



# **District Plan Review**

## **Plan Change 47 Plan Your Town**

### **Section 32AA Report**

**Analysis of Costs, Benefits, and Alternatives**

#### **Appendix 1**

**13 September 2017**



## 1. Purpose and format of the report

Council has prepared a Decision Report on the submissions and further submissions to Plan Change 47. The Decision Report addresses each of the submissions and further submissions by topic order and provides the reasons for the decision.

Section 32AA of the Resource Management Act 1991 (RMA) provides for an evaluation report to be prepared to support the decision-making process as a result of the submissions and further submissions.

This 32AA report is supplementary to the original evaluations report (Section 32 Report) which was prepared as part of the notification of the Plan Change. It discusses the key changes which have been made by Council on the Plan Change and provides a further evaluation of these changes in accordance with Section 32AA.

Other more minor changes have been assessed and evaluated within the Decision Report.

The key changes discussed in this report are;

- Revision of Zoning and Future Residential Policy Areas at Banks Road, Matamata
- Retraction of Future Residential Policy Area at Tower Road, Matamata
- Change of Zone from Rural Residential 1 to Rural Residential 2 at Peria Road, Matamata
- New Rural-Residential Zone at Stockman Road, Morrinsville
- Retraction of Residential Zone and Structure Plan at Stirling Street, Te Aroha.
- Business Zone State Highway 26, Morrinsville
- Retraction of Equine Overlay – Matamata and Te Aroha

It is important to note that this report relies on the previous evaluation and assessment of the Plan Change as discussed in the Section 32 report. Only the Section 32 assessment of the preferred option and the changes that formed the notified plan change and the key changes from Council decisions are presented.

Council has considered all the submissions, further submission and technical evidence in making its decision.

