



District Plan Review

Plan Change 47 Plan Your Town

Proposed Plan Change and Section 32 Report

Analysis of Costs, Benefits, and Alternatives

28 September 2016



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PLAN CHANGE 47

Plan Your Town

Part A: Executive Summary

For the last two years a major review process has been happening called Plan Change 47 – *Plan Your Town*. This is part of the review cycle for the District Plan which Council is required to do every 10 years.

Plan Your Town is looking at the planning standards for our three main towns - Matamata, Morrinsville and Te Aroha. We need to ensure that we have the right amount of land zoned for people to build houses and also to accommodate new business or industrial activities. It is also important that we protect the amenity and values of the community so that we can all enjoy the opportunity to work, live and play in the Matamata-Piako District.

The *Plan Your Town* review first started in 2013 with the development of the *Town Strategies 2013 -2033* (Town Strategies) for our three towns. These Town Strategies established a framework for the plan change process and allowed early engagement with the community and to scope out those issues which were important to the community.

The changes being considered are wide ranging and affect the zoning and planning rules for Matamata, Morrinsville and Te Aroha. The changes include:

- A review of the Residential Zones, including some new areas
- A review of the extent and location of Rural-Residential Zones around our towns
- Provisions to enable higher density residential “infill” housing which would be situated within certain areas around the town centres and be subject to specific standards.
- The introduction of Residential Policy Areas to indicate likely future urban growth areas
- Minor changes to the planning rules that govern building setbacks from boundaries
- A review of the Shop Frontage Areas in the town centres (which affect verandahh and parking standards)
- A review of the development controls and subdivision rules
- Landscaping for Business and Industrial Zones

Some town specific changes are also being considered. These include:

- A review of the heritage and character rules relating to development in the Te Aroha town centre
- A major review of the existing zoning for land between Station Road and Firth Street in Matamata (Precinct F)
- New provisions to support Equine activities in the Rural zone around the Matamata and Te Aroha racecourses.
- New Industrial zoning for Morrinsville and Matamata
- New Business zoning for Matamata
- Residential/Business Interface Area for Matamata

There are four important principles that have underpinned the development of the Plan Change and the outcomes that Council has endeavoured to achieve through the District Plan provisions.

These principles are:

- Ensuring that the land supply is aligned to our population projections and that an oversupply is maintained;

- Ensuring that zoned land is in the right place and that it can be efficiently connected to Council services;
- That the planning rules are efficient and effective at promoting land use within clearly defined environmental parameters that are supported by the community; and
- That flexibility is provided within the plan rules for different types of subdivision and development.

The Plan Change has been prepared in accordance with the statutory provisions of the Resource Management Act 1991. Council looks forward to receiving submissions and further submissions on the alternatives and changes put forward in the Plan Change and the opportunity to further engage with the community and stakeholders.

PLAN CHANGE 47

Plan Your Town

Part B: Introduction

Plan Change 47 “Plan Your Town” supports and enables appropriate growth in Matamata, Morrinsville and Te Aroha by establishing land supply and effective planning provisions in accordance with Matamata-Piako District Council’s (Council) regulatory functions and obligations under the Resource Management Act 1991.

This will be achieved by successfully reviewing the provisions of the District Plan and undertaking a robust planning process including consultation with the local community and key stakeholders.

Plan Change 47 has reviewed the supply, location and type of zoning for our residential, rural-residential, business and industrial areas. It has also reviewed the objectives, policies and methods for the respective zones including development controls, assessment criteria and subdivision standards.

1. Purpose and format of the report

This report explains the proposed changes to the zoning and planning provisions of the District Plan and provides a summary of the evaluation of the costs, benefits, and options considered during the preparation of the plan change, as required under Section 32 of the Resource Management Act 1991 (“RMA”).

The changes to the District Plan proposed through this review broadly relates to zoning and rule provisions within and around our three towns, Matamata, Morrinsville and Te Aroha.

Where other matters beyond the scope of this Plan Change have not been part of a recent District Plan review, they will be addressed in due course through subsequent review processes.

This report is a “living document”. As the plan-making process progresses from here on, it is recognized that the public and stakeholders have an important contribution to make through the submissions and hearings process. The report, along with submissions received during notification, will assist the Council in its deliberations, prior to making its final decisions on Plan Change 47 (the Plan Change).

Ultimately, when the Council makes its decisions, a supplement to this report will be prepared to summarise the process undertaken by Council during its deliberations, and its rationale for any changes made to the proposed plan provisions as a result of the submissions

There are seven parts to this report:

- Part A Executive Summary.
- Part B Includes a summary of the District Plan “rolling review” process, and details the scope of the plan change.
- Part C Provides the details of the proposed changes to the District Plan and Planning Maps.
- Part D Is a summary of the legislative requirements for Plan Change.
- Part E Outlines the review and research process which has informed the Plan Change.
- Part F Provides an assessment of the Plan Change in terms of the relevant statutory planning instruments.
- Part G Provides the section 32 cost/benefit analysis.
- Part H Provides an overview of the Horrell Road Notice of Requirement

2. District Plan rolling review

Our District Plan determines the direction that the community wants to take to sustainably manage the district’s natural and physical resources, within the framework provided by the RMA. The District Plan describes the resource management issues for the District and determines how we deal with those issues through policies and methods, to meet the objectives of the District Plan. The methods include rules that determine when activities are permitted and when resource consents are required. Where activities require resource consents, the District Plan provides guidance to ensure that we avoid, remedy, or mitigate adverse effects on the environment.

The RMA requires every district to have a District Plan which, once operative, has to be reviewed every ten years. Since our District Plan was first notified, the population of our district has grown and we have experienced new development and land use change. There have been legislative changes and new policy guidance through national planning instruments such as national policy statements and national environmental standards that mandate us to make changes to our District Plan. The Waikato Regional Policy Statement has also recently been reviewed and our District Plan needs to reflect these new policy directions.

Our current District Plan became operative in 2005 meaning that a review of the District Plan would need to commence by 2015. To this end, the Council is currently undertaking a rolling review of sections of the District Plan, through consecutive plan changes, rather than a full, one-off, review.

