.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development***UFD-M7 — Urban development planning**

Territorial authorities should ensure that before land is rezoned for urban development, urban development planning mechanisms such as development area plans are produced, which facilitate proactive decisions about the future location of urban development, give effect to any council-approved growth strategy or equivalent council-approved strategies and plans, and allow the information in UFD-M8 to be considered.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development*

UFD-M8 — Information to support new urban development and subdivision

District plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be supported by information which identifies, as appropriate to the scale and potential effects of development, the following:

1. the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;
2. the location, type, scale, funding and staging of infrastructure required to service the area;
3. multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;
4. how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils, highly productive land and significant view catchments) will be managed;
5. potential natural hazards and how the related risks will be managed;
6. potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed;
7. how stormwater will be managed having regard to a total catchment management approach and low impact design methods;
8. any significant mineral resources (as identified through UFD-M29) in the area and any provisions (such as development staging) to allow their extraction where appropriate;
9. how the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;
10. anticipated water requirements necessary to support development and ensure the availability of volumes required, which may include identifying the available sources of water for water supply;
11. how the design will achieve the efficient use of water;
12. how any locations identified as likely renewable energy generation sites will be managed;
13. the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another;
14. the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the national grid corridor; and
15. how the proposal recognises and provides for any council-approved growth strategy or equivalent council-approved strategies and plans, and any development planning mechanisms such as development area plans.

<i>The relevant policy is:</i>
<i>UFD-P1 — Planned and co-ordinated subdivision, use and development</i>

UFD-M9 — Other party involvement

Where development planning mechanisms, such as development area plans and growth strategies are being produced, territorial authorities, should ensure that Waikato Regional Council, neighbouring regional and territorial authorities, infrastructure providers, health authorities, tangata whenua, industry organisations and affected land owners are provided the opportunity to have meaningful involvement in development planning.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development***UFD-M10 — Economic instruments**

Territorial authorities should investigate and implement as appropriate, economic instruments which could help to direct rural-residential development to locations identified in the district plan for rural-residential development.

The relevant policy is:*UFD-P1 — Planned and co-ordinated subdivision, use and development***UFD-M11 — Plan provisions co-ordinating growth and infrastructure**

Regional and district plans shall include provisions that provide for a long-term strategic approach to the integration of land use and infrastructure and that give effect to UFD-P2, including by ensuring as appropriate that:

1. roading patterns and design support the use of public transport;
2. walking and cycling facilities are integrated with developments;
3. the different transport modes are well connected;
4. industry is located where there is good access to strategic transport networks and road, rail or freight hubs;
5. development maintains and enhances the safe, efficient and effective use of existing infrastructure and can be integrated with future infrastructure needs where these can be determined;
6. development does not add to existing road safety risks and where possible should reduce such risks;
7. development does not unnecessarily prevent likely future network infrastructure improvements and upgrades;
8. development patterns support the use of rail or sea for freight movement;
9. provisions support the travel demand management components of the Regional Land Transport Plan; and
10. development recognises the transport hierarchy and manages effects on the function of transport infrastructure.

The relevant policy is:*UFD-P2 — Co-ordinating growth and infrastructure***UFD-M12 — Aligning infrastructure and land use planning**

Territorial authorities should, in association with Waikato Regional Council, the NZ Transport Agency and other infrastructure providers, ensure infrastructure planning and land use planning initiatives are aligned, and should co-ordinate the provision of appropriate infrastructure and services for new development prior to development occurring.

The relevant policy is:*UFD-P2 — Co-ordinating growth and infrastructure*

UFD-M13 — Urban growth outside of growth strategy areas

District plans shall ensure that in areas not subject to a growth strategy, urban development is predominantly directed to existing urban areas and is contiguous with, and well connected to them.

<i>The relevant policy is:</i>

<i>UFD-P2 — Co-ordinating growth and infrastructure</i>

UFD-M14 — Planning for land use and transport

Local authorities should ensure as appropriate, that growth strategies, structure plans, regional land transport plans and development manuals and design codes are consistent with the directions in UFD-P2.

<i>The relevant policy is:</i>

<i>UFD-P2 — Co-ordinating growth and infrastructure</i>

UFD-M15 — Transport planning

Waikato Regional Council will promote the integrated management of land use and transport through involvement with the management of national, regional, sub-regional and district transportation policies, actions and funding.

<i>The relevant policy is:</i>

<i>UFD-P2 — Co-ordinating growth and infrastructure</i>

UFD-M16 — Future infrastructure changes and upgrades

Waikato Regional Council will work with territorial authorities, the NZ Transport Agency, other infrastructure providers and relevant developers to ensure that development does not unnecessarily prevent likely future infrastructure changes and upgrades.

<i>The relevant policy is:</i>

<i>UFD-P2 — Co-ordinating growth and infrastructure</i>

UFD-M17 — Working with neighbouring regions

Local authorities should work with other local authorities in neighbouring regions to ensure the management of the built environment is co-ordinated and integrated through development of regional policy statements, regional and district plans, regional land transport plans, regional land transport programmes and relevant growth strategies.

<i>The relevant policy is:</i>

<i>UFD-P2 — Co-ordinating growth and infrastructure</i>

UFD-M18 — Integrated Transport Assessments

Territorial authorities should ensure an Integrated Transport Assessment is prepared to support a structure plan, plan change or resource consent application where the development may result in additional major trip-generating activities.

The relevant policy is:

UFD-P2 — Co-ordinating growth and infrastructure

UFD-M19 — Strategic planning for infrastructure within the coastal marine area and connections with land

To ensure integrated management of infrastructure in the coastal marine area, Waikato Regional Council will collaborate with territorial authorities, the NZ Transport Agency and other relevant stakeholders to investigate:

1. establishing a strategic framework for the provision of infrastructure, including marinas, moorings, aquaculture, energy generation and transport routes within the coastal marine area with particular consideration to the connectivity with the necessary supporting land-based infrastructure; and
2. identifying and protecting through regional and district plans any regionally significant routes and infrastructure in the coastal marine area, and necessary linkages with land-based infrastructure.

The relevant policy is:

UFD-P2 — Co-ordinating growth and infrastructure

UFD-M20 — Provision for marae and papakāinga

District plans shall make appropriate provision for development of marae and papakāinga.

The relevant policy is:

UFD-P3 — Marae and papakāinga

UFD-M21 — Sustainability of marae and papakāinga

Territorial authorities should support the sustainable development, restoration or enhancement of marae and papakāinga, including by taking into account the need to address the following when preparing district plans:

1. infrastructure and utilities requirements;
2. social services, such as kōhanga, kura and wānanga, urupā and health services;
3. associated customary activities; and
4. the relationship of marae and papakāinga to the wider environment, wāhi tapu and sites of significance to Māori, including by management of important view shafts.