## 1.1 Location and Supply of Residential Zones and Future Residential Policy Areas

	Notification Assessment	Key Changes as a Result of Decisions On Submissions and Further Submissions.		
	Option 2 – Amendments to and new Residential zoning and New Future Residential Policy Areas as Notified in Plan Change 47	Option 2A – Revision of Residential Zone and Future Residential Policy Areas at Banks Road, Matamata.	Option 2B – Retraction of Future Residential Policy Area At Tower Road, Matamata.	Option 2C – Retraction of Residential Zone from Stirling Street, Te Aroha.
<b>Description</b>	<ul style="list-style-type: none"> <li>New Policy for Future Residential Policy Area.</li> <li>New Residential Zone and Structure Plan for Tower Road, Matamata.</li> <li>New Residential Zone and Structure Plan for Stirling Street, Te Aroha.</li> <li>New residential area in Te Aroha (Tui Road)</li> <li>New Future Residential Policy Areas in each town.</li> </ul>	<ul style="list-style-type: none"> <li>Extension of Residential Zone to complete the area (approx. 8.24 ha) for urbanisation within the Banks Road Structure Plan area.</li> <li>Provision of new Future Residential Policy Area (approx. 18 ha) east of the Banks Road Structure Plan</li> </ul>	<ul style="list-style-type: none"> <li>Removal of Future Residential Policy Area (50ha) which was notified adjacent to the Residential Zone at Tower Road. This area is proposed to be removed in conjunction with the decision to introduce a new policy area at Banks Road. The Residential Zone at Tower Road is to be retained.</li> </ul>	<ul style="list-style-type: none"> <li>Removal of new Residential Zone (20ha) from Stirling Street. Affected land holdings will be reinstated with Rural –Residential 1 Zone which existed prior to Plan Change.</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium. Residential areas and land supply provided within appropriate environmental thresholds. Future Residential Policy Areas identify areas for future residential development but still provides for rural based activities in the meantime.</li> <li><b>Economic Benefits</b> – Medium/High. Land supply will be sustained over the longer term ensuring plan provisions do not adversely influence market conditions. Infrastructure planning and investment not required at this stage for Policy Areas.</li> <li><b>Social Benefits</b> – Medium/High. The existing residential areas are largely retained and supplemented by new Residential Zones. Community are made aware of the future areas earmarked for residential development. This provides for transparency for District Plan users and land owners.</li> <li>Affordable housing as land supply not constrained.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which supports investment and growth in our towns. The new residential areas and Future Residential Policy Areas provide for a planning framework for residential development over the longer term.</li> <li>Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities.</li> <li>Areas zoned for residential developed can be serviced within appropriate public/private funding regimes.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium/High. Provision of additional land for urbanisation at Banks Road will ensure land is available for residential development which is contiguous with existing urban areas and which can be served by existing infrastructure and servicing networks.</li> <li><b>Economic Benefits</b> – Medium/High. Land supply will be sustained over the longer term ensuring plan provisions do not adversely influence market conditions. Infrastructure planning and investment not required at this stage for Policy Areas.</li> <li><b>Social Benefits</b> – Medium/High. The existing residential areas are largely retained and supplemented by new Residential Zones. Community are made aware of the future areas earmarked for residential development. This provides for transparency for District Plan users and land owners.</li> <li>Affordable housing as land supply not constrained.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which supports investment and growth in our towns. Existing site is already subject to a notified application for a lifestyle village and other landowners have also signalled their desire to have land available to the east for residential development.</li> <li>Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities.</li> <li>Areas zoned for residential developed can be serviced within appropriate public/private funding regimes.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium/High. It is considered that the additional 50ha of Residential Zone will provide appropriate land supply in the Tower Road area. The Banks Road area has support for urbanisation from existing landowners.</li> <li><b>Economic Benefits</b> – Medium/High. Land supply will be sustained over the longer term ensuring plan provisions do not adversely influence market conditions. Infrastructure planning and investment not required at this stage for Policy Areas and can be planned for defined areas.</li> <li><b>Social Benefits</b> – Medium/High. Community are not given false sense of expectations that multiple policy areas may all be subject to future rezoning and urbanisation.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – an appropriate level of land supply is provided both in terms of land zoned Residential and future policy areas.</li> <li>Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium/High. Constraints on land development affecting the rezoned areas will be avoided. This includes land areas subject to flooding and geotechnical constraints.</li> <li>Roading network will not be subject to increase in traffic movements.</li> <li><b>Economic Benefits</b> – Medium. Land supply will be provided by other Residential Zoned sites. Uplifting of the proposed Residential Zone will avoid expensive mitigation to overcome site constraints.</li> <li><b>Social Benefits</b> – Medium/High. Many submissions were received from the community opposing the new zoning.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – an appropriate level of land supply is provided both in terms of land zoned Residential and future policy areas.</li> <li>Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities. This will not be diminished by the uplifting of the new zone and reinstatement of the previous Rural-Residential Zone.</li> </ul> </li> </ul>
