

TAIWAVE CATCHMENT STRUCTURE PLAN

POLICY / OBJECTIVE	ASSESSMENT
<p>SECTION 6</p> <p>Policy 1d</p> <p>Subdivision resulting in restoration or enhancement of indigenous biodiversity including under-represented ecosystems shall be considered in the Rural Area where indigenous biodiversity is increased, and legally protected in perpetuity, by one or more of the following:</p> <ul style="list-style-type: none"> a) Restoring or enhancing priority locations mapped in Section 38 Subdivision, identified for protection; b) Contributing to the establishment of mountain to sea corridors of terrestrial and aquatic ecosystems; c) Reconnecting fragmented ecosystems (on land and via waterways); d) Establishing buffers to an underrepresented or threatened indigenous ecosystem; e) Creating an ecological stepping stone or corridor to link indigenous vegetation; f) Maintaining or enhancing habitat of nationally Threatened or At Risk indigenous species; g) Restoring or enhancing indigenous habitats adjoining wetlands, rivers, springs, coastal cliffs, dunes, estuaries and fragmented forests; h) Establishing self-sustaining pest free areas; i) Restoring or enhancing rare ecosystems. 	<p>Achieved (7 out of 9 qualifying circumstances apply, Lawrence at paragraph 34.)</p>
<p>SECTION 15</p> <p>Policy 1e</p> <p>Development outside of existing settlements that are unable to be serviced by existing or planned Council water, wastewater, stormwater and roading infrastructure shall be self-sufficient and not reliant upon public infrastructure and investment, including any road upgrades servicing the development.</p>	<p>Achieved – development self sufficient</p>
<p>Objective 4</p> <p>Settlement development and growth provides for a diverse range of land uses and living choices.</p>	<p>Achieved</p>

<p>Policy 4a</p> <p>Consistent with existing residential character and potential environmental constraints, a range of residential densities, lot sizes and dwelling forms shall provide for a variety of living choices.</p>	<p>Achieved, consistent with character of 790 Hot Water Beach Road</p>
<p>Objective 5</p> <p>Settlement development and growth maintains and enhances amenity values, character, historic heritage, transport connectivity, environmental sustainability and the vitality of individual settlements and their centres.</p>	<p>Achieved, across all elements, noting longer term change in terms of amenity values would be positive (Brown at paragraph 53)</p>
<p>Policy 5a</p> <p>Settlement development and growth including commercial, housing and subdivision design should be consistent with the existing character and context of the built environment and with the landscape character, historic heritage and amenity values of the area.</p>	<p>Achieved, not consistent with existing character of the structure plan land itself, but is with built environment and landscape character etc of the area.</p>
<p>Policy 5b</p> <p>Settlement development and growth should integrate and connect with other areas of employment, residences, open space, community focus points, existing infrastructure and the surrounding road network including pedestrian, bicycle and mobility scooter traffic.</p>	<p>Achieved, through roading infrastructure improvements and investments</p>
<p>Policy 5d</p> <p>Settlement development and growth should be designed to:</p> <ul style="list-style-type: none"> a) <i>Minimise the need for large-scale excavation and erosion mitigation measures</i>; and b) <i>Avoid an increase in stormwater runoff e.g. detention ponds, permeable surfaces</i>; and c) Encourage natural ventilation and sunlight into buildings and outdoor spaces; and d) <i>Increase water and energy efficiency e.g. rainwater harvesting and solar panels</i>; and e) <i>Enhance indigenous biodiversity (e.g. through the choice of landscape and garden plantings)</i>; and f) Reduce the level of contaminants in water, air and soil e.g. nontoxic building materials; and g) Encourage multimodal transport options (e.g. walking and cycling infrastructure). 	<p>Substantially achieved, see italicised elements in particular</p>

<p>Policy 6a</p> <p>Settlement development and growth should not develop areas with high natural character, outstanding natural features and landscapes, potentially erodible slopes, and high class soils, and should take into account indigenous biodiversity, existing natural character and historic heritage items in the development's scale, density and design.</p>	<p>Achieved, noting structure plan land is outside any areas rated outstanding, and building areas are to be clear of erodible slopes</p>
<p>Policy 6b</p> <p>Stormwater infrastructure shall limit surface flooding and adverse effects on water quality.</p>	<p>Achieved, net improvement in stormwater/hydrology</p>
<p>Policy 8a</p> <p>The relationship of tangata whenua with their ancestral lands and water shall be recognised and provided for (e.g. by incorporating Māori place names, protection of and appropriate access to sites of significance to Māori, planting indigenous plants in public spaces).</p>	<p>Achieved</p>
<p>Policy 9a</p> <p>Rezoning and/or subdivision and consent conditions for settlement development and growth across multiple land parcels <i>should be supported by information (e.g. a structure plan) which identifies, as appropriate to the scale and potential effects of development, the following:</i></p> <ul style="list-style-type: none"> a) <i>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 provided for and the density, staging and standards;</i> b) <i>the location, type, scale, funding and staging of infrastructure required to service the area;</i> c) <i>multimodal 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;</i> d) <i>how existing values and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies and high class soils) will be protected;</i> e) <i>potential natural hazards and how the related risks will be managed;</i> 	<p>Achieved, refer Lawrence at paragraph 34 (as to italicised elements)</p>