The relevant policy is:

UFD-P3 — Marae and papakāinga

UFD-M22 — District plan provisions on energy demand management

District plans should:

1. encourage energy-efficient urban development, such as through promotion of energy-efficient urban form and design, energy-efficient buildings, innovative energy technologies and provision for multi-modal transport systems; and
2. encourage the use of on-site and community-based renewable energy technologies.

The relevant policy is:
UFD-P4 — Energy demand management

UFD-M23 — Advocacy and education on energy demand management

Local authorities should advocate the directions of UFD-P4 with respect to development proposals.

The relevant policy is:
UFD-P4 — Energy demand management

UFD-M24 — Development manuals and design codes

Territorial authorities should, as appropriate, ensure development manuals and design codes allow and encourage development which is consistent with UFD-P4.

The relevant policy is:
UFD-P4 — Energy demand management

UFD-M25 — Managing travel demand

Waikato Regional Council will investigate a range of methods to reduce the demand for transport through its Regional Land Transport Plan.

The relevant policy is:
UFD-P4 — Energy demand management

UFD-M26 — Local transport strategies

Territorial authorities should consider developing local transport strategies for encouraging walking, cycling, use of public transport in urban areas and other demand management initiatives.

The relevant policy is:
UFD-P4 — Energy demand management

UFD-M27 — Public transport services

Waikato Regional Council will, through its Regional Public Transport Plan and Regional Land Transport Plan:

1. investigate opportunities including through strategic planning for passenger transport corridors, to improve public transport services for established urban and rural-residential centres; and
2. promote the benefits and uptake of public transport.

The relevant policy is:

<i>UFD-P4 — Energy demand management</i>
--

UFD-M28 — Waste minimisation

Waikato Regional Council will:

1. work with territorial authorities, industry and community groups to facilitate and encourage initiatives for the minimisation and reuse of waste; and
2. facilitate the collation and dissemination of regional waste data to support the identification of waste management priorities and trends.

The relevant policy is:

<i>UFD-P4 — Energy demand management</i>
--

UFD-M29 — Identification of mineral resources

Waikato Regional Council will work with territorial authorities, iwi authorities, relevant industry and other agencies to collate the identification and mapping of the location of significant mineral resources. This mapping will be made available to territorial authorities. In determining significance, regard will be had to at least the following:

1. relative scarcity;
2. contribution or potential contribution to national and regional economy;
3. current and potential demand, and location with respect to demand;
4. constraints on extraction including existing or planned settlement;
5. quality and size of deposit;
6. importance of the mineral resource to tangata whenua; and
7. importance to infrastructure development.

Until such time as significant mineral resources are identified in accordance with UFD-M29 the criteria set out above shall be used to determine the significance of any mineral resource at a specific location.

The relevant policy is:

<i>UFD-P5 — Access to minerals</i>

UFD-M30 — Plan provisions on access to minerals

District plans and regional plans:

1. shall include provisions to protect, as appropriate, access to significant mineral resources identified pursuant to UFD-M29; and
2. may identify areas where new mineral extraction activities are appropriate and areas where new mineral extraction activities should be avoided.

The relevant policy is:*UFD-P5 — Access to minerals***UFD-M31 — Managing effects of development on mineral resources**

Regional and district plans shall manage the reverse sensitivity effects of development on identified significant mineral resources and mineral extraction activities by discouraging new sensitive activities from locating near identified significant mineral resources and mineral extraction activities.

The relevant policy is:*UFD-P5 — Access to minerals***UFD-M32 — Mineral haulage**

Local authorities should work with the minerals industry and the NZ Transport Agency to identify suitable routes (road, rail or sea) for mineral movement, and to determine methods to manage development which may conflict with mineral haulage.

The relevant policy is:*UFD-P5 — Access to minerals***UFD-M33 — Keeping records on development and infrastructure trends**

Local authorities should keep records that will help to track and explain development and infrastructure trends. As a minimum, territorial authorities should keep, and make available to Waikato Regional Council, records on:

1. locations, lot numbers and lot sizes of subdivision consents granted, categorised according to district plan zones;
2. locations of building consents granted, categorised as residential and nonresidential, and categorised according to district plan zones;
3. locations of vacant residential (including rural-residential) and industrial allotments;
4. major infrastructure changes and upgrades, including with respect to water supply, wastewater and local roading; and
5. demand and supply of dwellings, prices of dwellings, rents of dwellings, housing affordability, development capacity realised, and available data on business land for tier 1 and 3 local authorities.

The relevant policy is:*UFD-P6 — Information collection***UFD-M34 — Reporting on development and infrastructure trends**

During its five-yearly policy effectiveness reporting (Section 35 Resource Management Act), Waikato Regional Council will, in consultation with territorial authorities, infrastructure providers and tangata whenua, report on development and infrastructure trends and pressures (including ecological footprint, urban water use, energy use, waste generation).

The relevant policy is:

<i>UFD-P6 — Information collection</i>
--

UFD-M35 — Report on the Regional Land Transport Plan

During its three-yearly monitoring of the Regional Land Transport Plan, Waikato Regional Council will report on the strategic integration of transport and land use.

The relevant policy is:

<i>UFD-P6 — Information collection</i>
--

UFD-M44 — Resourcing implementation in the Future Proof area

Central government and Future Proof local authorities should ensure governance structures are in place, and adequate resources provided, to facilitate the implementation of the actions in the Future Proof Strategy (2022).

The relevant policy is:

<i>UFD-P10 — Governance collaboration in the Future Proof area</i>
--

UFD-M45 — Consultation between governance agencies in the Future Proof area

Consultation should occur between central government, Future Proof local authorities, tangata whenua, the NZ Transport Agency and other infrastructure providers, with respect to initiatives that could affect the interests of these parties.

The relevant policy is:

<i>UFD-P10 — Governance collaboration in the Future Proof area</i>
--

UFD-M46 — Implementation protocols in the Future Proof area

Central government, Future Proof local authorities, and tangata whenua should agree to protocols which document how the Future Proof Strategy (2022) is to be implemented.

The relevant policy is:

<i>UFD-P10 — Governance collaboration in the Future Proof area</i>
--

UFD-M47 — District plan provisions to implement the Future Proof land use pattern

Hamilton City Council, Waipā District Council and Waikato District Council shall, in consultation with Waikato Regional Council, tangata whenua and the NZ Transport Agency, review or prepare changes to their district plans and development area plans to identify enablement areas for future urban development, including future areas of major commercial and industrial development. The

district plans shall ensure that urban development is located and managed in accordance with UFD-P11.