<b>Costs</b>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> – Low. <ul style="list-style-type: none"> <li>The Policy Areas will remain rural and it is not intended that it will be developed for residential purposes in the next 20 years unless required</li> <li>Urbanisation will have some impact on local amenity values however future development will be subject to appropriate urban design and planning controls.</li> </ul> </li> <li><b>Economic costs</b> - Low. <ul style="list-style-type: none"> <li>Costs of processing the Plan Change. Some controls over land use within Policy Areas.</li> <li>Funding models will be required in terms of provision of additional infrastructure and services. Infrastructure costs will require public/private funding proportionate to benefit.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> – Low. <ul style="list-style-type: none"> <li>The Policy Areas will remain rural and will require a further Plan Change process for it to gain a Residential Zone.</li> <li>Urbanisation will have some impact on local amenity values however future development will be subject to appropriate urban design and planning controls.</li> </ul> </li> <li><b>Economic costs</b> - Low. <ul style="list-style-type: none"> <li>Costs of processing the Plan Change. Some controls over land use within Policy Areas.</li> <li>Initial assessment of infrastructure networks show that this area can be serviced efficiently with little need for new infrastructure.</li> </ul> </li> <li><b>Social Costs</b> – Low. Urbanisation of this area is already</li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> – Low. <ul style="list-style-type: none"> <li>Potential loss of option for future residential area.</li> </ul> </li> <li><b>Economic costs</b> - Low. <ul style="list-style-type: none"> <li>Status quo will remain in terms of the existing Rural Zone on the land holding.</li> </ul> </li> <li><b>Social Costs</b> – Low. Rural Zone will continue to support existing rural activities and land use.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – None identified</li> <li>Employment - None identified</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> – Low. <ul style="list-style-type: none"> <li>Potential loss of option for future urbanisation (subject to constraints) residential area.</li> </ul> </li> <li><b>Economic costs</b> - Low. <ul style="list-style-type: none"> <li>Status quo will remain in terms of the existing Rural-Residential Zone on the land holding.</li> </ul> </li> <li><b>Social Costs</b> – Low. Very limited support for the new zone.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – Loss of land potentially available for urbanisation.</li> <li>Employment - None identified.</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>▪ <b>Social Costs</b> – Low. <ul style="list-style-type: none"> <li>○ New residential areas should enhance social wellbeing and vitality of communities.</li> </ul> </li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – None identified.</li> <li>○ Employment - None identified.</li> </ul> </li> </ul>	<p>occurring and therefore little risk of an oversupply of land occurring.</p> <ul style="list-style-type: none"> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – None identified.</li> <li>○ Employment - None identified.</li> </ul> </li> </ul>		
<b>Effectiveness/ Efficiency</b>	<ul style="list-style-type: none"> <li>▪ The new Residential Zones and Future Policy areas are effective as they contribute to the objectives within the Plan as they relate to land and development (3.3.2) by sustaining the land resource for the community's social and economic wellbeing of future generations</li> <li>▪ The Policy Area is considered efficient as it identifies future Residential Areas (20+ years) but does not compromise the productive capability of the District's high quality soils in the interim.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The new Residential Zones and Future Policy areas are effective as they contribute to the objectives within the Plan as they relate to land and development (3.3.2) by sustaining the land resource for the community's social and economic wellbeing of future generations</li> <li>▪ The Policy Area may be subject to a Plan Change to convert it to a full Residential Zone should the landowners seek to advance it for residential development.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The effectiveness and efficiency of the existing Rural Zone provisions will be reinstated for the site and land use activities.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The effectiveness and efficiency of the existing Rural-Residential Zone provisions will be reinstated for the site and land use activities.</li> </ul>
<b>Risks of Acting/ Not Acting - uncertain or insufficient information</b>	<ul style="list-style-type: none"> <li>▪ The information available is sufficient to provide a basis for its decisions relating to the location of the Rural-Residential Zone.</li> </ul>			
<b>Preferred Option</b>	<ul style="list-style-type: none"> <li>▪ Option 2 with the amendments resolved in terms of Option 2A, Option 2B and Option 2C is the most appropriate way to achieve the overall objectives of the District Plan.</li> <li>▪ The existing residential areas are largely retained which provides certainty to the community and assurance in terms of existing and future land use.</li> <li>▪ The new Residential Zones and Structure Plans as well as the new Future Residential Policy Areas provide appropriate planning mechanisms for future residential planning and infrastructure investment.</li> <li>▪ The area within and to the east of the existing Banks Road Structure Plan is suitable for residential development and Council is currently processing an application for a lifestyle village on part of the site. Landowners in the area are keen to progress residential subdivision and this may provide more land for urbanisation in the short term.</li> <li>▪ It is considered that the Future Residential Policy Area will be more likely to be subject to a rezoning and urbanisation process at Banks Road rather than Tower Road.</li> <li>▪ The constraints on the land at Stirling Street for urbanisation and potential effects on the local community outweigh any benefits that may arise from having the area rezoned to Residential.</li> </ul>			