<p>f) potential issues arising from the storage, use, disposal and transport of hazardous substances in the area, and any contaminated sites and identified methods of how related risks will be managed;</p> <p>g) <i>how stormwater will be managed having regard to a total catchment management approach and low impact urban design and development (LIUDD) methods;</i></p> <p>h) any significant mineral resources identified in an RMA plan in the area and any provisions (such as development staging) to allow their extraction where appropriate;</p> <p>i) <i>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;</i></p> <p>j) <i>anticipated water requirements and sources of water for public water supply;</i> and</p> <p>k) how any locations identified as likely renewable energy generation sites will be managed.</p>	
<p>Policy 10h Hot Water Beach</p> <p>Hot Water Beach should have no <u>industrial</u>, <u>residential</u> or commercial expansion except for home businesses, self-serviced lots of a rural character and small-scale retail activities servicing beach visitors. Development and growth shall not occur where it increases demand for additional water, wastewater, stormwater and roading network infrastructure.</p>	<p>Achieved, with no expansion of Residential Area, lots self serviced, and no demand for additional infrastructure.</p>
<p>SECTION 16</p> <p>Objective 1</p> <p><i>Subdivision is located, designed and implemented to provide for activities anticipated in the zone while maintaining the amenity values of the surrounding landscape, and protecting or enhancing biodiversity, natural character and historic heritage.</i></p>	<p>Partly Achieved, change to amenity values (not maintained, but overall positive effect in longer term)</p>
<p>Policy 1c</p> <p>Subdivision in the Rural Zone shall maintain the character of the Rural Area.</p>	<p>Not achieved , existing rural aesthetic changed, however positive landscape character change secured (Brown, paragraph 53)</p>
<p>Policy 1e</p> <p>Forms of subdivision that protect, restore or enhance indigenous biodiversity including underrepresented ecosystems are incentivised.</p>	<p>Achieved</p>
<p>Policy 3a</p>	<p>Achieved</p>

<p>Subdivision shall provide transport infrastructure that connects to existing and planned networks/nodes, areas of public space and community focal points while maintaining the safety and efficiency of the network.</p>	
<p>Policy 4a Subdivision design shall respond to the natural landform by ensuring building platforms and road configuration nestle into the site's topography without breaking the natural skyline, and in the Coastal Environment, are located away from headlands and ridgelines that are visually prominent from public places. Where it is not practicable to locate building platforms and road configurations away from headlands and ridgelines' subdivision design shall as far as practicable and reasonable apply controls or conditions to avoid adverse visual effects.</p>	<p>Achieved (noting structure plan land is not in the coastal environment)</p>
<p>Objective 5 Subdivision design maintains water quality in wetlands, waterways and groundwater.</p>	<p>Achieved</p>
<p>Policy 5a Planting and enhancement of wetlands and the margins of water bodies shall be encouraged through subdivision.</p>	<p>Achieved</p>
<p>Policy 5c Subdivision design shall ensure that stormwater does not adversely affect water quality or the capacity of existing natural systems.</p>	<p>Achieved</p>
<p>Objective 7 Utility and infrastructure services are provided to meet current and future subdivision demand.</p>	<p>Achieved</p>
<p>Policy 7b Where a reticulated wastewater system is not available for proposed lots to connect to, it shall be demonstrated that each lot can be serviced with a wastewater treatment and disposal system that meets the requirements of the Waikato Regional Council.</p>	<p>Achieved</p>
<p>Policy 7e Subdivision should demonstrate that principles of Low Impact Urban Design and Development have been considered and incorporated where appropriate.</p>	<p>Achieved</p>
<p>Objective 8 Subdivision of land does not result in additional infrastructure costs to the community.</p>	<p>Achieved</p>

<p>Policy 9a</p> <p>Subdivision in the Rural Area shall not reduce the availability of high class soils to be used for primary productive purposes except where land is retired for the restoration or enhancement, and protection of indigenous biodiversity.</p>	<p>Achieved</p>
<p>SECTION 24</p> <p>Objective 1</p> <p>A variety of land uses occur in the Rural Area, making efficient use of natural and physical resources.</p>	<p>Achieved</p>
<p>Policy 1c</p> <p>Subdivision in the Rural Zone shall be provided for, where appropriate, where priority areas of indigenous vegetation or other areas of significant indigenous vegetation are restored or enhanced and legally protected.</p>	<p>Achieved</p>
<p>Objective 4</p> <p>Subdivision, use and development in the Rural Area maintain the rural character and amenity of the zone in which they are located.</p>	<p>Not achieved, existing rural aesthetic changed, however positive landscape character change secured (Brown, paragraph 53)</p>
<p>Policy 4a</p> <p>Subdivision, use and development in the Rural Area should be in keeping with the character and amenity of the zone in which they are located. In particular they should not generate significant increases in dust, odour or other nuisance effects beyond those expected in the zone.</p>	<p>Achieved</p>
<p>Policy 4b</p> <p>Activities in the Rural Area shall be self-contained with regard to water, stormwater and wastewater servicing.</p>	<p>Achieved</p>