The relevant policy is:

<i>UFD-P11 — Adopting Future Proof land use pattern</i>

UFD-M48 — Land release in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council shall ensure land is zoned and Hamilton City Council, Waipā District Council, Waikato District Council, Waikato Regional Council, the New Zealand Transport Agency and other relevant government agencies should ensure that land is appropriately serviced, in accordance with UFD-P11, Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 34 in APP12.

The relevant policy is:

<i>UFD-P11 — Adopting Future Proof land use pattern</i>

UFD-M49 — Out-of-sequence or unanticipated urban development

District plans and development area plans can only consider an alternative urban land release, or an alternative timing of that land release, than that indicated by Map 43 (or in accordance with any revised timing as set out in UFD-P11 (2)), and Table 34 in APP12 provided that:

1. The land is not highly productive land, or if it is highly productive land:
 - a. The urban zoning is required to provide sufficient development capacity to meet demand for housing or business land to give effect to the National Planning Statement on Urban Development 2020; and
 - b. There are no other reasonably practical and feasible options for providing at least sufficient development capacity within the same locality and market while achieving a well-functioning urban environment; and
 - c. The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.
2. development proposals shall only be considered to be 'significant' for the purposes of UFD-P11 (8) where the local authority determines that the proposal is consistent with the relevant criteria A and B in APP13;
3. the timing of land release within urban and village enablement areas may only be amended where it is demonstrated that the proposal is consistent with criteria A in APP13 except where timing is being brought forward from beyond the long term as shown on Map 43, in which case criteria A and B in APP13 must be met;
4. when identifying additional urban or village enablement areas not identified by Map 43 and Table 34 it must be demonstrated that the proposal is consistent with criteria A and B in APP13;
5. when seeking to change a planned land use within urban or village enablement areas it must be demonstrated that the proposal is consistent with criteria A in APP13;
6. the effects of the change are consistent with the development principles set out in APP11;
7. in relation to Table 34, the land area allocated in a particular stage for a Strategic Industrial Node may be increased by bringing forward a future allocation from a later stage in that node where it is demonstrated that this would be consistent with criteria A in APP13. The total allocation for any one node, across all stages, may only be increased where it is

demonstrated that this would be consistent with criteria A and B in APP13.

<i>The relevant policy is:</i>

<i>UFD-P11 — Adopting Future Proof land use pattern</i>

UFD-M50 — District plan provisions and other mechanisms implementing density targets in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council shall include provisions in their district plans and other mechanisms that seek to implement UFD-P12. Areas and locations for intensification shown in UFD-P12 are indicative and will be further defined through individual Future Proof partners' plan making processes.

<i>The relevant policy is:</i>

<i>UFD-P12 — Density targets for Future Proof area</i>
--

UFD-M51 — Advocacy for density targets in the Future Proof area

Future Proof local authorities should advocate for the matters in UFD-P12 with respect to development proposals in the Future Proof area.

<i>The relevant policy is:</i>

<i>UFD-P12 — Density targets for Future Proof area</i>
--

UFD-M52 — Infill targets

Hamilton City Council should aim for at least 50 per cent of growth to be through infill and intensification of existing urban areas. Waikato and Waipā District Councils should aim for 90 per cent of growth to be within identified urban enablement areas and village enablement areas and at least 20 per cent of growth within urban environments to be within existing parts of the townships, preferably in areas close to centres and current and future public transport stops.

<i>The relevant policy is:</i>

<i>UFD-P12 — Density targets for Future Proof area</i>
--

UFD-M53 — District plan provisions on commercial development in the Future Proof area

Hamilton City Council, Waipā District Council and Waikato District Council district plans shall manage new commercial development in accordance with UFD-P13.

<i>The relevant policy is:</i>

<i>UFD-P13 — Commercial development in the Future Proof area</i>
--

UFD-M54 — Advocacy for commercial development in the Future Proof area

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should advocate for the directions in UFD-P13 with respect to development proposals in the Future Proof area.

<i>The relevant policy is:</i>

<i>UFD-P13 — Commercial development in the Future Proof area</i>
--

UFD-M55 — District plan provisions and growth strategies managing rural residential development in the Future Proof area

Waipā District Council and Waikato District Council shall include provisions in district plans and growth strategies to give effect to UFD-P14. This will include avoiding rezoning or developing highly productive land for rural lifestyle except as provided for in the National Policy Statement for Highly Productive Land 2022 and strictly limiting rural-residential development in the vicinity of Hamilton City.

<i>The relevant policy is:</i>

<i>UFD-P14 — Rural-residential development in Future Proof area</i>

UFD-M56 — Rural-residential development around Hamilton

Waipā District Council and Waikato District Council shall work with Hamilton City Council, and in association with Waikato Regional Council, tangata whenua, the NZ Transport Agency and other infrastructure providers, to develop agreements about the nature of rural-residential development in the vicinity of Hamilton City, and ways to prevent adverse impacts on infrastructure that services Hamilton City and future city development.

<i>The relevant policy is:</i>

<i>UFD-P14 — Rural-residential development in Future Proof area</i>

UFD-M57 — Directing development to rural-residential zones in the Future Proof area

Waipā District Council and Waikato District Council should investigate, and shall consider adopting through district plans, provisions such as transferable development rights which will allow development to be directed to rural-residential zones identified in district plans.

<i>The relevant policy is:</i>

<i>UFD-P14 — Rural-residential development in Future Proof area</i>

UFD-M58 — Reporting on development in the Future Proof area

Waikato Regional Council, Hamilton City Council, Waipā District Council and Waikato District Council should, in association with tangata whenua and the NZ Transport Agency, prepare a report at least at yearly intervals, which:

1. summarises monitoring results in accordance with UFD-P6;
2. summarises monitoring results as required under the National Policy Statement on Urban Development 2020; and
3. assesses contributions towards achieving Future Proof's key performance indicators.

The relevant policy is:

<i>UFD-P15 — Monitoring and review in the Future Proof area</i>

UFD-M60 — Regional and district plan provisions for Mangatawhiri and Mangatangi water bodies

Regional and district plans shall include provisions that give effect to UFD-P17, through identification of the Mangatawhiri and Mangatangi water bodies as municipal supply water bodies, and through the development of appropriate planning frameworks to:

1. control any point source discharge of contaminants into these water bodies;
2. manage the adverse effects of land use activities on Mangatawhiri and Mangatangi municipal water supply bodies;
3. control changes in land use, including the intensification of existing land uses, that may adversely affect the quality of the fresh water held in the water body; and
4. recognise Mangatawhiri and Mangatangi municipal water supply bodies as regionally significant infrastructure.

The relevant policy is:

<i>UFD-P17 — Mangatawhiri and Mangatangi municipal water supply bodies</i>
--

UFD-M61 — Interim arrangements for tier 3 local authorities

For any tier 3 territorial authority which is part of the Future Proof partnership, UFD-P18 and UFD-P19 and associated methods shall apply in the interim until Future Proof policies are updated to include that territorial authority.