**1.2 Location and Supply of Rural-Residential Zones and Future Residential Policy Areas**

	Notification Assessment	Key Changes as a Result of Decisions on Submissions and Further Submissions.	
	Option 2 – Amend zoning areas	Option 2A - Change of Zone from Rural Residential 1 to Rural Residential 2 at Peria Road	Option 2B - New Rural-Residential 1 Zone at Stockman Road, Morrinsville
<b>Description</b>	<ul style="list-style-type: none"> <li>Amend the extent of the rural-residential areas to reflect existing land use and future land use.</li> <li>Adopt new zoning areas with proposed two tier rural-residential subdivision mechanism (average area of 1ha and 5,000m<sup>2</sup> respectively)</li> </ul>	<ul style="list-style-type: none"> <li>Amend the existing Rural-Residential 1 Zone of the site to Rural-Residential 2 and thereby enable an average lot size of 5,000m<sup>2</sup>.</li> </ul>	<ul style="list-style-type: none"> <li>Introduce new Rural-Residential area 1 (17ha) at Stockman Road.</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium/High. The existing rural-residential areas which are likely to be subdivided are retained and new areas are proposed which will add alternative options in terms of the location and type of rural-residential land available.</li> <li><b>Economic Benefits</b> – Medium/High. Areas which are currently used for rural production and not required for rural-residential development can continue farming. Areas retained for rural-residential development will have more enabling and flexible rule provisions to encourage rural-residential development.</li> <li><b>Social Benefits</b> – Medium. The provision of rural-residential areas around our towns is an important part of the social fabric and lifestyle opportunities that can be promoted for the district.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – The provision of appropriate rural-residential areas will support growth and investment in our towns.</li> <li>Employment - Appropriate planning frameworks will support employment opportunities.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium/High Provides additional supply of Rural-Residential sites close to town centre. Has had previous consent for residential subdivision which demonstrates that the site is capable of urbanisation.</li> <li><b>Economic Benefits</b> – Medium. Some additional land supply provided.</li> <li><b>Social Benefits</b> Medium. The provision of rural-residential areas around our towns is an important part of the social fabric and lifestyle opportunities that can be promoted.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – The provision of appropriate Rural-Residential areas will support growth and investment in our towns.</li> <li>Employment - Appropriate planning frameworks will support employment opportunities.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Benefits</b> – Medium/High Provides additional supply of Rural-Residential sites.</li> <li><b>Economic Benefits</b> – Medium. Some additional land supply provided.</li> <li><b>Social Benefits</b> Medium. The provision of Rural-Residential areas is an important part of the social fabric and lifestyle opportunities that can be promoted for the Matamata-Piako District.</li> <li><b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – The provision of appropriate Rural-Residential areas will support growth and investment in our towns.</li> <li>Employment - Appropriate planning frameworks will support employment opportunities.</li> </ul> </li> </ul>
<b>Costs</b>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> - Low <ul style="list-style-type: none"> <li>Sub-optimal environmental outcomes may arise if appropriate areas for Rural-Residential development are not identified.</li> <li>Potential issue of reverse sensitivity at rural-residential interface with other existing rural landuse.</li> </ul> </li> <li><b>Economic costs</b> - Low/Medium. <ul style="list-style-type: none"> <li>Costs of processing the Plan Change.</li> <li>Some landowners with an existing Rural-Residential zoning may consider that their land value will reduce if the land is rezoned to Rural.</li> <li>New rural-residential areas may take land out of rural production.</li> </ul> </li> <li><b>Social Costs</b> – None identified.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – New and retained areas for rural-residential development should provide flexibility in terms of lifestyle options and be identified in areas where rural-residential development is likely to occur or reflects existing character.</li> <li>Employment - Appropriate planning frameworks will support employment opportunities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> – Low. Area is already zoned for Rural-Residential land use, such that the rezoning will only affect the average lot size and the type of Rural-Residential character that may occur on the site.</li> <li><b>Economic costs</b> - Low. Rural-Residential 2 Zone is not anticipated to incur any more economic costs in terms of public services or infrastructure than existing Rural-Residential 1 Zone.</li> <li><b>Social Costs</b> – Low. No obvious costs are identified, will introduce more built form and density into area than existing Rural-Residential 1 Zone.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – New and retained areas for rural-residential development should provide flexibility in terms of lifestyle options and be identified in areas where rural-residential development is likely to occur or reflects existing character.</li> <li>Employment - Appropriate planning frameworks will support employment opportunities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li><b>Environmental Costs</b> – Low/Medium. Area already has some Rural-Residential land use and the site will provide a bespoke area for new Rural-Residential land use. Rural-Residential land use will have little servicing or infrastructure impact. Some loss of rural land resource.</li> <li><b>Economic costs</b> - Low. Rural-Residential 1 in this area will not require public services or upgrades.</li> <li><b>Social Costs</b> – Low/Medium. Will introduce more built form and density into area than existing Rural-Residential 1 Zone.</li> <li><b>Economic outcomes</b> <ul style="list-style-type: none"> <li>Economic growth – New and retained areas for rural-residential development should provide flexibility in terms of lifestyle options and be identified in areas where rural-residential development is likely to occur or reflects existing character.</li> </ul> </li> <li>Employment - Appropriate planning frameworks will support employment opportunities</li> </ul>
<b>Effectiveness/ Efficiency</b>	<ul style="list-style-type: none"> <li>The proposed amendments will result in a more tailored hierarchy of rural-residential options and the additional zonings have been identified over areas where rural-residential lots may be desirable and are compatible with existing character.</li> <li>Balance land given new development opportunity for Rural-Residential 2.</li> </ul>	<ul style="list-style-type: none"> <li>The new provisions for the Rural –Residential 2 Zone will form part of an established zoning regime for Rural-Residential subdivision which are considered effective and efficient.</li> </ul>	<ul style="list-style-type: none"> <li>The new zone will adopt existing Rural-Residential rule provisions which are efficient and effective in terms of the overall approach to land use and subdivision in the district.</li> </ul>

