

KEY WRPS OBJECTIVES AND POLICIES

Note: Change 1 decision amendments are shown in red and terms which are defined in the WRPS are shown in blue.

LF-O5 – High class soils

The value of [high class soils](#) for [primary production](#) is recognised and [high class soils](#) are protected from inappropriate subdivision, use or development.

LF-P11 – High class soils

Avoid a decline in the availability of [high class soils](#) for [primary production](#) due to inappropriate subdivision, use or development.

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 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; ~~and~~
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, for 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-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 [built environment](#).

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](#), 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.

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 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, high class soils as identified in LF-M41, 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.

UFD-P19 – Being responsive to significant unintended and out-of-sequence growth within tier 3 local environments

Where alternative urban land release patterns are promoted through district plan and structure plan 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.

APP11 – Development principles

Refer to Attachment 4.

APP14 – Responsive Planning Criteria – Out-of-sequence and Unanticipated Developments (Non-Future Proof tier 3 local authorities)

Refer to Attachment 4.