The relevant policy is:

<i>UFD-P10 — Governance collaboration in the Future Proof area</i>
--

UFD-M62 — Future Proof governance process for out-of-sequence or unanticipated urban development

The Future Proof partners shall develop a protocol to agree how to involve each of the partners in decision-making relating to out-of-sequence or unanticipated development.

The relevant policy is:

<i>UFD-P11 — Adopting Future Proof land use pattern</i>

UFD-M63 — Housing Affordability

Future Proof partners should consider regulatory and non-regulatory methods to improve housing

affordability such as increasing housing supply, greater housing choice, more diverse dwelling typologies, alternative delivery partners.

The relevant policy is:

<i>UFD-P11 — Adopting Future Proof land use pattern</i>

UFD-M64 — Public transport

The Future Proof partners shall investigate and confirm a preferred rapid and frequent public transport network including the location of corridors and services to support the Future Proof settlement pattern as set out in UFD-P11 and UFD-P12. Once a preferred rapid and frequent public transport network has been confirmed by the Future Proof Implementation Committee, Waikato District Council, Hamilton City Council and Waipā District Council shall undertake notice of requirement or other processes if necessary to ensure corridors are protected, and Waikato Regional Council will, through its Regional Public Transport Plan and Regional Land Transport Plan, investigate opportunities to support the Future Proof preferred public transport network.

The relevant policy is:

<i>UFD-P11 — Adopting Future Proof land use pattern</i>

UFD-M65 — Blue-Green network

The Future Proof partners should work together to develop a sub-regional blue-green network strategy, with input from the community, affected landowners and other stakeholders. The strategy will assist in determining a sub-regional regulatory and non-regulatory framework for the establishment of a multi-functional blue-green network throughout the sub-region. The strategy will consider how the following aspects can be addressed holistically through the network:

1. opportunities and priorities for the connection, protection, enhancement and integration of the natural environment in new and intensified areas of urban development to promote positive biodiversity outcomes;
2. opportunities for the blue-green network to contribute to the restoration and enhancement of the health and wellbeing of the Waikato and Waipā rivers in accordance with Te Ture Whaimana/the Vision and Strategy;
3. sustainable design techniques and principles for the blue-green network, including water-sensitive urban design, low-impact urban design and development (LIUDD) methods for stormwater management, water demand management and reuse and integrated catchment planning;
4. opportunities to support active transport in blue-green corridors and the maintenance and enhancement of public access to regional and local open space assets;
5. opportunities to reintroduce biodiversity into urban areas through an urban forest programme; and
6. opportunities to maintain or enhance ecosystem services.
7. Recognise that higher density residential development should co-locate adjacent to these networks within urban environments to realise the benefits open space has on higher density living by providing outlook and amenity.

The blue-green strategy should build on and integrate with the objectives of local indigenous biodiversity strategies produced under ECO-M11, reserve management plans, active transport plans, and other relevant strategies and plans already developed by Future Proof local authorities.

Future Proof local authorities should have regard to the blue-green strategy when considering the most appropriate combination of regulatory and non-regulatory methods for implementing a blue-green network for each district. In the interim, when undertaking urban zoning and development area planning under UFD-M8, Future Proof local authorities should consider opportunities to develop blue-green networks.

The relevant policy is:

UFD-P11 — Adopting Future Proof land use pattern

UFD-M66 — Changing amenity values within urban environments

Waikato District Council, Hamilton City Council and Waipā District Council shall include provisions in their district plans and other mechanisms that identify anticipated future amenity outcomes in areas planned for intensification within urban environments, and recognise and allow for amenity values within these locations to develop and change over time.

The relevant policy is:

UFD-P12 — Density targets for Future Proof area

UFD-M67 — Metropolitan centres

Centres identified in Table 35 as future metropolitan centres may be re-classified in district plans as metropolitan centres where it can be demonstrated that the following features are met:

1. the centre generally contains/enables medium-high density development;
2. the centre performs a sub-regional rather than local role;
3. the centre supports active modes and high-quality public transport with high trip generation;
4. the centre serves an important economic function;
5. the centre has/enables an evening and night economy;
6. the centre provides high quality, destination public spaces;
7. the centre provides for employment in a broad range of commercial, community and recreational activities;
8. the change in the centre's role and function in the sub-regional hierarchy does not undermine the vitality and viability of existing centres and does not undermine the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area; and
9. the centre contributes to a well-functioning urban environment.

The relevant policy is:

UFD-P13 — Commercial development in the Future Proof area

UFD-M68 — Review of provisions

Waikato Regional Council, in conjunction with Hamilton City Council, Waipā District Council and Waikato District Council, and in consultation with tangata whenua and central government will assess the need for a review of UFD-P11 at a minimum of five-yearly intervals.

The relevant policy is:

<i>UFD-P15 — Monitoring and review in the Future Proof area</i>

UFD-M69 — Council-approved growth strategy or equivalent in tier 3 local authority areas

Tier 3 local authorities shall prepare a new or updated council-approved growth strategy, or equivalent council-approved plans and strategies, to manage growth in accordance with UFD-P18.

The growth strategy or equivalent council-approved plans and strategies must be notified by a date agreed to between the local authority and the Regional Council and must address:

1. how the local authority will provide sufficient development capacity to meet expected demand for housing and for business land over the short term, medium term, and long term as set out in the National Policy Statement on Urban Development 2020;
2. the values and aspirations of hapū and iwi for urban development;
3. the location and extent of urban settlements meeting the definition of a tier 3 urban environment;
4. the location, land use types, staging, density and trigger requirements of future urban growth areas;
5. identification of any areas within urban environments where greater heights and density of urban form are to be enabled;
6. the type, scale and staging of infrastructure required to support or service development capacity, including three waters infrastructure, along with the general location of the corridors and other sites required to provide it;
7. the multi-modal transport links and infrastructure required to service urban development and urban environments, both within an area of new development and connecting to neighbouring areas and existing transport infrastructure, in a way that provides good accessibility between housing, jobs, community services, natural spaces and open spaces; and
8. the development principles in APP11.

The council-approved growth strategy or equivalent council-approved strategies and plans must be developed through a non-Resource Management Act special consultative procedure or a Schedule 1 Resource Management Act process.

<i>The relevant policy is:</i>

<i>UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy</i>

UFD-M70 — District Plans

Tier 3 local authorities shall include provisions in district plans to give effect to UFD-P18.

<i>The relevant policy is:</i>

<i>UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy</i>

UFD-M71 — Housing Affordability

Where there is evidence that there is a housing affordability issue in the local authority area, tier 3 local authorities should consider regulatory and non-regulatory methods to improve housing affordability such as increasing housing supply, greater housing choice, more diverse dwelling typologies, and alternative delivery partners.