The option of a “rolling review” was enabled through legislative changes when the Resource Management (Simplifying and Streamlining) Amendment Act 2009 came into force on 1 October 2009. Section 79 of the RMA as amended through the above change, states:

79 Review of policy statements and plans

- (1) *A local authority must commence a review of a provision of any of the... documents it has, if the provision has not been a subject of a proposed ... plan, a review, or a change by the local authority during the previous 10 years:*

Prior to the 2009 change to the RMA, the requirement was for a full review of the district plan:

- (2) *Every territorial authority shall commence a full review of its district plan not later than 10 years after the plan became operative.*

The District Plan's "rolling review" has so far covered "Integration of the Development Manual" (Plan Change 41), "Rural Subdivision" (Plan Change 42) and "Transportation" and "Works and Network Utilities" (Plan Changes 43 and 44). Plan Changes 41 to 44 are now fully operative.

Plan Change 46 was a private plan change for a Development Concept Plan at Waitoa and this was made operative in late 2015. Council has also recently completed a Plan Change 48 (Protected Trees) and while decisions have been issued, there has been one appeal which will need to be resolved before this plan change is made operative.

This proposed "*Plan Your Town*" Plan Change has progressed to the stage where Council has consulted with the community and key stakeholders, and completed its initial review of the relevant provisions. This report documents the review process to date and outlines a number of changes to the zoning and plan provisions affecting our three main towns.

3. Scope of Plan Change 47

The "Plan Your Town" review further develops and provides a planning response to the issues that were identified in the Town Strategies document including the integration of land use and infrastructure within the district. The Plan Change also aims to provide well connected and planned towns through a review of zoning and plan provisions for the Residential, Rural-Residential, Industrial and Business zones.

3.1 Review of the zoning for Matamata, Morrinsville and Te Aroha

This Plan Change covers a town-by-town review of the zonings (Residential, Rural-Residential, Industrial and Business) for Matamata, Morrinsville and Te Aroha. The Plan Change also responds to the new population projections which have been released since the adoption of the Town Strategies document and accordingly reviews and refines the areas allocated for residential, Rural-Residential, business and industrial activities.

It also assesses the need for additional land use zoning and plan mechanisms which the District Plan doesn't currently provide for, including new equine lots and policy areas for possible long term urban growth.

3.2 Review of the Objectives, Policies and Rules

Along with a review of zoning and new policy areas, the existing objectives and policies within the District Plan have been reviewed to assess whether they are still appropriate in achieving the purpose and principles of the RMA and that they set an appropriate frameworks and hierarchy for the associated rule mechanisms. Overall there has been limited need to modify the existing objectives which indicates that the existing objectives largely capture and reflect the appropriate objectives for the sustainable management of our communities.

Some of the existing policies within the District Plan have been deleted and/or modified to reflect the changes proposed to the rule mechanisms.

This Plan Change reviews the relevant urban zoning provisions, in particular the development controls within Section 3 and Section 4 of the District Plan which relate to development within each of the zones. A major component of the Plan Change affects the subdivision provisions and a number of changes and modifications to the existing rule mechanisms has been proposed.

In some cases, the changes reflect a reformatting of the District Plan sections and in other cases existing rules have been deleted and new rules introduced in response the zoning and policy area changes. The amendments are largely to address some of the existing implementation issues and to provide some new opportunities for the type and nature of subdivision and development within our towns while maintaining the core environmental and planning outcomes which the District Plan seeks to achieve.

PLAN CHANGE 47

Plan Your Town

Part C: Proposed Changes to District Plan

An overview of the proposed changes to the District Plan and planning maps are identified in this section. The proposed changes take into account the Town Strategies recommendation, the further technical work and evaluation of alternatives undertaken during the Plan Change process, and the consultation and feedback that has been received from the community and stakeholders

1. Overview

Given the broad nature of the Plan Change, a series of documents and change maps have been prepared to present the proposed changes to the District Plan. These documents are all presented as appendices and the following overview identifies the scope and purpose of the changes within each document. Appendix Volume 1 provides the text changes and Appendix Volume 2 provides the map and zoning changes.

Appendix 1.1: Proposed Plan Provisions

This table summarises the changes to the zoning maps and policy areas for each of the three towns and also details the specific changes to the District Plan provisions. The changes include:

- Residential Zones
- Rural-Residential Zones
- Industrial Zones
- Business Zones
- Residential Infill Areas
- Future Residential Policy Areas
- Precinct F and Structure Plans
- Equine Areas
- Shop Frontage Areas and Landscaping Rules for Business and Industrial Zones
- Miscellaneous Changes

Appendix 1.2: Proposed Changes to Section 6 of the District Plan (Track Change)

A substantial number of changes are proposed to Section 6 (Subdivision) of the District Plan. A full track change version of Section 6 has therefore been prepared which incorporates the detailed changes summarised in the Plan Change Table.

Appendix 1.3: Proposed Changes to Section 6 of the District Plan. (Clean Copy)

This document includes the same changes as Appendix 2, however given the scope of changes which have been incorporated into Section 6, a clean copy of the proposed changes has also been produced to assist with the clarity and reader's understanding of the changes.

Appendix 1.4: Proposed Changes to Section 10 of the District Plan (Track Change)

A number of changes are proposed to Section 10 (Heritage) of the District Plan. A track change version to show the proposed changes has been prepared and this also shows changes which are proposed to this section by Plan Change 48 (Protected Trees). It is important to note that the Plan Change 48 changes shown do not form part of Plan Change 47.

Appendix 1.5: Horrell Road – Notice of Requirement.

The Notice of Requirement (NOR) forms part of the structure plan associated with the proposed Rural-Residential zone at Horrell Road.

Appendix 2.1: Proposed Change Maps

The series of maps have been produced to illustrate the changes to the zoning maps and to show the new policy areas and overlays. A series of maps have been produced to show the respective changes to Matamata, Morrinsville and Te Aroha respectively.

