

Section 32 Evaluation Assessment of Options - Section 32(1)(b)

Assessment of the Options to Achieve Objectives of the Development

Practicable alternative options for achieving the objectives of the Development are to be considered as required by s32(10 and 32(2) of the RMA.

In assessing the benefits and costs, efficiency and effectiveness, alternatives and risks of the Plan Change, four options have been considered:

- a) Leave the area zoned Rural (status quo);
- b) Rezone the site to Rural Residential Zone and bespoke rule amendments;
- c) Apply for resource consent for subdivision and development under the current zoning;
- d) Rezone the site to Residential Zone or Village Zone.

An assessment of the options is provided in the table below:

	Option 1 Maintain rural land (status quo)	Option 2 Rezone to Rural Residential & bespoke rule changes	Option 3 Retain status quo and apply for resource consent	Option 4 Rezone to Residential Zone or Village Zone
Cost	Does not meet lifestyle housing demand nor improve choice. Does not improve or enhance the site's ecological value. The Ecological Assessment found that vegetation on site had low ecological value except for the regenerating indigenous understory which has low to moderate value.	Change in character and amenity of site from rural to rural-residential. The Landscape, Natural Character and Visual Effects Assessment advises (page 25) that <i>the proposal will have a low-moderate</i> (minor under the RMA) <i>adverse effect on the key features and the overall characteristics of the landscape within and immediately surrounding the site.</i>	Existing and future purchasers would need to obtain consents from South Waikato District Council if they were to alter uses beyond what is permitted in the ODP. These would be for non-complying activities. Piecemeal development layouts will detract from the overall intention of a comprehensive approach sought via the structure plan. Restricted timeframe in which land has to be development and houses built, leading to	Change in character and amenity of site from rural to residential/village zone would enable a compact urban form on a relatively small site. Environmental: Significant change to current landscape character and would permit denser development than a rural residential zone. Residential use and intensity of the site would not be in keeping with the surrounding rural land and may lead to reverse sensitivity effects, as

	<p>No creation of jobs or support to local businesses. The Economic Cost-Benefit Analysis estimated the site in forestry use would result in a total of 1 FTE job and would contribute \$0.2 million to GDP.</p> <p>Lost opportunity for restoration and enhancement of the site ecologically and culturally (through native planting in individual lots (through Vegetation Covenant) and local purpose reserves).</p> <p>No economic return for SWDC.</p> <p>Ad hoc development could be undertaken.</p>	<p>Increase in traffic generated on local road network. CKL's ITA estimate this to be 561 vehicles per day.</p> <p>Additional infrastructure capacity required, to be provided at developer's cost.</p> <p>Loss of forestry/low productivity rural land. The LUC has affirmed that the existing rural land is not considered to be high class soil nor Highly Productive Land.</p> <p>Less certainty of precise effects than consenting, noting that consenting is still required with this option.</p>	<p>potential economic costs for landowner/developer.</p> <p>Less flexibility in being able to develop the land.</p> <p>The scope of influence for iwi is greater via a Plan Change than with staggered consents.</p> <p>No certainty for the developer or future owners.</p> <p>No economic return for SWDC.</p> <p>No economic return for local businesses.</p> <p>Ad hoc development could be undertaken.</p> <p>Lost opportunity for restoration and enhancement of the site ecologically and culturally (through native planting in lots through Vegetation Covenant and local purpose reserves).</p>	<p>contrast between the two zones. Lost opportunity to environmentally enhance the site as more land would be 'lost' to urban development.</p> <p>Loss of forestry/low productivity rural land.</p> <p>Increase in traffic generated on local road network by a new settlement.</p> <p>Economic: cost to applicant of obtaining plan change which does not arise with options 1 and 3. Higher upfront costs associated with specificity required for urban infrastructure and service provision. Consenting is still required with this option.</p> <p>Social: would result in permanent loss of rural land and associated amenity values across the greater part/all of the site. Looks at the site in isolation without full consideration of the whole District Plan area and where residential growth may be best suited to.</p>
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<p>Bene fit</p>	<p>Maintains the existing character and amenity of the area.</p> <p>No time or costs arising from a Plan Change process.</p> <p>No additional demands on infrastructure.</p> <p>No effects on versatile soil resources.</p>	<p>Increases the availability of allotments/houses within locality, particularly to meet an evident need and lifestyle choice within the district and will potentially attract incomers to the district. Additional supply of lifestyle housing will assist in reducing market competition and price rises.</p> <p>The Structure Plan enables the full site to be master planned and rural interface and interface with Reserve land/lake considered.</p> <p>Economic benefit to Council with larger rate base through additional properties.</p> <p>Economic benefit to local businesses. The Economic Cost-Benefit Analysis advises (page 17) that <i>the proposal</i></p>	<p>Council has full discretion over future uses and development.</p> <p>Council has the ability to place stricter controls on the development through consent conditions than may be possible through a Plan Change.</p> <p>More frequent opportunities to challenge consent applications and address specific amenity concern as applications are submitted.</p>	<p>The residential zone provisions would enable increased density through a more permissive consenting framework. The result could be a comprehensive consideration of the site with a high degree of certainty of effects. Green space potential could be considered and integrated across the site, and spatially provided for within the structure plan.</p> <p>Would provide more housing supply and potential for greater diversity of housing choice/typologies including affordable houses. Critical mass for new services in the area based on whole of site zoning and likely yield.</p> <p>Greater support to existing community services and businesses by influx of new</p>

