

Relevant Objectives and Policies of Proposed District Plan

Historic and Cultural

HC-1	The district's heritage and cultural values contribute to the district's sense of place and identity, and are recognised and protected.
HC-2	The cultural, spiritual and/or historical values associated with historic heritage and sites and areas of significance to Māori are protected.
HC-3	Tangata whenua's relationships, interests and associations with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance are recognised and provided for.

Natural Environment

NE-6	An integrated management approach is taken where land use activities impact on waterbodies and the coastal environment, in collaboration with government, councils and tangata whenua.
NE-7	Tangata whenua are able to exercise their customary responsibilities as mana whenua and kaitiaki in the protection and management of the natural environment.

Tangata Whenua

TW-8	Tangata whenua actively participate in resource management processes.
TW-9	Recognise that only tangata whenua can identify impacts on their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori.
TW-10	Tangata whenua are able to protect, develop and use Māori land in a way which is consistent with their culture and traditions and their social and economic aspirations.
TW-11	Provide for the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance to Māori.
TW-12	Recognise the contribution that tangata whenua and their relationship with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes, and other taonga of significance make to the district's identity and sense of belonging.

Urban Form and Development

UFD-13	The district develops in a cohesive, compact and structured way that: <ol style="list-style-type: none">1. maintains a compact urban form that provides for connected, liveable communities;2. manages impacts on the natural and cultural environment;
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3. recognises the relationship of tangata whenua with their culture, traditions, ancestral lands, waterbodies, sites, areas and landscapes and other taonga of significance;
4. enables greater productivity and economic growth;
5. enables greater social and cultural vitality;
6. takes into account the short, medium and long-term potential impacts of climate change and the associated uncertainty;
7. utilises existing infrastructure and/or can be efficiently serviced with new infrastructure; and
8. meets the community's short, medium and long-term housing and industrial needs.

UFD-14

There is sufficient land to meet the short, medium and long-term housing demands of the district, that provides feasible development capacity for 10,919 dwellings, as follows:

1. 4,441 dwellings in the short to medium-term in:
 - a. undeveloped residential areas, particularly in Bell Block and the residential southern growth areas: and
 - b. the city centre, town centres, local centres and around transport nodes where there will be increased housing densities.
2. 6,479 dwellings in the long-term in:
 - a. the Cowling Road and Smart Road growth area: and
 - b. the city centre, town centres, local centres and around transport nodes where there will be greater housing densities.

UFD-15

A variety of housing types, sizes and tenures are available across the district in quality living environments to meet the community's diverse social and economic housing needs in the following locations:

1. suburban housing forms in established residential neighbourhoods;
2. a mix of housing densities in and around the city centre, town centres and transport nodes, including multi-unit housing;
3. opportunities for increased medium and high-density housing in the city centre, town centres and local centres that will assist to contribute to a vibrant, mixed-use environment;
4. a range of densities and housing forms in new subdivisions and areas identified as appropriate for growth; and
5. papakāinga housing that provides for the ongoing relationship of tangata whenua with ancestral land and for their cultural, environmental, social and economic well-being.

UFD-19

Urban environments are livable, connected, accessible, safe and well-designed spaces for the community to live, work and play, which:

1. integrate and enhance natural features and topography into the design of development to minimise environmental impacts;
2. recognise the local context and character of an area;
3. reduce opportunities for crime and perceptions of crime through design solutions;

4. create ease of movement in communities through connected transport networks, a range of transport modes and reduced reliance on private motorised vehicles;
5. incorporate matauranga Māori principles by involving tangata whenua in the design, construction and development of the built environment;
6. use low impact design solutions and/or healthy, accessible, energy efficient buildings; and
7. are adequately serviced by utilising and/or upgrading existing infrastructure or with new infrastructure.