<b>Risks of Acting/ Not Acting - uncertain or insufficient information</b>	<ul style="list-style-type: none"> <li>▪ The information available is sufficient to provide a basis for its decisions relating to the location of the Rural-Residential Zone.</li> <li>▪ The land budget indicates that there is currently an oversupply of Rural-Residential zoned land in some areas. Rural-Residential zoned land needs to be located in areas suitable for this type of land holding.</li> </ul>
<b>Preferred Option</b>	<ul style="list-style-type: none"> <li>▪ Option 2 with the amendments resolved in terms of Option 3A and Option 3B is the most appropriate way to achieve the overall objectives of the District Plan.</li> <li>▪ Some existing rural-residential areas will revert back to a Rural Zone where rural-residential development is unlikely to occur.</li> <li>▪ The new and retained areas for rural-residential development are located in areas where this type of landholding is well located and is likely to have further demand.</li> <li>▪ Provision for two types of rural-residential subdivision will enhance flexibility and options for community.</li> </ul>

1.3 Location and Supply of Business Zones		
	Notification Assessment	Key Changes as a Result of Decisions on Submissions and Further Submissions.
	Option 2 – Amend zoning	Option 2A – State Highway 26, Morrinsville
<b>Description</b>	<ul style="list-style-type: none"> <li>▪ In Matamata rezone and extend Business Zone around existing town centre and the retail development to the north of the town centre (Warehouse and New World).</li> <li>▪ Introduce Business/Residential interface standards to manage transition of existing properties to commercial land use and interface with surrounding neighbourhoods.</li> <li>▪ Review and modify Shop Frontage Areas to core pedestrian streets within each town.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Provision of new Business Zone for the properties located at 2582, 2586 and 2592 State Highway 26, Morrinsville.</li> <li>▪</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Benefits</b> – Medium. Appropriate standards and controls on land use activities will be provided with new Residential/Business interface rules.</li> <li>▪ <b>Economic Benefits</b> – Medium. Provides for Business land to cater for the growth in Matamata for the next 20 years in accordance with the land budget prepared as part of the Town Strategies.</li> <li>▪ Review of Shop Frontage Areas will remove provisions for property where verandahs are not required.</li> <li>▪ <b>Social Benefits</b> – Medium. Local supply of business services and providers accommodated.</li> <li>▪ <b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – Identifies additional areas for future business development to provide for economic growth in Matamata</li> <li>○ Employment – the establishment of new businesses will subsequently provide new employment opportunities.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Benefits</b> – Extension of Business Land and land supply which is contiguous with existing commercial activities.</li> <li>▪ <b>Economic Benefits</b> – Medium - Provides additional land supply for business land use.</li> <li>▪ <b>Social Benefits</b> – Medium. Local supply of business services and providers accommodated.</li> <li>▪ <b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – Identifies additional areas for future business development to provide for economic growth in Matamata</li> <li>○ Employment – the establishment of new businesses will subsequently provide new employment opportunities.</li> </ul> </li> </ul>
<b>Costs</b>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Costs</b> – Low. Subject to appropriate planning rules to manage transition to business activities and interface issues.</li> <li>▪ <b>Economic costs</b> - Low. Costs of processing the Plan Change.</li> <li>▪ <b>Social Costs</b> – None identified.</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – Some towns may require further business zoning towards the end of the planning period depending on land budget updates and redevelopment of existing sites.</li> <li>○ Employment – None identified.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Costs</b> – Low/Medium – Will introduce new interface between rural/lifestyle activities and business activities.</li> <li>▪ Will require assessment of traffic and access issues at land use consent stage.</li> <li>▪ <b>Economic costs</b> - Low. Limited rural productive value of land.</li> <li>▪ <b>Social Costs</b> – Potential issues with new zone interface</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – None identified</li> <li>○ Employment – None identified</li> </ul> </li> </ul>
<b>Effectiveness/ Efficiency</b>	<ul style="list-style-type: none"> <li>▪ The new zone will utilise existing plan provisions with the inclusion of a Business/Residential Interface provision.</li> <li>▪ It is considered that the rule mechanism will be effective and efficient.</li> </ul>	<ul style="list-style-type: none"> <li>▪ The new zone will utilise existing plan provisions.</li> <li>It is considered that the rule mechanism will be effective and efficient.</li> </ul>
<b>Risks of Acting/ Not Acting - uncertain or insufficient information</b>	<ul style="list-style-type: none"> <li>▪ Sufficient information exists to provide a basis for its decisions relating to the location of the Business Zone.</li> <li>▪ It is uncertain whether landowners with existing Residential dwellings will be prepared to develop the additional areas for Business purposes.</li> </ul>	
<b>Preferred Option</b>	<ul style="list-style-type: none"> <li>▪ Provision of additional Business Zone in Matamata including new provisions for Business/Residential interface. Also review of Shop Frontage Areas to ensure identified areas justify mandatory verandah/parking rule. Option 2 is the preferred option with the addition of a new Business Zone for the three identified properties along State Highway 26, Morrinsville (Option 2A).</li> </ul>	