		<p><i>would result in an estimated net benefit over the base case of 197 FTEs and a \$28.1 million contribution to GDP.</i></p> <p>Holistic and comprehensive consideration of site through structure plan and thereafter development concept plans at time of subdivision.</p> <p>Potential for ecological enhancement considered across the site. The Ecological Assessment advises (page 4) that <i>in the long-term the proposed indigenous planted areas totalling 6.3ha will likely have a net positive effect on the ecological values of the flora and fauna.</i></p> <p>Enables engagement of iwi early in the process, rather than a raft of piecemeal consents and consultations.</p> <p>Improved public access to lake Whakamaru.</p> <p>Improved cycle trail alignment.</p>		<p>residents, thus could improve the capital of the community at large. Economic benefit to Council with larger rate base through additional properties.</p>
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		Provides an opportunity for SWDC to own land abutting lake Whakamaru rather than lease it from the Crown, which enhances the wellbeing (opportunities) of people in the District.		
Effective / Efficiency	It is an inefficient and highly ineffective means of achieving any residential development on the site. It restricts the opportunity for people to live in a rural environment to those involved in primary production. Although option 1 would continue to achieve the rural zone objectives of the ODP.	<p>This is considered to be an efficient means of contributing to meet the lifestyle component of the property market in the district. This specific location will ensure that the potential loss of productive use of rural land is limited, and its location and structure plan seeks to avoid conflict that can occur between rural lifestyle and production activities.</p> <p>The proposal involves minimal changes to the ODP.</p> <p>It is intended that existing Rural-Residential Zone provisions will apply to the subject land, with the exception of the bespoke rule changes. These changes relate to the exclusion of lot size average (to enable larger</p>	<p>Whilst option 3 could deliver the same outcome as option 2 it is an inferior route in terms of efficiency of process and does not provide the same medium-term certainty to the landowners and other stakeholders.</p> <p>Ineffective in terms of piecemeal approach, and in terms of process and lack of certainty around outcome.</p>	<p>The proposal would involve greater changes to the ODP with bespoke rule amendments required – a new chapter (as per Arapuni Village Zone). The option for a modified residential zone would require substantial alteration to the residential zone provisions and the use of a residential zone does not address the reverse sensitivity or interface matters. Overall this would create a bespoke zoning for the site.</p> <p>The site would be characterised by residential land use. Large grassed street berms would be proposed rather than concrete kerb and channel and a slow speed environment. These</p>

