

<u>Cambridge/Hautapu</u>	<u>25-35 in defined intensification areas</u> <u>20-25 in greenfield locations</u>
Village enablement areas	Net target densities (dwellings per hectare) to be achieved
<u>Meremere</u> <u>Te Kowhai</u> <u>Rukuhia</u> <u>Ōhaupō</u> <u>Ngāhinapouri</u> <u>Karapiro</u>	<u>12-15 where reticulated services exist</u>

Development type and location	Average gross density target
<u>Hamilton Central Business District</u>	<u>50 households per hectare</u>
<u>Hamilton Intensification Areas</u>	<u>30 households per hectare</u>
<u>Hamilton Greenfield (Rototuna, Rotokauri, Ruakura, Peacocke)</u>	<u>16 households per hectare</u>
<u>Greenfield development in Cambridge, Te Awamutu/Kihikihi, Huntly, Ngāruawāhia, Raglan/Whaingaroa and Te Kauwhata</u>	<u>12 – 15 households per hectare</u>
<u>Greenfield development in Waikato District rural villages where sewerage is reticulated</u>	<u>8 – 10 households per hectare</u>

The relevant objectives are:
<i>IM-02 – Resource use and development</i>
<i>IM-03 – Decision making</i>
<u><i>IM-05 – Climate change</i></u>
<i>IM-08 – Sustainable and efficient use of resources</i>
<u><i>IM-09 – Amenity</i></u>
<i>UFD-01 – Built environment</i>

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 37 (APP12). Commercial development is to be managed to:

1. support and sustain the vitality and viability of existing commercial centres identified in Table 37

- 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 37 (APP12);
 - b. people and communities who rely on those centres identified in Table 37 (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 37 may change.

The relevant objectives are:

IM-O2 – Resource use and development

IM-O3 – Decision making

IM-O8 – Sustainable and efficient use of resources

UFD-O1 – Built environment

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. the potential adverse effects (including cumulative effects) from the high demand for rural-residential development;
2. the high potential for conflicts between rural-residential development and existing and planned infrastructure and land use activities;
3. the additional demand for servicing and infrastructure created by rural-residential development;
4. the potential for cross-territorial boundary effects with respect to rural-residential development; and
5. has regard to the principles in APP11