UFD-M72 — Interim arrangements

Until such time as a local authority has prepared or updated its council-approved growth strategy, or equivalent council-approved strategies and plans, in accordance with UFD-M69, urban growth shall be managed in accordance with the Regional Policy Statement, the council's district plan, existing adopted council-approved growth strategies for the district, and the council's current infrastructure strategy.

<i>The relevant policy is:</i>
<i>UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy</i>

UFD-M73 — Interim arrangements for Future Proof tier 3 territorial authorities

For any tier 3 territorial authority which is part of the Future Proof partnership, UFD-P18 and UFD-P19 and associated methods shall apply in the interim until Future Proof policies UFD-P11, UFD-P12, UFD-P14 and UFD-P15 are updated to include that territorial authority.

<i>The relevant policy is:</i>
<i>UFD-P18 — Tier 3 local authority areas outside the Future Proof Strategy</i>

UFD-M74 — Tier 3 out-of-sequence or unanticipated developments

District plans (including plan changes) and development area plans can only consider an alternative urban land release, or an alternative timing of that release, than that set out in the council-approved growth strategy or equivalent council strategies and plans provided that:

1. The land is not highly productive land, or if it is highly productive land:
 - a. The urban zoning is required to provide sufficient development capacity to meet expected demand for housing and business land in the district; and
 - b. There are no other reasonably practical and feasible options for providing the required development capacity; and
 - c. The environmental, social, cultural and economic benefits of rezoning outweigh the long-term environmental, social, cultural and economic costs associated with the loss of highly productive land for land-based primary production, taking into account both tangible and intangible values.
2. development proposals shall only be considered to be 'significant' for the purposes of UFD-P19 where the local authority determines that the proposal is consistent with the criteria in APP14;
3. sufficient evidence is provided to allow the council to assess the development against the principles set out in APP11 and APP14; and
4. where a council-approved growth strategy or equivalent council strategies and plans are not yet adopted, the district plan or development area plan proposal shall provide sufficient evidence, as far as practicable, to allow the local authority to determine the degree of consistency with the relevant criteria in APP14.

<i>The relevant policy is:</i>
<i>UFD-P19 — Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments</i>

Principal reasons

UFD-PR1 — Planned and co-ordinated subdivision, use and development

To effectively address SRMR-I4 and to achieve UFD-O1 it is very important that there is a planned and co-ordinated approach to developing the built environment which anticipates and addresses cumulative effects over the long term.

APP11 includes a set of principles to guide future development of the built environment within the Waikato region. These principles are not absolutes and it is recognised that some developments will be able to support certain principles more than others. In some cases, certain principles may need to be traded off against others. It is important, however, that all principles are appropriately considered when councils are managing the built environment. The principles are supported by UFD-M1, UFD-M2, UFD-M3 and UFD-M4.

Notwithstanding the above, the policies and methods in UFD-P18 set out an expectation that when tier 3 local authorities are developing new Council approved growth strategies, or equivalent council strategies and plans that have been developed in accordance with Regional Policy Statement policies, they shall give particular regard to applying the development principles in APP11.

When assessing out-of-sequence development proposals outside of the planned growth pattern in tier 1 and 3 local authorities, the policies and methods also set this expectation and require that proposals should provide sufficient evidence to allow the council to assess and have particular regard to how the development addresses the principles set out in APP11. Whilst it may not be possible that all principles are given effect to in their entirety for every proposal, there is an expectation that they shall all be addressed with good reasons given if some principles are unable to be fully met.

UFD-M2 provides direction for managing reverse sensitivity. Reverse sensitivity is the vulnerability of a lawfully established activity to a new activity or land use. It arises when an established activity causes potential, actual or perceived adverse environmental effects on the new activity, to a point where action may be taken to restrict the operation or mitigate effects of the established activity.

UFD-M5 provides direction for managing rural-residential development. Rural-residential development in some cases has created effects such as reducing options for use of high class soils, increasing pressure on roading systems, increasing potential for natural hazards and creating tensions between existing rural land uses. In some areas, due to the extent of subdivision and the nature of the landscape, these effects are greater than in others. Demand for rural-residential development is particularly high near Hamilton, between Hamilton and Auckland, and many high amenity areas such as coastal areas, river margins and lake margins. There need to be stronger controls on rural-residential development in such areas. Where there is less demand, there are still potential effects of rural-residential development that should be managed, but a more flexible management regime may be appropriate.

Growth strategies are a recognised method to strategically plan for development, particularly in areas of high population growth (UFD-M6). They can be used to effectively plan for the integrated management of infrastructure with land use, and are a key tool for tier 1 and 3 local authorities to demonstrate how the intended pattern of urban development gives effect to the National Policy Statement on Urban Development 2020. At a smaller scale, methods such as development area plans and town plans are useful means of planning for urban development (UFD-M7).

Whether through such development planning mechanisms or through consent processes, it is important that decisions about new urban development are made on the basis of information that allows an assessment of the full effects of the development (UFD-M8). The information requirements will therefore vary greatly for different developments. Other methods under this policy also support a planned and comprehensive approach to development.

It is recognised that it is not appropriate to apply the same definition of 'planned' in all instances. For example, in the case of a specific subdivision proposal, it would be appropriate to apply a restricted definition incorporating only consented or designated infrastructure. However, where district plan changes, growth strategies or development area plans are being considered the term 'planned' covers infrastructure where funding has been allocated to provide for the infrastructure project and where such infrastructure is subject to consenting or designation processes.

UFD-PR2 — Co-ordinating growth and infrastructure

UFD-P2 is to ensure co-ordination between land use and infrastructure planning and development so that development can be appropriately serviced by infrastructure in a cost-effective manner, and so that land use change does not result in unplanned effects on the functioning of it. The way in which the term 'planned' is to be applied is explained in UFD-PR1.

The policy and its methods aim to ensure that the future spatial land use pattern is understood sufficiently to inform future investment in transport infrastructure. To do this, growth strategies will be needed in areas of strong population growth or as required in UFD-P18 and its associated methods for tier 3 local authorities. Where there is no growth strategy (where population growth is not so strong), urban development should be directed to existing urban areas so that there is reasonable certainty that the settlement pattern will not significantly change over the 30-year period (UFD-M13).

The requirement in UFD-M11 for a long-term strategic approach recognises that councils need to think ahead and plan proactively for future land use change and infrastructure requirements. The method also identifies transport related outcomes that will help to ensure good integration between transport and development.