		<p>reserve area and smaller lot sizes); and the alteration of maximum building height and building materials/reflectivity that are more restrictive than existing standards. The Landscape, Natural Character and Visual Assessment on page 41 states:</p> <p><i>Existing amenity values associated with ONL5 will be maintained and enhanced through the implementation of restoration planting and the proposed design and mitigation requirements identified in the proposed provisions and structure plan.</i></p> <p>A concept development plan for the Plan Change area is provided for illustrative purposes.</p> <p>With a Plan Change the intended land use outcomes can be properly and spatially defined and comprehensively tested for acceptance by the community.</p> <p>A Plan Change allows for the detailed environmental</p>	<p>characteristics would collectively create a distinctive 'village atmosphere'.</p> <p>However, there would be limited employment opportunities for residents. The small scale of the village (development site) would mean that only a café or retail activity could be economically viable to cater for holiday makers visiting the campsite Reserve and lake, rather than multiple new businesses (tourist related activities of home occupations) establishing.</p> <p>Residential zoning caters for further intensification which could detrimentally impact on the particular characteristics of the site itself and of the surrounding area.</p>
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		effects to be assessed by Council at the application stage and in more detail at the subdivision stage when sufficient design has been undertaken.		
Risk	Residents (existing and future) will seek to live outside the district.	Given the technical assessments accompanying this Plan Change application, there is minimal uncertainty or missing information. It is therefore considered that there are no notable risks of acting or not acting.	<p>High difficulty of obtaining resource consent for non-complying status for residential activity on rural zoned land that would be inconsistent with objectives and policies of district plan rural zoned land and the density of development reasonably expected for such land. There is a high risk that such applications would be unsuccessful and the level of detail likely to be required to accompany individual resource consent applications would be substantial. Subsequently, a Plan Change would still be needed to tidy up to the zone to match what has delivered on the ground.</p> <p>Possibly higher costs to develop land through the placing of tighter controls on</p>	The information available is sufficient to provide an informed assessment of the planning alternatives, costs and benefits.

			the development by way of strict conditions of consent.	
Overall	<p>By seeking a Plan Change for the site this approach avoids the potential for ad hoc subdivision, will avoid an uncoordinated pattern of residential development within the rural zone and is consistent with sustainable management of natural resources which is required of Council under the RMA.</p> <p>The economic, social and environmental benefits of the Proposed Plan Change and bespoke change to the Rural-Residential rule provisions outweigh the potential costs. On this basis, the proposed rezoning is considered to be an appropriate, efficient and effective means of achieving the purpose of the RMA. The proposed rezoning does not conflict with the District Plan or the Waikato Regional Policy Statement. Rezoning is the most efficient way of ensuring District Plan integrity.</p> <p>A rezoning to a residential or village zone would introduce a new settlement into the District Plan area and to the lakeshore. The site would be ring-fenced in that it would not allow any intensification in the future to avoid the loss of adjoining rural land and to provide the community surety over intended environmental outcomes. The option for a modified residential zone would require substantial alteration to the residential zone provisions and does not address the reverse sensitivity or interface matters with adjoining rural land.</p> <p>Rezoning of the land to rural residential and bespoke rule amendments will ensure that the future development provides a high environmental amenity and is not detrimental to the natural character of the surrounding area and ONL. The proposed Plan Change will provide alternative living and lifestyle choice within the district. The site provides a diversity of proposed lot sizes and shapes and has adequate space to address the rural interface and interface with adjoining Reserve and lake beyond.</p> <p>The specialist reports (provided as Appendices) confirm that the site will afford minimal interference with other land use activities and the potential adverse effects can be anticipated and measures adopted to avoid, remedy or mitigate the effects.</p> <p>In conclusion, the Plan Change is seen as the best practicable option for achieving the purpose of the RMA.</p>			