

1. INTRODUCTION

A Structure Plan is a tool for the Council to manage development pressures and set a framework for the development or growth of a defined area. The Waimauku Structure Plan defines a vision for the future of Waimauku and develops a plan to guide growth over the next 20 years.

It should be noted that a Structure Plan is essentially a policy document setting out the Council's and the community's position on the future of Waimauku. A Structure Plan is not a statutory document (such as the District Plan) and it does not contain any rules.

One outcome of the Structure Plan will be the inclusion of appropriate aspects of the Structure Plan into the District Plan to give it statutory weight. This will be done through a Plan Change/Variation process after the Structure Plan has been adopted by Council. Another outcome can be that capital works projects are added to the Council's Long Term Council Community Plan (LTCCP) and that Council's non-statutory actions contribute towards achieving the Structure Plan. Private developers will also use the Structure Plan to inform their developments.

The Waimauku Structure Plan process began at the end of 2006, following requests from the community for a Structure Plan for the area. This was in part driven by a large scale residential development adjacent to Waimauku being proposed by Cornerstone Group Ltd.

The Council set up a group called Directions Waimauku to assist in planning for the future of Waimauku. Members of Directions Waimauku include Ngati Whatua, a community group (Vision Waimauku), business owners, developers (Cornerstone/Bruce Carter Investments), New Zealand Transport Agency, Rodney District Council councillors and staff, and Auckland Regional Council councillors and staff.

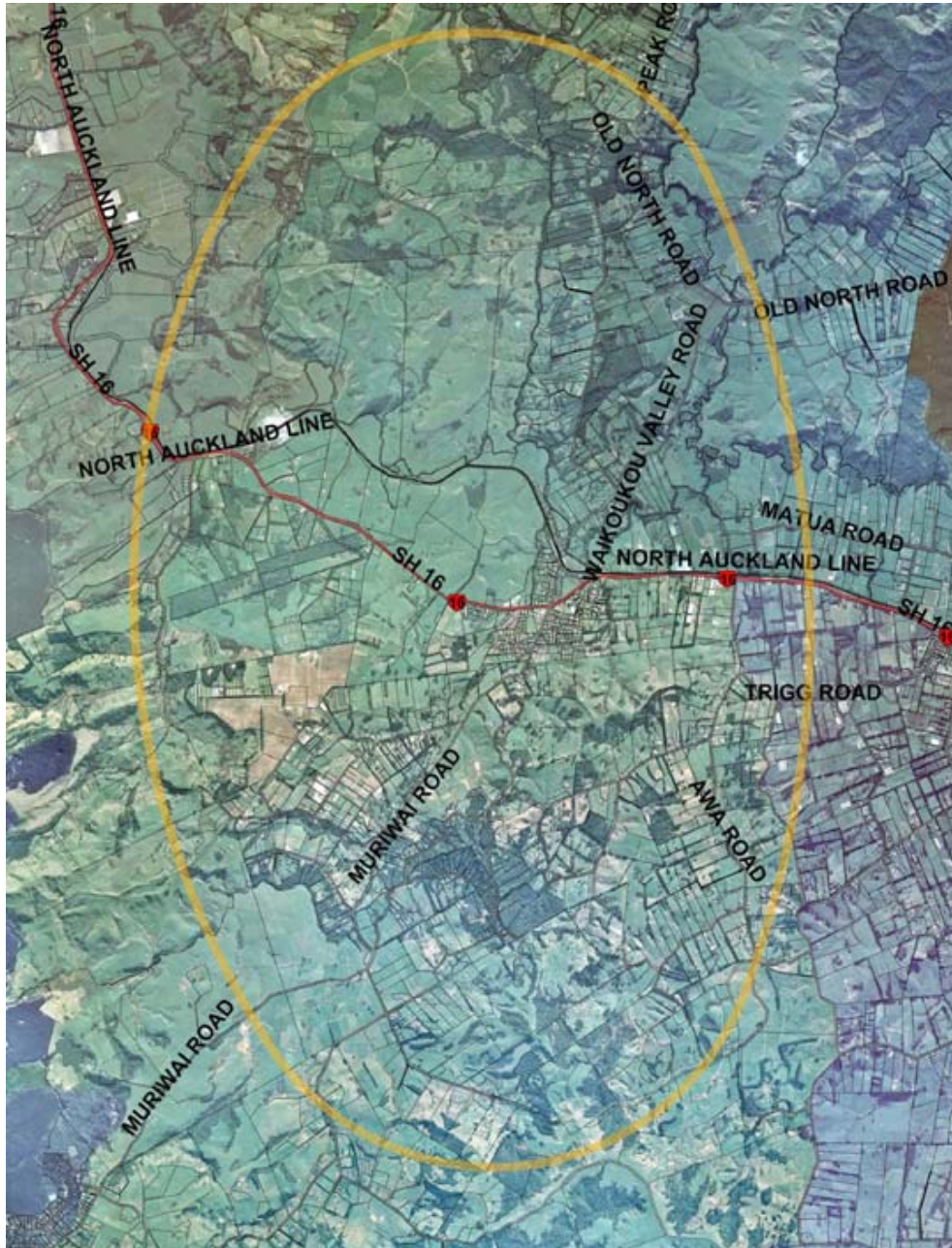
Directions Waimauku has no statutory authority but was set up by Rodney District Council with the purpose *"To work collaboratively and cooperatively with all stakeholders to help create a shared vision, and plan for a sustainable future for Waimauku"*.

The functional role of Directions Waimauku is that of a steering committee. Directions Waimauku has no power itself to make any decisions but the input of the various members is useful for the Council officers and Councillors to hear and consider before seeking the input from the wider community in formal consultation stages of the structure plan.

Waimauku had already been included in another Structure Plan for Kumeu-Huapai-Waimauku that was adopted in 1998. The Council decided to undertake a new Structure Plan in 2006 specifically for Waimauku for the following reasons:

- Growth pressures in the area (including the Cornerstone proposal).
- The capacity for growth within the township was limited, raising the need to consider the next phase in Waimauku's development. Most residentially zoned land had been built upon.

- Improved accessibility resulting from the extension of the SH16 motorway to Brigham Creek Road and the future availability of sewerage services would intensify the demand for development.
- The 1998 Structure Plan for Kumeu-Huapai-Waimauku had a planning horizon of 10 years so it was nearing the time for a review of the plan. The outcomes of the 1998 Structure Plan had been implemented into the District Plan when the Proposed Plan was notified in 2000.
- A new Structure Plan would be able to take account of Vision Rodney.



Map 1: Waimauku Structure Plan Study Area

The study area for the Structure Plan includes approximately 6,000ha of land. In 2006 there was a population of approximately 3,200 in the study area, of which 930 were in the township. The township has an urban footprint¹ of approximately 110ha and the rural area surrounding the township is a mix of lifestyle block and productive uses.

A number of reports form the background information to this Structure Plan. Details on these reports can be found in **Appendix B – Related Reports**. Note that some terms/acronyms used in the report are explained further in **Appendix C – Glossary**.

¹ Waimauku's urban footprint includes land zoned Residential, Future Urban , Business, and roads/parks