A range of other methods are identified for implementing the policy. The methods recognise that there are a range of planning mechanisms that can help to integrate land use with infrastructure (UFD-M14 and UFD-M18). UFD-M12, UFD-M15, UFD-M16 and UFD-M17 recognise that a range of agencies across different jurisdictions need to be involved to ensure integration.

Just as development area planning is needed for intensive development on land, there is a growing need for better planning and management of infrastructure in the coastal marine area. While territorial authorities develop land-based development area plans, Waikato Regional Council is responsible for the integrated management of infrastructure in the coastal marine area as signalled in UFD-M19.

UFD-PR3 — Marae and papakāinga

Enabling people and communities to provide for their social, economic and cultural wellbeing is part of the purpose of the Resource Management Act; and recognising and providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu and other taonga is a matter of national importance. Marae are integral to Māori culture and traditions, as are papakāinga and other associated facilities. Tangata whenua expect demand on marae and papakāinga around the region to increase as, for example, people increasingly look to return to their

roots. District plans should enable papakāinga and supporting services.

Marae can also provide services to the wider, non-Māori, community, for example as meeting places or civil defence bases. They are characteristic of the Waikato region, which is a reflection of historic settlement patterns and the significance of the region to Māori. Papakāinga need not be contiguous with the marae it supports, may be located on general land title and can be located in both urban and rural areas.

It is important to the wellbeing of tangata whenua to ensure the long-term sustainability of marae. This can be achieved by ensuring marae are supported by the necessary physical, social, cultural and environmental services.

UFD-PR4 — Energy demand management

UFD-P4 recognises that demand for energy is rising and that oil-based energy is becoming more expensive. There is likely to be an increasing need for development of new energy sources and new electricity transmission infrastructure. This will place more pressure on the resources of the region. Minimising energy demand and making more efficient use of the existing energy supplies is likely to be better for the environment and more cost effective than developing new supplies. Minimisation of waste production and re-use of waste materials is included in this policy as ways of reducing the energy used to produce goods. The methods encourage local authorities to reduce energy demand through managing the built environment and transport systems, through sustainable waste management and through promoting efficient use of energy generally. Local authorities are also encouraged to promote local renewable energy technologies which can reduce our dependence on oil-based energy and reduce the need for new energy developments.

UFD-PR5 — Access to minerals

Access to minerals means the ability to extract, process and transport existing and potential identified significant mineral resources. UFD-P5 recognises the value of the region's mineral resources. Development can reduce the ability to access such resources. This can occur if areas where minerals are located are built over or, in some cases, where development occurs near potential extraction sites. It will not always be possible to keep all effects of extraction to within the property boundaries. Subdivision, use and development and extraction of mineral resources should be managed to avoid potential adverse effects.

UFD-P5 and its Methods are not intended to imply that identified mineral resources should or will be extracted, but that the ability to do so should not be hampered by development that prevents reasonable and efficient access to those mineral resources either now or in the future. The suitability or otherwise of mineral extraction will also need to be considered in relation to other relevant provisions of the Regional Policy Statement.

Large areas of the region can contain minerals such as sand, aggregate and coal. It will not be possible to protect access to all of the region's minerals. The methods seek to identify the location of significant mineral resources in the region and then to protect access to them as appropriate through district plan mechanisms (UFD-M29 and UFD-M30). UFD-M32 recognises that access includes the ability to transport the mineral once it is extracted.

UFD-PR6 — Information collection

UFD-P6 recognises the importance of collecting relevant information on development and infrastructure trends and pressures. Such information is needed to ensure early notice of trends that may require a different policy response, to help forecast infrastructure needs, to support planning for growth and development and to understand the way policies and plans are working. Territorial authorities already collect useful information about development. To maintain a regional understanding of trends and pressures, the regional council needs to collate and regularly analyse this information. The methods ensure such information is collected and reported on in a way that helps to inform management of the built environment and the regional integration of land use and infrastructure.

UFD-PR10 — Governance collaboration in the Future Proof area

UFD-P10 recognises that there needs to be a continued collaborative effort by the Future Proof partners (central government, partner councils and tangata whenua) in order to implement the Future Proof Strategy. The Strategy lists a range of implementation actions. These need to be supported by appropriate resources such as staff and financial allocations, and appropriate structures such as governance arrangements.

UFD-M44 is to ensure these matters are provided for. UFD-M45 anticipates that the partners may become involved in specific growth management matters which could affect the interests of one or more of the partners. In this case, consultation with the partners would seek to ensure partner interests are taken into account. UFD-M46 recognises that from time to time agreements between the partners may be appropriate to ensure growth management is consistent with the intentions of the Future Proof Strategy.

UFD-PR11 — Adopting Future Proof land use pattern

UFD-P11 enables urban development consistent with the land use pattern and sequencing that has been established through the Future Proof process. Clauses (4) to (9), along with Map 43 and Table 34, provide clear guidance on where industrial development should occur in the Future Proof area. This is very important to ensure integrated planning of industrial land use and infrastructure. Future industrial development should focus on the support and protection of strategic industrial nodes.

UFD-M47 recognises that although the Strategy has determined a settlement pattern for the Future Proof area, the detail of urban and village enablement areas and future commercial and industrial development locations down to property level need to be determined through district plan processes. The method also recognises that district plan provisions, such as rules, need to ensure development is managed in accordance with UFD-P11.

UFD-M48 recognises that to achieve the Future Proof land use pattern, sufficient land needs to be zoned for development and that appropriate provisions need to be made for servicing this development. Councils and other infrastructure providers, such as New Zealand Transport Agency, will have a role in the timely provision of infrastructure.

UFD-M49 provides for some responsiveness in the staged release of urban land while ensuring that the relevant growth management principles established in the Future Proof Strategy are not compromised. The importance of the settlement pattern set out in Map 43 and in Table 34 to the efficient integration of land use and infrastructure in the Future Proof sub-region is such that alternative land release is only expected to occur where comprehensive and robust evidence has been provided to satisfy the criteria in UFD-M49.

Future Proof has developed two sets of criteria in APP13 to assist local authorities in responding to district plan or development area plan proposals when they are either out of sequence or unanticipated by the Future Proof settlement pattern. Developments are only considered to be significant where they meet the criteria in APP13 and particular regard is given to the proposed development capacity only where a development is significant. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

Where a proposal for urban development is out of sequence, but within an urban or village enablement area (for example, bringing forward development), Criteria A will apply. Where a proposal for urban development is bringing forward development from beyond long term as shown on Map 43, into an earlier timeframe, Criteria A and B will apply. Where a proposal for urban development is within an urban or village enablement area but proposes an unanticipated landuse, Criteria A will apply. Where a proposal for urban development is outside of an urban or village enablement area and is unanticipated by the Future Proof settlement pattern, Criteria A and B will apply. The matters listed in Criteria A and Criteria B are not ranked. However, collectively these criteria are intended to assist territorial authorities to determine whether a proposed plan change would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

The timing of growth cells R2, HT1 and WA on the periphery of Hamilton which are subject to the Strategic Boundary Agreement 2020 between Waikato District Council and Hamilton City Council, will be subject to timing under that agreement. A proposal to bring forward development in those cells outside of that agreement will be subject to assessment under Criteria A and B in APP13 to determine if the development is significant and whether particular regard should be given to it.

