

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

Assessment of the Density 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.

An assessment of 3 alternative density options is provided in the table below:

Note: For Option 2: Compliant rural residential lots would remove the necessity for bespoke rule changes to the rural residential zone rules/standards. In this scenario average lot size would apply, underground power supply provided to all lots, building heights could be up to 8m, building materials and reflectivity restrictions would be as per District Plan (thus less restrictive than currently proposed by Plan Change).

	Option 1 Compliant rural lots (5 lots)	Option 2 Compliant rural-residential lots	Option 3 Half number of lots proposed in rural-residential zone
Cost	<p>Does not meet lifestyle housing demand nor improve choice.</p> <p>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.</p> <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>Change in character and amenity of site from rural to rural-residential.</p> <p>It is anticipated that Option 2 will have a similar effect on the overall characteristics of the landscape as per the proposed Structure Plan. Refer to the Landscape, Natural Character and Visual Effects Assessment (page 25) which advises 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></p> <p>Additional infrastructure capacity required, to be provided at developer's cost (ie all compliant lots to have underground power supply).</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</p>	<p>Larger buildings and ancillary agricultural style sheds are anticipated if lot sizes are enlarged. These buildings would sit more prominently into the site and topography which could have a detrimental visual effect when viewed from across the lake or from neighbouring properties.</p> <p>With fewer in number and larger lot sizes, less land would be ecologically enhanced as the landscaped/planting area would be reduced as land would be used as lifestyle blocks.</p> <p>Less economic return for local businesses as fewer new residents to area. Fewer rate payers to contribute to SWDC.</p>

	<p>Significantly less economic return for SWDC and less economic return for local businesses.</p> <p>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 for a rural dwelling.</p> <p>The scope of influence for iwi is greater via a Plan Change than with staggered consents.</p> <p>Ad hoc development could be undertaken. A dispersed pattern of houses and the absence of infrastructure (eg access roads).</p> <p>Existing farming and production forestry activities are permitted with a minimum of regulatory control. Small lot development could increase intensive farming operations.</p> <p>With large lot sizes the expectation would be that the rural blocks (rather than the proposed rural residential lots) would be occupied by farmers who would keep livestock which would have a detrimental effect on the stormwater runoff and potential effluent flow into the lake. With the use of fertiliser on 'farmed' land, elevated levels of microbiological contaminants in wastewater could create a risk to lake health.</p>	<p>soil nor Highly Productive Land.</p>	
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Benefit	<p>Maintains the existing character and amenity of the area. Maintains an open space environment with buildings comprising a minor element in the landscape and pine forestation a predominant element.</p> <p>Less effect on versatile soil resources.</p>	<p>Council has the opportunity to challenge consent applications and address specific amenity concern as applications are submitted.</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.</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.</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>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.</p>	<p>A comprehensive approach is sought via the structure plan.</p> <p>Provides medium-term certainty to the landowners and other stakeholders around outcome.</p> <p>Increases the availability of allotments/houses within locality, particularly to meet 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. However, this will be at a lesser rate than the proposed future lot subdivision.</p>

Effective/ Efficiency	<p>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>	<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. It is intended that existing Rural-Residential Zone provisions will apply to the subject land.</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 effects to be assessed by Council at the application stage and in more detail at the subdivision stage when sufficient design has been undertaken.</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 effects to be assessed by Council at the application stage and in more detail at the subdivision stage when sufficient design has been undertaken.</p> <p>This is considered to be an efficient means of contributing to meet the lifestyle component of the property market in the district. However, the potential gain will be reduced as fewer new residents enter the area means reduction in economic gain for the district when compared to the proposed Plan Change density.</p>
Risk	<p>New rural housing will not have appropriate planned infrastructure provision.</p> <p>High difficulty of obtaining resource consent for non-complying proposals 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.</p>	<p>Possibly higher costs to develop land through the placing of tighter controls on the development by way of strict conditions of consent.</p>	<p>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>

	<p>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.</p>		
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