These maps do not form part of the formal changes to the zoning maps as these are shown separately in Appendix 6.

Appendix 2.2: Proposed District Plan Maps

The formal proposed changes to the District Plan maps are provided in this section. Only those maps where a change is proposed are included in this series of District Plan maps.

Appendix 2.3: Proposed Structure Plans.

The new Structure Plans for areas which have been rezoned are also included in this appendix.

PLAN CHANGE 47

Plan Your Town

Part D: Legislative Requirements

In undertaking this District Plan review there are number of legislative requirements to be considered. Those which are relevant to the Plan Change are outlined in this section.

1. Purpose and Principles of the RMA

The overriding framework that guides all decision-making under the RMA is embodied in the purpose and principles of the Act, as stated in Part 2 (sections 5 – 8).

The purpose of the RMA is to promote the sustainable management of natural and physical resources. Section 5 of the RMA states:

5 Purpose

- (1) *The purpose of this Act is to promote the sustainable management of natural and physical resources.*
- (2) *In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*
 - (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
 - (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
 - (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 6 identifies matters of national importance, and states that in achieving the purpose of the RMA, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for these matters. The matters of national importance are:

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

- (a) *the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) *the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) *the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) *the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) *the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) *the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) *the protection of protected customary rights.*

Section 7 identifies “other matters” that in achieving the purpose of the RMA, all persons exercising functions and powers under the Act shall have particular regard to in relation to managing the use, development, and protection of natural and physical resources. These “other matters” are:

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

- (a) kaitiakitanga:*
- (aa) the ethic of stewardship:*
- (b) the efficient use and development of natural and physical resources:*
- (ba) the efficiency of the end use of energy:*
- (c) the maintenance and enhancement of amenity values:*
- (d) intrinsic values of ecosystems:*
- (e) [Repealed]*
- (f) maintenance and enhancement of the quality of the environment:*
- (g) any finite characteristics of natural and physical resources:*
- (h) the protection of the habitat of trout and salmon:*
- (i) the effects of climate change:*
- (j) the benefits to be derived from the use and development of renewable energy.*

In achieving the purpose of the Act, decision makers should also take into account the principles of the Treaty of Waitangi (Section 8 of the Act):

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

2. Functions of territorial authorities

A district plan is a method to assist territorial authorities to carry out their functions. It follows then that a district plan must be confined to matters that fall within the scope of a territorial authority's functions. The functions of territorial authorities are set out in Section 31:

31 Functions of territorial authorities under this Act

- (1) Every territorial authority shall have the following functions for the purpose of giving effect to this Act in its district:*
 - (a) the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district:*
 - (b) the control of any actual or potential effects of the use, development, or protection of land, including for the purpose of—*
 - (i) the avoidance or mitigation of natural hazards; and*
 - (ii) the prevention or mitigation of any adverse effects of the storage, use, disposal, or transportation of hazardous substances; and*
 - (iia) the prevention or mitigation of any adverse effects of the development, subdivision, or use of contaminated land:*
 - (iii) the maintenance of indigenous biological diversity:*
 - (d) the control of the emission of noise and the mitigation of the effects of noise:*
 - (e) the control of any actual or potential effects of activities in relation to the surface of water in rivers and lakes:*
 - (f) any other functions specified in this Act.*
- (2) The methods used to carry out any functions under subsection (1) may include the control of subdivision.*

3. Purpose of district plans

The purpose of district plans as set out in Section 72 is to assist territorial authorities to carry out their functions, in order to achieve the purpose of the Act. Section 72 states:

72 Purpose of district plans

The purpose of the preparation, implementation, and administration of district plans is to assist territorial authorities to carry out their functions in order to achieve the purpose of this Act.

4. Preparation/change of district plans

Section 73 requires a territorial authority to have a district plan in place at all times, gives authority to the Council to change its district plan in accordance with the provisions in Schedule 1¹ RMA, and mandates the Council to change its district plan to give effect to an operative regional policy statement .

Section 73 of the RMA states:

73 Preparation and change of district plans

- (1) *There shall at all times be 1 district plan for each district prepared by the territorial authority in the manner set out in Schedule 1.*
- (1A) *A district plan may be changed by a territorial authority in the manner set out in Schedule 1.*
- (4) *A local authority must amend a proposed district plan or district plan to give effect to a regional policy statement, if—*
 - (a) *the statement contains a provision to which the plan does not give effect; and*
 - (b) *one of the following occurs:*
 - (ii) *the statement is reviewed under section 79 and is changed or replaced and the change or replacement becomes operative;*
- (5) *A local authority must comply with subsection (4)—*
 - (a) *within the time specified in the statement, if a time is specified;*

5. Matters to be considered

Section 74 sets out the matters to be considered when changing district plans.

74 Matters to be considered by territorial authority

- (1) *A territorial authority must prepare and change its district plan in accordance with—*
 - (a) *its functions under section 31; and*
 - (b) *the provisions of Part 2; and*
 - (c) *a direction given under section 25A(2); and*
 - (d) *its obligation (if any) to prepare an evaluation report in accordance with section 32; and*
 - (e) *its obligation to have particular regard to an evaluation report prepared in accordance with section 32; and*
 - (f) *any regulations*

¹ Schedule 1 RMA sets out the procedural requirements for the Plan Change process including time limits, consultation, submissions, hearings, notification of decisions, and appeals.

- (2) In addition to the requirements of section 75(3) and (4), when preparing or changing a district plan, a territorial authority shall have regard to—
- (a) any—
 - (i) proposed regional policy statement; or
 - (ii) proposed regional plan of its region in regard to any matter of regional significance or for which the regional council has primary responsibility under Part 4; and
 - (b) any—
 - (i) management plans and strategies prepared under other Acts; and
 - (ii) [Repealed]
 - (iia) relevant entry on the New Zealand Heritage List/Rārangī Kōrero required by the Heritage New Zealand Pouhere Taonga Act 2014; and
 - (iii) regulations relating to ensuring sustainability, or the conservation, management, or sustainability of fisheries resources (including regulations or bylaws relating to taiapure, mahinga mataitai, or other non-commercial Maori customary fishing),—
to the extent that their content has a bearing on resource management issues of the district; and
 - (c) the extent to which the district plan needs to be consistent with the plans or proposed plans of adjacent territorial authorities.
- (2A) A territorial authority, when preparing or changing a district plan, must take into account any relevant planning document recognised by an iwi authority...
- (3) In preparing or changing any district plan, a territorial authority must not have regard to trade competition or the effects of trade competition.