UFD-M62 recognises that Future Proof councils will need to work together in some circumstances to best give effect to the Future Proof principles when considering out-of-sequence or unanticipated development proposals.

Map 43 provides an overview of urban and village enablement areas in order to guide implementation of the settlement pattern at a district level. It is expected that district level planning mechanisms such as development area planning and district plan zoning will establish the urban and village enablement areas at a property scale. The timing shown on Map 43 may be updated by a Future Development Strategy where adopted in accordance with the National Policy Statement on Urban Development 2020. This will provide for alignment of land use and infrastructure staging to meet the development capacity required under the National Policy Statement on Urban Development 2020, within the urban and village enablement areas.

UFD-P11 and UFD-P12 set out a pattern of urban enablement which will provide for a range of housing and business locations and types, and for sufficient development capacity to meet demand for housing and business land, including a margin to enable competitive land markets. UFD-M63 recognises that the affordability of housing is a complex issue for which councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M64 recognises that the successful implementation of the Future Proof settlement pattern will rely upon good quality public transport provision. The progression of a programme business case will provide an evidential base for further decision-making on a future rapid and frequent public

transport network.

UFD-M65 sets out how the Future Proof partners will collaborate with one another, with community, affected landowners, and other stakeholders to develop a multi-functional, cross-boundary blue-green network which will be a defining spatial concept that aims to restore, enhance, connect and improve the natural environment within the Future Proof sub-region in a way that can integrate with new urban development and improve the liveability of urban areas.

UFD-PR12 — Density targets for Future Proof area

UFD-P12 seeks to ensure that over time, urban development will become more compact through the promotion of development density targets. This is to improve housing choice and affordability, walking and cycling, and the viability of public transport, including rapid and frequent public transport, thereby reducing energy demand and reducing the need for future transport infrastructure development. Other benefits of this approach include reducing transport impacts on air quality, reducing greenhouse gas emissions, improving efficient use of water infrastructure, reducing urban sprawl onto high quality farm land and reducing other adverse effects of urban development, such as reverse sensitivity impacts on existing land uses and limitations on access to mineral resources. To achieve more compact development there is an expectation that amenity in these areas will change over time with a need for planning instruments to identify the anticipated future amenity outcomes for these areas. The methods are to ensure this policy is implemented through provisions in district plans and through advocacy with respect to development proposals. Areas and locations for intensification listed in the table in UFD-P12 are indicative and will be defined through individual Future Proof partners' plan making processes.

UFD-PR13 — Commercial development in the Future Proof area

The Future Proof Strategy contains a number of principles that are relevant in terms of future commercial development, such as:

- support for existing commercial centres,
- encouragement of development to support existing infrastructure, and
- ensuring thriving town centres where people can “live, work, play and visit”.

UFD-P13 supports these principles and assists with ensuring integrated planning of commercial land use and infrastructure for the sub-region. It is important that commercial development does not occur in locations where it will have unacceptable impacts on transport systems, on the functioning of existing commercial centres, and on areas specifically provided for industrial development. The policy supports the location of commercial development where it will be needed to service anticipated future population growth. The methods are to ensure the directions of UFD-P13 are supported through district plans and advocacy.

Table 35 describes a commercial hierarchy for the Future Proof area. It identifies key centres where future commercial development is to be focused. The Hamilton Central Business District, sub regional centres and town centres generally provide a focus for community activity and social interaction, enabling convenient access to a range of goods and services by a variety of transport modes. The city centre and towns are also centres of administration, office and civic activity and it is intended that they will remain so rather than having those activities dispersed. Accordingly, these activities will not occur to any significant extent in the sub-regional centres as these centres are to remain predominantly as retail centres.

UFD-P13 requires the region's district and city councils to determine an appropriate range, location

and scale of commercial development within their district in order to maintain and enhance the vitality and viability of relevant centres including the role of the Hamilton Central Business District as the primary commercial, civic and social centre of the Future Proof area. In doing so, councils will need to consider the potential for new development to result in adverse effects on the function, vitality and amenity of the Hamilton Central Business District.

UFD-P13 recognises that the function of centres may change over time. UFD-M67 sets out features which will act as pre-conditions prior to re-classifying sub-regional or town centres in Table 35 as metropolitan centres. This will ensure the centres are able to perform the functions as set out in the National Policy Statement on Urban Development 2020 for metropolitan centre zones without undermining the role of existing centres in the hierarchy. Table 35 sets out an indicative timeframe for when it is expected that these centres may transition to metropolitan centres, dependent upon the pre-conditions being met.

UFD-PR14 — Rural-residential development in Future Proof area

UFD-P14 establishes a policy framework for managing development in the Waikato region, including the Future Proof area. UFD-P14 recognises that there are particular pressures for rural-residential development in parts of the Future Proof area, particularly near Hamilton City. UFD-M55 and UFD-M57 recognise that these pressures need to be managed through district plan provisions. UFD-M56 recognises that an individual agency's decisions about rural-residential development and infrastructure can impact on the interests of other agencies, and that a collaborative approach is needed to minimise conflicts. Not managing rural-residential development would undermine the objectives of Future Proof.

UFD-PR15 — Monitoring and review in the Future Proof area

UFD-P6 establishes the need to collect and report information on development trends and pressures, which also applies to the Future Proof area, alongside requirements under the National Policy Statement on Urban Development 2020. UFD-P15 and UFD-M58 state further information requirements for the Future Proof area that are needed to help inform future revisions of the Future Proof Strategy.

The map and tables in 5.2.10 Future Proof maps (indicative only) and APP12 are based on assumptions about likely future development trends and requirements in the Future Proof area. UFD-P15 and method UFD-M68 recognise that conditions could change such that the matters in UFD-P11 need to be reviewed in order to ensure ongoing management of development in the Future Proof area remains appropriate.

UFD-PR18 — Tier 3 local authority areas outside the Future Proof Strategy

UFD-P18 provides direction on how to manage urban development within tier 3 local authorities in a way that is consistent across the region and gives effect to the National Policy Statement on Urban Development 2020. It includes specific direction for managing development within tier 3 urban environments. The purpose of this policy is to guide district-wide planning for new urban development. Determining whether a territorial authority is a tier 3 local authority may be done via a resolution of the council.

