

SPECIAL PURPOSE ZONE – HOPUHOPU – OBJECTIVES AND POLICIES

Insert the following Objectives and Policies into the Proposed District Plan, and amend existing Policy 4.1.6 as shown in underlined text below.

Objectives

SPZ-H-O Objectives

SPZ-H-O1: Waikato-Tainui are able to promote their spiritual, educational, cultural, social, economic, and environmental interests, well-being, and associations in accordance with tikanga Maori, in a tribal hub within a place of historic, symbolic, and cultural importance to Waikato-Tainui in the Special Purpose Zone – Hopuhopu.

SPZ-H-O2: The role of Hopuhopu as the headquarters of Waikato-Tainui and the home of the Waikato-Tainui Endowed College is recognised and strengthened.

SPZ-H-O3: Development of the Special Purpose Zone – Hopuhopu is of a character and scale that reflects its river setting, and is compatible with the special nature of Hopuhopu as the headquarters of Waikato-Tainui.

SPZ-H-O4: The use and development of the Hopuhopu site for a range of activities is facilitated and enabled whilst ensuring actual or potential adverse effects of activities are avoided, remedied, or mitigated.

SPZ-H-O5: Recognise the special nature of Te Wherowhero title as treaty settlement land which is held for the benefit of all Waikato-Tainui.

Policies

SPZ-H-P Policies

All Precincts

SPZ-H-P1: Provide for a range of compatible activity types in appropriate locations by defining specific precincts within the Special Purpose Zone – Hopuhopu, being:

- (1) PREC1 providing for predominantly residential activities;
- (2) PREC2 providing for predominantly educational and conference facilities;
- (3) PREC3 providing for predominantly business activities;
- (4) PREC4 providing for predominantly recreational and rural activities;
- (5) PREC5 providing for predominantly administrative, educational, and cultural activities.

SPZ-H-P2: Promote well-designed built form that responds to the characteristics and qualities of the area and provides for tikanga Maori.

SPZ-H-P3: Provide for a range of cultural activities to occur.

SPZ-H-P4: Encourage attractive character with generous on-site landscaping, screening and street planting.

SPZ-H-P5: Enable cultural events, and temporary events and associated temporary structures provided any adverse effects are managed.

SPZ-H-P6: Ensure adequate provision of infrastructure.

SPZ-H-P7: Minimise adverse effects on the environment and surrounding area by:

- (1) Identifying defined Precincts as a means of separating incompatible activities.
- (2) Ensuring that height, bulk and building scale are in keeping with the amenity values of the area.
- (3) Maintaining the amenity values of neighbouring sites through mechanisms such as setbacks from site boundaries and height limits.
- (4) Requiring the bulk and location of development to maintain sunlight access and privacy, and to minimise visual dominance effects on adjoining sites.
- (5) Requiring that noise levels measured within any other site in any other zone must meet the permitted noise levels for that zone.
- (6) Requiring that any signage is compatible with the Precinct within which it is located, does not detract from the visual amenity of the surrounding environment, and does not distract, confuse or obstruct motorists, pedestrians and other road users.
- (7) Minimising the adverse effects of sediment and stormwater runoff from earthworks.
- (8) Minimising adverse traffic safety effects to ensure the safe and efficient operation and functioning of the adjacent transport network and efficient access to surrounding facilities is maintained at all times.
- (9) Ensuring there is sufficient open space to provide for landscaping and on-site stormwater disposal.
- (10) Ensuring that the design of buildings supports good urban design, particularly when visible from Old Taupiri Road and the Waikato River.

SPZ-H-P8: Avoid subdivision except where it is necessary for infrastructure, utilities, reserves, or road vesting.

Policies - PRECI - Hopuhopu Residential Precinct

SPZ-H-P9: Provide for the use and development of land for a range of residential and cultural activities.

SPZ-H-P10: Allow for flexibility in the layout and design of residential units and activities to enable tikanga Maaori to be incorporated.

SPZ-H-PI I: Building forms and layout of residential development:

- (1) provides for a highly-connected network of pedestrian and cycle ways linking to the wider Hopuhopu area;
- (2) creates a distinct neighbourhood that reflects the special nature of Hopuhopu;
- (3) provides for a range of types and densities of residential units;
- (4) provides for good street outlook/surveillance to contribute to safety;
- (5) promotes vehicle and pedestrian safety;
- (6) promotes development that is sympathetic to and celebrates cultural and historic values.