6. District Plan content

Section 75 determines the contents of district plans, planning instruments that a district plan must give effect to, and that it must not be inconsistent with.

75 Contents of district plans

- (1) A district plan must state—
- (a) the objectives for the district; and
 - (b) the policies to implement the objectives; and
 - (c) the rules (if any) to implement the policies.
- (2) A district plan may state—
- (a) the significant resource management issues for the district; and
 - (b) the methods, other than rules, for implementing the policies for the district; and
 - (c) the principal reasons for adopting the policies and methods; and
 - (d) the environmental results expected from the policies and methods; and
 - (e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and
 - (f) the processes for dealing with issues that cross territorial authority boundaries; and

- (g) *the information to be included with an application for a resource consent; and*
 - (h) *any other information required for the purpose of the territorial authority's functions, powers, and duties under this Act.*
- (3) *A district plan must give effect to—*
 - (a) *any national policy statement*
 - (b) *any New Zealand coastal policy statement*
 - (c) *any regional policy statement.*
 - (4) *A district plan must not be inconsistent with—*
 - (a) *a water conservation order; or*
 - (b) *a regional plan for any matter specified in section 30(1).*
 - (5) *A district plan may incorporate material by reference under Part 3 of Schedule 1.”*

7. District rules

Section 76 allows rules to be included in a district plan, to enable the Council to carry out its functions, and to achieve the objectives and policies of the plan. In making rules, the territorial authority must have regard to the effects on the environment. Rules may apply universally to the whole of the district, or to selected parts of the district only. Rules may be general or specific, can make provision for different classes of effects, and can require resource consent to be obtained for an activity likely to cause adverse effects not covered by the plan.

Section 77A gives Council the power to make rules for the different activity classes (permitted, controlled, restricted-discretionary, discretionary, non-complying, and prohibited) and specify conditions in a plan. Under Section 77B, it is mandatory that a district plan must state the matters over which the Council has retained control for controlled activities, and to which the Council has restricted its discretion for restricted-discretionary activities. The relevant sections of the Act are quoted below:

76 District rules

- (1) *A territorial authority may, for the purpose of—*
 - (a) *carrying out its functions under this Act; and*
 - (b) *achieving the objectives and policies of the plan,—*
include rules in a district plan.
- (3) *In making a rule, the territorial authority shall have regard to the actual or potential effect on the environment of activities including, in particular, any adverse effect.*
- (4) *A rule may—*
 - (a) *apply throughout a district or a part of a district:*
 - (b) *make different provision for—*
 - (i) *different parts of the district; or*
 - (ii) *different classes of effects arising from an activity:*
 - (c) *apply all the time or for stated periods or seasons:*
 - (d) *be specific or general in its application:*
 - (e) *require a resource consent to be obtained for an activity causing, or likely to cause, adverse effects not covered by the plan.*

- 77A Power to make rules to apply to classes of activities and specify conditions**
- (1) A local authority may—
 - (a) categorise activities as belonging to one of the classes of activity described in subsection (2); and
 - (b) make rules in its plan or proposed plan for each class of activity that apply—
 - (i) to each activity within the class; and
 - (ii) for the purposes of that plan or proposed plan; and
 - (c) specify conditions in a plan or proposed plan, but only if the conditions relate to the matters described in section 108 or 220.
 - (2) An activity may be—
 - (a) a permitted activity; or
 - (b) a controlled activity; or
 - (c) a restricted discretionary activity; or
 - (d) a discretionary activity; or
 - (e) a non-complying activity; or
 - (f) a prohibited activity.
 - (3) Subsection (1)(b) is subject to section 77B.

77B Duty to include certain rules in relation to controlled or restricted discretionary activities

- (1) Subsection (2) applies if a local authority makes a rule in its plan or proposed plan classifying an activity as a controlled activity.
- (2) The local authority must specify in the rule the matters over which it has reserved control in relation to the activity.
- (3) Subsection (4) applies if a local authority makes a rule in its plan or proposed plan classifying an activity as a restricted discretionary activity.
- (4) The local authority must specify in the rule the matters over which it has restricted its discretion in relation to the activity.

8. National environmental standards

Sections 43A, 43B and 44A deal with the contents of national environmental standards and their relationship to plan rules.

9. National policy statements

Sections 45(1) and 55 deal with the purpose of national policy statements (NPSs), and their relevance to the plan-making process.

Under the relevant provisions, the purpose of NPSs is to state objectives and policies for matters of national significance, relevant to achieving the purpose of the RMA.

The RMA determines that NPSs must be dealt with as follows during the plan-making process:

- If the NPS directs so, then a plan must be amended, without using the Schedule 1 process, to include the specific objectives and policies specified in a NPS or so that the objectives and policies in the plan give effect to the NPS;
- Otherwise and in all other respects, a plan must be amended, using the Schedule 1 process, to give effect to a NPS.
- All amendments required, must be made within the timescale specified in a NPS, or if none is specified then the changes must be made as soon as practicable.

10. Section 32 evaluation

Section 32 requires the Council, before a Plan Change is notified, to evaluate alternative options for dealing with the District's resource management issues.

Section 32(1) states:

An evaluation report required under this Act must—

- (a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- (b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*
 - (i) identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) summarising the reasons for deciding on the provisions; and*
- (c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.*

The scope and matters that Council must take into account during its evaluation of the evaluation required, is described as follows in Section 32(2):

An assessment under subsection (1)(b)(ii) must—

- (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and*
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

PLAN CHANGE 47

Plan Your Town

Part E: Review and Research Process

The Plan Change has involved the commissioning of various strategies and technical reports to assist with the preparation and assessment of alternatives.