1.4 Equine Areas		
	Notification Assessment	Key Changes as a Result of Decisions on Submissions and Further Submissions.
<b>Description</b>	<ul style="list-style-type: none"> <li>▪ New Policy for Equine area</li> <li>▪ An area for equine subdivision around the Matamata and Te Aroha race tracks.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retract Equine Provisions and reinstate plan provisions prior to Plan Change.</li> </ul>
<b>Benefits</b>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Benefits</b> – Medium. Allows for the area to remain in productive use for rural activities and equine activities which may have a locational benefit in association with the existing racecourses. It would also ensure that land subdivision results in allotments that are suitable for activities anticipated in the area and that existing activities and resources in the vicinity of the site are not compromised.</li> <li>▪ <b>Economic Benefits</b> – Low/Medium. Land utilisation may be enhanced.</li> <li>▪ <b>Social Benefits</b> – Medium. The new zone provides for subdivision of smaller lots, therefore enabling horse trainers and breeders to utilise the lots to provide for their social and economic wellbeing within the community. Also, community expectations of equine related activities in the area is recognised and promoted to increase certainty for the community and ensures good planning outcomes.</li> <li>▪ <b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – Potentially may provide and support the growth of the horse industry in Matamata and Te Aroha.</li> <li>○ Employment – The growth of the horse industry may potentially result in additional employment opportunities within the industry or related goods and services.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Benefits</b> – Medium. Allows for the area to remain in productive use for activities which are established and appropriate for the area. No environmental benefits confirmed through submissions and hearings process.</li> <li>▪ <b>Economic Benefits</b> – Medium/High. Existing land use and value would be maintained.</li> <li>▪ <b>Social Benefits</b> – Medium. No evidence was made available from the equine sector that the proposed provisions would add value or support the sector.</li> <li>▪ <b>Cultural outcomes</b> – No significant cultural issues or benefits/cost identified.</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ Economic growth – Medium. No evidence is available that the proposed equine provisions will provide positive economic or employment outcomes.</li> </ul> </li> </ul>
<b>Costs</b>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Costs</b> - Low. Potential issues of reverse sensitivity need to be managed.</li> <li>▪ <b>Economic costs</b> - Low. Costs of processing the Plan Change.</li> <li>▪ <b>Social Costs</b> – None identified.</li> <li>▪ <b>Economic outcomes</b> <ul style="list-style-type: none"> <li>○ See benefits</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Environmental Costs</b> - Low. Retention of previous zone and land use provisions, so status quo maintained.</li> <li>▪ <b>Economic costs</b> - Low. Retention of previous zone and land use provisions, so status quo maintained.</li> <li>▪ <b>Social Costs</b> – None identified.</li> </ul>
<b>Effectiveness/ Efficiency</b>	<ul style="list-style-type: none"> <li>▪ The proposed new equine area provides for subdivision of smaller lots which enables a larger range of activities that do not threaten the life-supporting capacity of the soil and, consequently, water and ecosystems.</li> <li>▪ Proposed rules can be implemented to enable the efficient implementation of the District Plan.</li> </ul>	Issues were raised through the hearings process regarding the efficiency and effectiveness of the proposed rule provisions. This included how a genuine equine land use could be established and held on any new title in perpetuity.
<b>Risks of Acting/ Not Acting - uncertain or insufficient information</b>	<ul style="list-style-type: none"> <li>▪ The information available is sufficient to provide a basis for its decisions relating to the location of the Rural Zone and Equine Area.</li> <li>▪ It is uncertain whether landowners with suitable land will subdivide and develop the area for equine purposes.</li> <li>▪ The land budget indicates that there is currently an oversupply of Rural-Residential zoned land.</li> </ul>	
<b>Preferred Option</b>	<ul style="list-style-type: none"> <li>▪ Option 2A – Proposed Equine Area is retracted from the Plan Change.</li> </ul>	