SPZ-H-P12: Manage the adverse effects on residential amenity through limiting non-residential activities to a scale that is compatible with the level of amenity anticipated in the residential environment.

Policies - PREC2 - Hopuhopu Education and Conference Precinct

SPZ-H-P13: Provide for the use and development of a range of educational facilities, community facilities, conference facilities and ancillary activities, recognising and strengthening the role of the Endowed College as a Waikato-Tainui academic and research college drawing on maatauranga Maaori and indigenous knowledge systems, within a national and international community of scholars.

SPZ-H-P14: Enable the use and development of health facilities including in a way which recognises tikanga Maaori.

SPZ-H-P15: Provide for the use and development of traveller's accommodation to accommodate visitors on the site.

SPZ-H-P16: Limit retail and commercial activities to activities ancillary to a community facility, an educational facility, or a conference centre.

SPZ-H-P17: Building forms and layout of development promotes development that is sympathetic to and celebrates cultural and historic values.

Policies - PREC3 - Hopuhopu Business Precinct

SPZ-H-P18: Development of commercial activities, light industrial activities, and offices is carried out in a way and at a scale that meets the needs of the Waikato-Tainui community it serves whilst complementing and supporting the role of business town centres in the District.

SPZ-H-P19: Provide for increased employment opportunities within the District through a range of activities.

SPZ-H-P20: Enable the use and development of recreational and health facilities including in a way which recognises tikanga Maaori.

SPZ-H-P21: Provide for the use and development of traveller's accommodation to accommodate visitors on the site.

SPZ-H-P22: Provide for the integration of land use with transport infrastructure.

SPZ-H-P23: Building forms and layout of development:

- (1) provides for a highly-connected network of pedestrian and cycle ways throughout PREC3 - the Hopuhopu Business Precinct and linking to the wider Hopuhopu area;
- (2) promotes vehicle and pedestrian safety;
- (3) promotes development that is sympathetic to and celebrates cultural and historic values.

Policies - PREC4 - Hopuhopu Open Space Precinct

SPZ-H-P24: Enable the use and development of a range of recreation facilities.

SPZ-H-P25: Provide for educational and industry training facilities where the scale of the activity is such that it maintains the open space character of PREC4 – the Hopuhopu Open Space Precinct.

SPZ-H-P26: Ensure the size, design and type of buildings is compatible with the open space character and amenity of PREC4 – the Hopuhopu Open Space Precinct;

SPZ-H-P27: Provide for an appropriate range of rural activities including plant nurseries.

SPZ-H-P28: Manage activities that will result in reverse sensitivity effects and/or conflict with permitted activities.

Policies - PREC5 – Hopuhopu Mixed Use Precinct

SPZ-H-P29: Provide for the use and development of administrative, educational, and cultural activities and for kaumaatua housing, in a way which:

- (1) ensures the exercise of tikanga Maaori, including in the design and layout of buildings, facilities and activities; and
- (2) enhances the Waikato-Tainui relationship with the Waikato River.

SPZ-H-P30: Commercial and office activities are carried out in a way and at a scale that meets the needs of the Waikato-Tainui community they serve whilst complementing and supporting the role of business town centres in the District.

SPZ-H-P31 Provide for small-scale retail activities.

SPZ-H-P32: Building forms and layout of development:

- (1) provides for a highly-connected network of pedestrian and cycle ways throughout PREC5 - the Hopuhopu Mixed Use Precinct and linking to the wider Hopuhopu area;
- (2) promotes vehicle and pedestrian safety;
- (3) promotes development that is sympathetic to and celebrates cultural and historic values;
- (4) creates strong visual and physical links to the Waikato River.

PDP policies requiring amendment

4.1.6 Policy – Commercial and industrial activities

(a) Provide for commercial and industrial development in the following zones:

- (i) Business Town Centre;
- (ii) Business;
- (iii) Industrial; ~~and~~
- (iv) Heavy Industrial; and
- (v) Special Purpose Zone - Hopuhopu

(b) Industry is only to be located in identified Industrial Zones, the Special Purpose Zone – Hopuhopu, and the industrial strategic growth nodes of:

- (i) Tuakau;

EVIDENCE OF SUSAN HENDERSON – ATTACHMENT ONE – Special Purpose Zone – Hopuhopu –
Objectives and Policies
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17 February 2021

- (ii) Pokeno;
- (iii) Huntly; and
- (iv) Horotiu.