An extensive and wide ranging consultation process has also been undertaken with the general community and stakeholders. This has helped inform and shape the plan changes which have developed and proposed to the District Plan.

1. Overview

As discussed in Part A the Plan Change is part of a rolling review of the District Plan and the genesis of the Plan Change was first formulated through the Town Strategies.

The final changes which now make up Plan Change 47 have evolved through the review and consultation process in response to the data which has been collected, the technical reports and recommendations that have been commissioned, and particularly in response to comments and feedback from the community on the options which have been discussed.

The technical reports and information including the Town Strategies which have been used to inform and support Plan Change 47 can be found in Appendix Volume 3 of the Plan Change documents.

2. Town Strategies

The Town Strategies reports provided a description of the urban growth opportunities and constraints, changes in the demographics of our population, land budgets, alternative options, and ultimately a strategy for each town.

The planning period for the Town Strategies covered 20 years from 2013 to 2033. The study found that overall there is a surplus of land zoned for urban uses in all three towns. In some instances, changes are required in the proportion of land set aside for residential, business, and industrial land uses. The strategies included separate provision for four types of residential development: low-density, medium-density, rural-residential, and lifestyle living. Changes in the placement of future development, compared to the existing zoning, were also proposed.

The conclusion reached was that in some cases the urban footprint could be rationalised to ensure the integrated and efficient development and infrastructure servicing of our towns into the future. The principle of providing an oversupply of land for future development was however considered important to ensure that land supply was not constrained by the planning framework.

2.1 Issues Addressed in Town Strategies

2.1.2 'Futureproofing' the Plan

A demographic study was undertaken as part of the Town Strategies, which determined the likely size and the age composition of the future population, as well as the number of additional households that need to be accommodated in each of the three towns.

2.1.2 Land Budgets

Through the Town Strategies process, the District Plan's urban zoning and spatial structure was reviewed in terms of the future needs of the community and servicing provisions.

Based on the likely population growth, a "land budget", comparing the supply and demand of zoned land, was prepared for each of the towns. The land budget calculated the current supply of vacant zoned land for the various land uses, the likely growth in demand for zoned land over time, and the resulting need (or otherwise) for more zoned land.

The analysis also considered the proportion of the demand for "brownfields" development (i.e. intensification), as well as "greenfields" (i.e. new) development.

2.1.3 Rural-Residential/Future Residential

The Town Strategies recommended that the development strategy for each of the Towns included a "lifestyle living" option. This proposal differed from the rural-residential area in that further subdivision was not envisaged.

2.1.4 Infill

The Town Strategies considered the effects of the anticipated urban development on infrastructure and transportation networks.

Maps were provided of each of the three towns showing areas considered most or least suitable for intensification and for new development, based on the capacity/constraints in the networks.

Residential infill promotes revitalisation in mature neighbourhoods in strategic locations. Within each town, areas for future residential infill were identified that were considered most appropriate in regard to their close location to the town centre, and amenities and that could provide for the needs of the changing demographics of the population.

2.1.5 Precinct F - Matamata

Plan Change 31 enabled new zoning provisions and development to proceed within the "Precinct F Structure Plan Area", in Matamata. The provisions enabled the development of residential uses, neighbourhood nodes and recreation amenity within Precinct F.

The Precinct F Structure Plan maps set out the significant structural elements that are to be achieved with the development of the area. The zones and overlays are illustrated on the District Plan planning maps. The structural elements shown as part of the structure plan include the roading and reserve network, a stormwater pond/wetland area, density overlays and the location of the neighbourhood nodes.

Through the analysis of the infrastructure upgrades within the reticulation network that would be required to service Precinct F, Council identified that significant capital works and funding

would be required. These issues brought into question the efficiency of developing Precinct F in its current form and whether other areas would be more efficient to develop.

As a result, the Town Strategies recommended reducing size and scale of the zoning.

2.1.6 Shopping Areas/Neighbourhood Commercial Zone

The Town Strategies looked at the zoning and provisions for neighbourhood nodes which comprise of traditional corner store retail activities (for example, a dairy, green grocer or butcher) and serve the day-to-day needs of the local community.

It was recommended that the planning provisions for the neighbourhood nodes be further considered as part of the review process..

3. Population Projections

A key area of research which has shaped the development of the Plan Change is the population projections for the district and in particular the urban areas of our three main towns.

Council has been mindful through the assessment of the planning review process that projections may be subject to changes and that the validity of the projections will largely depend on assumptions that underlie the projections. In many cases these assumptions will also need to be updated over the time period for which the projections extend.

The Plan Change has adopted the population projections that were prepared for Council in December 2014. These projections superseded the earlier projections that were available through the Town Strategies review and were able to benefit from the more recent census data being available to quantify the actual population base of the year starting at 2013.

In addition, Council's population figures for our district have been compared to the projections which were prepared independently for the Waikato Regional Council and which provides projections for other districts, as well as Matamata-Piako, within the Waikato.

The advantage in having two sets of independent population projections is that there is an opportunity to compare and contrast the differences in the underlying assumptions as well as the final projections. Where there is a good level of alignment between the sets of projections, which is the case for the Matamata-Piako projections, then it may also be considered that more confidence can be placed in the projections that have been made.

Further discussion on the projections and how these have provided a framework for the land budgets is provided in Part G (section 32) of this report.

4. Technical Reports

4.1 Geotechnical Report

Council has commissioned a report (Geotechnical Assessment for Zoning Plan Change, Coffey, February 2016) to identify any specific geotechnical constraints that may compromise or restrict various land areas from being considered further for rezoning.

While the geotechnical report was largely a desktop exercise, field work was undertaken to verify the available research and hazard information for the areas concerned. The geotechnical report has confirmed that the areas for potential rezoning are capable for urbanisation or Rural-Residential development in accordance with the respective rezoning proposals.