Clauses (1) to (8) set out how growth is to be managed at a district-wide scale and the requirement for a council-approved growth strategy or equivalent council-approved strategies and plans, that will set out the intended urban development pattern to meet expected demand for housing and business

land. Equivalent council approved strategies or plans might include district plans, long term plans, infrastructure strategies or other council strategies or plans as determined by local authorities. In developing a growth strategy (or equivalent) there is an expectation that councils will have particular regard to the principles in APP11. Whilst it may not be possible that all APP11 principles are given effect to in their entirety for every proposal, it is anticipated that they shall all be addressed, with good reasons given if some principles are unable to be fully met. Once a growth strategy has been adopted in accordance with these provisions, there is an expectation that new urban development will continue to be managed to have regard to APP11 principles.

Clause (9) provides specific direction for urban environments. It sets out that new urban development in appropriate locations within urban environments will become more compact and higher over time. This is to support improvements to housing choice and affordability, and the viability of public transport, walking and cycling, thereby reducing energy demand and greenhouse gas emissions. Other benefits of this approach include reducing the need for future transport infrastructure development, improving efficient use of waters infrastructure, and reducing urban sprawl onto highly productive land. To achieve more compact development there is an expectation that high quality urban design will be achieved so as to maintain or enhance amenity, whilst recognising that amenity in these areas will change over time, and such change is not, in and of itself, an adverse effect. Compact urban form and intensified urban development will only be appropriate in areas free from hazard risks and other constraints as set out in other policies and methods in the Regional Policy Statement, including UFD-M8.

UFD-M69 sets out a framework for tier 3 local authorities to develop council-approved growth strategies (or equivalent) to determine the intended pattern of land development within the local authority area. Growth strategies are a recognised method to strategically plan for development. They can be used to effectively plan for the integrated management of infrastructure with land use and are a key tool for tier 3 local authorities to identify the location and extent of any tier 3 urban environment and to demonstrate how the intended pattern of urban development gives effect to the National Policy Statement on Urban Development 2020. The list of matters to address in council-approved growth strategies (or equivalent) also includes environmental attributes and constraints to development as required by other objectives and policies in the Regional Policy Statement, and the development principles set out in APP11. The method provides flexibility for councils to address matters in UFD-P18 through other council plans and strategies rather than through a separate growth strategy document.

UFD-M70 recognises that district plan processes will be required to give effect to UFD-P18. Changes to district plans intended to implement a growth strategy (or equivalent) will need to be considered on their own merits under the Resource Management Act. UFD-M8 addresses the information requirements to support district plan zoning changes.

UFD-M71 recognises that the affordability of housing is a complex issue for which councils have limited tools. Enabling housing supply and a variety of housing typologies may assist with housing affordability. Where an affordability issue has been identified, other regulatory or non-regulatory tools available to councils to assist in addressing housing affordability should be investigated, acknowledging that there will also need to be a range of central government, private sector, and community sector interventions.

UFD-M72 clarifies how new urban development is to be managed until such time as a council-approved growth strategy or equivalent strategies and plans have been notified, in order to ensure that the requirements of the National Policy Statement on Urban Development 2020 are given effect to as far as practicable in the interim and to provide a baseline against which out-of-sequence/unanticipated proposals can be compared.

UFD-M73 clarifies that if a tier 3 territorial authority becomes part of the Future Proof partnership, UFD-P18 and UFD-P19 will continue to apply until such time as the Future Proof Regional Policy Statement policies are updated to include that territorial authority. This is because the Future Proof policies do not currently contain reference to territorial authorities outside of Waikato District Council, Hamilton City Council and Waipā District Council.

UFD-PR19 — Being responsive to significant unintended and out-of-sequence growth within tier 3 local authority areas

There is an expectation that urban development will be consistent with the council-approved growth strategy or equivalent council strategies and plans as required by UFD-P18. UFD-P19 and UFD-M73, however, set out a framework for tier 3 local authorities to be responsive to significant out-of-sequence or unanticipated growth proposals through district plan or development area processes around tier 3 urban environments. This pathway does not apply to resource consents. This is in accordance with policy 8 of the National Policy Statement on Urban Development 2020.

There is an expectation that an assessment against APP11 development principles is included in all proposals as these guide all future development of the built environment, including urban environments, within the region.

A set of criteria is included in APP14 to assist local authorities in responding to proposals when they are either out-of-sequence or unanticipated by a council-approved growth strategy or equivalent council-approved strategies and plans. Developments are only considered to be significant where they meet the criteria in APP14 and particular regard is only given to the proposed development capacity where a development is significant.

The matters listed in APP14 are not ranked, and are intended to assist territorial authorities to determine whether a proposal would create significant development capacity. It will be at the discretion of the relevant territorial authority to undertake a comprehensive assessment and give the appropriate weighting to the criteria, depending on the particular circumstance.

In tier 3 urban environments where there is no, or limited, public transport there is an expectation that new development and redevelopment occurs in way that can accommodate public transport in the future and that densities are increased where this would make the provision of public transport more feasible.

Anticipated environmental results

UFD-AER1	New development is not subject to intolerable levels of risk from natural hazards.
UFD-AER2	There is greater use of walking, cycling and public transport in urban areas.
UFD-AER3	Vehicle kilometres travelled per capita are reduced.
UFD-AER4	Solid waste entering landfill is reduced.
UFD-AER5	Indigenous biodiversity in urban (including rural-residential) areas is improved.
UFD-AER6	Most rural-residential development occurs in identified areas.
UFD-AER7	Rural-residential development does not inhibit ability to allow for expected urban expansion needs.

UFD-AER8	Fragmentation of highly productive land is reduced.
UFD-AER9	New development does not impact on the efficiency and effectiveness of existing infrastructure.
UFD-AER10	Development of the built environment does not result in a reduction in valued natural environments, landscapes, heritage sites, or amenity values, recognising however that amenity values will change over time within tier 1 and 3 urban environments.
UFD-AER11	New urban developments are more compact.
UFD-AER12	Development of the built environment does not prevent extraction of minerals from identified significant mineral resources.
UFD-AER13	Development does not reduce access to water bodies and the coast.
UFD-AER14	There is increased adoption of low-impact stormwater design.
UFD-AER15	There are increased examples of green/sustainable technologies in the Waikato region.
UFD-AER16	Development in the Future Proof area is consistent with the Future Proof Guiding Principles (Section A3 of Future Proof Strategy).
UFD-AER17	District plans provide for the development of marae and papakāinga.
UFD-AER21	Regionally significant industry is retained and provided for.
UFD-AER22	Development in tier 3 local authorities is consistent with a council-approved growth strategy or equivalent council strategies and plans that have been developed in accordance with Regional Policy Statement policies.
UFD-AER23	Reduced greenhouse gas emissions in tier 1 and 3 urban environments.