Ground testings will need to be undertaken as part of any future consenting process to identify any site specific issues and how these can be mitigated or avoided. The geotechnical report can be found in Volume 2 of this report

4.2 Transportation Reports

Council has also engaged specialist traffic experts to assess the impacts of the rezoning proposal at Tower Road, Matamata and Horrell Road, Morrinsville and what mitigation options are available. This report was prepared by Traffic Design Group (TDG) and is dated June 2016.

The traffic report for the Tower Road rezoning did not identify specific works within the existing roading network apart from minor changes to parking and intersection markings. In addition, recommendations were made in terms of the staging and linkages to the existing roading network and potential linkages to a Future Residential Policy Area.

The Horrell Road rezoning identified specific safety issues with the existing Horrell Road/SH26 intersection and a number of alternative options were considered to address the safety issues.

The option to realign the existing intersection has been refined and is subject to a preliminary design in accordance with the TDG report dated September 2016. The realignment of Horrell Road and other upgrade measures are now part of the measures to be adopted as part of the Plan Change. Council is notifying a Notice of Requirement for the realignment concurrently with the notification of the Plan Change.

Council also commissioned traffic assessments for the roading network around the existing Precinct F area and in particular the capacity and upgrade requirements for Station Road. A

further report was then commissioned to look at the different levels of service for the upgrade works on Station Road.

5. Infrastructure and Funding

As part of the Plan Change, infrastructure upgrades and funding models have been considered to determine the viability and efficiency of different areas for residential land development. A key component of the Plan Change is the proposal to replace the existing zoning and structure plan for Precinct F (Matamata) with a modified zoning and structure plan layout. The primary reason for undertaking this change is to reduce the amount of infrastructure spending that would be necessary to support the existing Precinct F and to provide alternative options for residential development within this area of Matamata as well as a new area north of Tower Road.

For the Morrinsville and Te Aroha townships, new areas are also proposed for rural-residential and residential development and infrastructure and funding assessments have been prepared for these areas as well.

A Summary Table has been prepared to show the comparable funding costs for Precinct F and the proposed new residential and rural-residential areas. This also shows the financial exposure to Council based on anticipated yield update within each of the areas.

Table 1: Comparable Funding Costs for Structure Plan Areas

	Existing Precinct F	Eldonwood South	Tower Road	Horrell Road	Stirling Street
Capital Projects	\$13.8m	\$6.0m	\$2.4m	\$1.3m	\$0.6m
Growth Costs	\$12.0m	\$4.7m	\$2.4m	\$0.8m	\$0.4m
Rates/Public Cost	\$1.8m	\$1.3m	\$0m	\$0.6m	\$0.2m
DC Income 20 Years	\$4.0m	\$3.9m	\$2.3m	\$0.8m	\$0.2m
DC Deficit	\$8.0m	\$0.8m	\$0.1m	\$0m	\$0.2m
Combined Council Risk/Exposure	\$9.8m	\$2.1m	\$0.1m	\$0.6m	\$0.4m

The following notes should assist with explaining the nature of the information and figures within the table:

Term	Explanation
Capital Projects	This is the estimated value of off-site and public infrastructure that would be required to provide reticulation and Council services to the area. Tables for each area are provided in Appendix 3.7
Growth Costs	The proportion of the capital costs which would need to be funded or provided by the developer.
Rates/Public Cost	The proportion of the capital costs not attributable to growth and to be funded by Council through rates, (i.e. increased water pressure to existing residences.
DC Income 20 years	This is the estimated Development Contribution income based on assessed yield uptake within the Structure Plan area and using a catchment based contribution model.
DC Deficit	This is the difference in the capital costs for the Structure Plan area and the Developer Contributions that would be part from the Structure Plan area.
Combined Council Risk/Exposure	This is the combined value of the Rates/Public Cost and the DC deficit.

5.1 Precinct F

Council has identified that there would need to be significant infrastructure investment and upgrades undertaken in order for subdivision and development to be undertaken within the area of Matamata which forms the existing Precinct F Structure Plan.

While it must be accepted that any new area for subdivision is likely to require some upgrades to the existing reticulation and infrastructure networks, Council has significant reservations with Precinct F. There are identified upgrade costs which are in excess of \$13 million and the exposure to Council both in terms of the public funding costs and the exposure of low yields from Precinct F could lead to reduced financial contribution income.

Compared to other Residential Zoning areas and to the potential new zoning area the existing Structure Plan for Precinct F is considered to be unviable or at least not as efficient as other areas for urbanisation.

The proposal to replace the Existing Precinct F Structure Plan with the new Eldonwood South Structure Plan and a revised zoning reduces Council's exposure from \$10m to \$2.1m and requires less than half the capital cost for infrastructure upgrades.

5.2 Infrastructure and Servicing Upgrades for new Structure Plan Areas

The Summary Table shows that the capital costs and the Council exposure for the new proposed Structure Plan areas compare very favourable with the Precinct F Structure Plan area. Further detailed work on the infrastructure upgrading and staging will be undertaken as part of Council's Long Term Plan process.

6. Consultation Programme and Methodology

Given the broad nature of the Plan Change, a comprehensive effort has been made to engage with the community and to allow input and feedback using a number of different consultation methods.

The following summary of the consultation methodology has been prepared to illustrate the nature of the consultation which has been undertaken and the type of feedback that has been received. While Council does hold a large amount of information and feedback from the various consultation and stakeholder meetings, Council has undertaken not to disclose specific comments from individual parties and therefore this discussion only provides an overview of the consultation feedback.

6.1 Town Strategies Consultation

The Town Strategies process include a comprehensive consultation process and was the first stage of consultation on the issues and options which evolved into the proposals forming Plan Change 47.

The consultation process included:

<u>Community Awareness</u>	Notices within the local newspapers including the <i>Piako Post</i> and <i>Scene</i> . And letters to key stakeholders
<u>Iwi Engagement</u>	Correspondence was sent to all iwi groups to introduce the review process and to invite comments. The scope and objectives of the project was also presented to the Te Manawhenua Forum mo Matamata-Piako.
<u>Open Days</u>	An open day was held in each town to introduce the project and to enable discussion and feedback directly from the community.
<u>Submissions</u>	Council received and heard submissions from members of the community and representatives of local iwi, sports clubs and businesses.

6.2 Community Open days

Three open days were held at the commencement of the Plan Change review which were open to members of the public. In addition, letters were sent to landowners who may have been specifically affected by the changes. These were held as following:

- Morrinsville – Saturday 7 March 2015 at the Morrinsville Country Market, Canada Street, Morrinsville.
- Matamata – Saturday 14 March 2015 at the Matamata Flea Market at Matamata Primary School, Matamata.
- Te Aroha – Sunday 15 March 2015 at the Domain Day at Te Aroha Domain.

These open days were advertised in the *Piako Post* and the *Matamata Chronicle*.

A large number of people turned up for each of the market days and there were a range of discussions and responses. The main topics discussed were as follows:

- Clarification on the Plan Change process;

- Change in rates for affected properties;
- Implications on individual properties to be rezoned;
- Capacity of existing services;

A draft copy of the proposed Plan Change maps, discussion papers, an information leaflet and a comments form were available to people to review and take away with them.

6.3 Online Comments and Feedback

Various topics were uploaded to Council's facebook page to facilitate online comments and feedback.

In addition, regular updates and discussion papers have been uploaded to Council's website to assist with engagement with the community and to provide an online option for feedback and comments.

All correspondence, public notices and topic papers have also included email addresses for the community to provide email comments.

6.4 Community Stakeholder Meetings

Council has arranged specific meetings for local communities where specific changes are proposed for a local neighbourhood or community. These meetings promoted discussion on the specific changes and options affecting the local community and were also an opportunity for discussing on the broader issues under consideration and the Plan Change process.

6.4.1 Precinct F, Matamata

Given the issues facing the current zoning and structure plan which has been adopted for Precinct F, a meeting was held in December 2014 for landowners who would be affected by any changes in the zoning and future land use within this area.

A number of landowners attended the meeting in Matamata and some landowners also sought additional meetings and information from Council. While some landowners were concerned about any change in zoning, many others also considered that an alternative zoning make up with more rural-residential options could be beneficial.

There was some discussion regarding the costs of development within Precinct F and how these compared to the development costs within other areas of Matamata.

6.4.2 Tower Road, Matamata

A number of residents within the local area and neighbours surrounding the Tower Road site attended the June 2016 meeting in Matamata. The main issues discussed included the type and staging of any subdivision which may occur and how any additional traffic would affect the local roading network.

6.4.3 Potential Business Zones, Matamata

A number of different localities were identified for potential Business Zones around the existing town centre. A wide range of feedback was received and this was partly a function of the particular area that had been identified for the zoning and the response of the affected

landowners to the particular rezoning proposal. The Miro Street proposal was the only area where the overwhelming response was in opposition to the rezoning proposal.

6.4.4 Horrell Road, Morrinsville

The June 2016 meeting for Horrell Road landowners was well attended and the majority of feedback was in support for some form of rezoning to Rural-Residential. There were issues raised with the lot size that would apply to any future Rural-Residential Zone and also whether the identified road upgrade options for the Horrell Road intersection were justified.

There was some opposition to the rezoning proposal with the three main issues being the loss of productive farmland, reverse sensitivity and changes to the amenity and character of the area.

6.4.5 Industrial and Business Land Options, Morrinsville

A number of sites were assessed for potential industrial south of Morrinsville. The issues raised by landowners were different depending on the sites being considered. There was concern by some residents regarding the impacts from new industrial activities and there was also some support for existing the industrial zones around the existing industrial areas.

An option to rezone land along SH26 from Rural to Business Zone was also considered and affected landowners were invited to provide feedback and attend meetings with Council staff to discuss alternative options. This led to an amendment to the rezoning proposal to Rural-Residential.

6.5 Iwi Consultation

Iwi consultation has occurred through quarterly updates in March, June, September and December each year to the Te Manawhenua Forum during the review process. The purpose of Te Manawhenua Forum mo Matamata-Piako is, "*To facilitate tangata whenua contribution to Council's decision making.*"

Appointed representatives include membership from Council, Ngati Hauhau, Ngati Tumutumu, Raukawa, Ngati Maru, Ngati Tamatera, Ngati Whanaunga, Ngati Paoa, as well as any other members the forum may agree to in the future.

In the early stages of the Plan Change review process, discussion papers were widely circulated to local iwi and hapu groups that provided an introduction to the review and also the opportunity to provide feedback or request additional information.

Council has also undertaken specific consultation with iwi representatives in regard to some of the sites which were considered for industrial land use south of Morrinsville. The final proposal for industrial land in this area has avoided the sites which are subject to iwi and cultural interests.

6.6 Correspondence and Individual feedback and meetings

As part of the engagement with the local community and stakeholders, the opportunity to provide correspondence to Council and to request meetings with Council staff on specific topics has been made available. A number of meetings were held with some focussed on specific properties and others regarding the broader level changes and alternatives which were under review.

6.7 Statutory Body Consultation

Council has consulted with the Waikato Regional Council, the New Zealand Transport Agency and Heritage New Zealand.

6.7.1 Waikato Regional Council

Discussion have taken place with the Regional Council in terms of the broad nature of the Plan Change and the overall objectives with respect the the review of land budgets and zoning.

6.7.2 New Zealand Transport Agency

The overall direction of the Plan Change has been discussed with the NZ Transport Agency including any implications on the state highway network. There has also been specific consultation on the assessment of options for the Horrell Road intersection and how the proposed Rural-Residential Zone can be accommodated.

6.7.3 Heritage New Zealand

Consultation has taken place with Heritage NZ with respect to the proposed changes to the Te Aroha Character Area. The purpose and intent of the Character Area was discussed including how the existing scheduled items would remain protected and the linkage of the Character Area to the Te Aroha Domain. The changes to the spatial extent and building frontage assessment criteria were also discussed, as well as the opportunity for collaboration and assistance to support the development of heritage values in Te Aroha.

6.8 Interest Groups and Organisations

Council has also met with a number of groups who represent particular interests.

6.8.1 Racing Clubs

Representative of the local racing clubs were approached to discuss the need for and type of equine land use options that could be considered around the Matamata and Te Aroha racing courses.

There was some support for new equine rules however there was also some reservations expressed regarding how any new rules or land use options would be implemented.

6.8.2 Business Associations

Meetings were held with members of the Business Associations. There was general support for new business zones and support for reducing compliance costs for business owners.

There was also some support for revision of the infill areas to encourage different housing typologies.

6.8.3 Local Surveyors

Local surveyors work with landowners and developers who may want to develop their land. There was some concern about any intention to remove existing zonings, particularly some

of the existing rural-residential areas in Te Aroha, however the opportunity to consider the location and supply of land in each town was supported.

The opportunity to provide more flexibility for infill housing was supported subject to the performance standards not being overly complicated.

Simplifying some of the plan rules and reviewing the yard setbacks for the Residential and Rural-Residential Zones was also supported.

PLAN CHANGE 47

Plan Your Town

**Part F: Assessment Against
Planning Instruments and
Statutory Provisions**

There are a number of planning instruments (such as the Regional Policy Statement) that Plan Change 47 must take into account as part of the review of the District Plan.

This section provides a discussion and assessment of the relevant planning instruments in accordance with the statutory requirements of the RMA.

1. National Policy Statements

The following national policy statements are currently in place:

- National Policy Statement for Freshwater Management
- National Policy Statement for Renewable Electricity Generation
- National Policy Statement on Electricity Generation
- New Zealand Coastal Policy Statement

Section 75(3) states that the District Plan must also give effect to the national policy statements.

The nature and scope of the Plan Change is primarily associated with a review of the zoning and plan provisions associated with the towns of Matamata, Morrinsville and Te Aroha. It is considered that the current national policy statements do not have a direct application to the matters under review and subject to the Plan Change.

It is noted that a National Policy Statement is currently being prepared on Urban Development Capacity (UDC). While it is too early to provide any statutory weighting to the proposed statement, it is considered that the Plan Change seeks to address and provide an appropriate planning response to the issues raised in the statement in terms of the zoning and land supply issues for the Matamata-Piako district. The proposed statement contains the following policies which apply to all local authorities:

PA1: By decision-makers:

- *Providing for an urban form that maximises the potential for social and economic exchange within the urban area.*
- *Providing for the efficient use of resources, having particular regard to scarce urban land and infrastructure.*
- *Enabling the competitive operation of land and development markets.*

PA2: By local authorities providing at all times sufficient residential and business development capacity for the short, medium and long terms.

PA3: When considering the effects of urban development, decision-makers must:

- *Recognise and provide for the contribution that urban development will make to the ability for people and communities and future generations to provide for their social, economic and cultural wellbeing.*
- *Provide sufficient development capacity, whilst maximising the positive effects of development, and minimising the adverse effects of development.*
- *Have particular regard to the positive effects of urban development at a national, regional and district scale, as well as its local effects.*

Plan Change 47 specifically considers the issue of land supply and the takes a long term approach which is aligned to population projections. In all cases with the assessment of land supply and future demand, Council has committed to ensuring a sufficient over supply of land to ensure that the availability of land for development is not constrained by plan provisions. The Plan Change also seeks to ensure that the respective zones are located in the most appropriate areas and that they can be efficiently developed with infrastructure and the mitigation of any adverse environmental effects.

It is also noted that sections of the Hauraki Marine Park Act 2000 are also to be treated as a national policy statement. Again, given the nature and scope of the Plan Change, it is considered that the Hauraki Marine Park Act does not have any direct bearing on the alternatives and assessment of the Plan Change.

2. National Environmental Standards

The following national environmental standards have statutory effect:

- National Environmental Standard for Air Quality
- National Environmental Standard for Sources of Drinking Water
- National Environmental Standard for Telecommunication Facilities
- National Environmental Standard for Electricity Transmission Activities
- National Environmental Standard for Assessing and managing Contaminants in Soil to Protect Human Health

Sections 43-43B of the RMA prescribe the relationship between the national standards and plan rules with the standards able to supersede and take the place of plan rules.

The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS) came into effect on 01 January 2012. The NESCS does not affect existing land uses.

The NESCS provides a nationally consistent set of planning controls and soil contaminant values and ensures that land affected by contaminants in soil is appropriately identified and assessed before it is developed - and if necessary, the land is remediated or the contaminants contained to make the land safe for human use. Any future subdivision or development will be subject to the requirements under the NESCS on a site-by-site basis.

The proposed provisions with the Plan Change have been assessed against the national standards to ensure that there is no conflict or inconsistently with the standards.

3. Operative Waikato Regional Policy Statement

In accordance with S.75(3) of the RMA, the District Plan and by extension any plan change must give effect to the operative regional policy statement.

The Waikato Regional Policy Statement (RPS) has recently been reviewed with the latest operative version coming into effect on 20 May 2016.

The RPS has a strong focus on coordinated and integrated development and protection of the efficiency and effectiveness of regionally significant infrastructure. The issues, objectives, policies and methods which are of direct significance to the Plan Change are identified as follows:

3.1 Issues and Objectives

- **Issue 1.1 State of resources**
Declining quality and quantity of natural and physical resources impacts their life-supporting capacity, reduces intrinsic values and ecosystem services and in general reduces our ability to provide for our wellbeing.

- **Issue 1.4 Managing the Built Environment**
Development of the built environment, transport and other infrastructure is impacting on our ability to sustainably manage natural and physical resources and provide for our wellbeing.

- **Objective 3.1 Integrated Management**
Natural and physical resources are managed in a way that recognises:
 - a) *the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;*
 - b) *natural processes that inherently occur without human management or interference;;*
 - c) *the complex interactions between air, water, land and all living things;*
 - d) *the needs of current and future generations;*
 - e) *the relationships between environmental, social, economic and cultural wellbeing;*
 - f) *the need to work with agencies, landowners, resource users and communities; and*
 - g) *the interrelationship of natural resources with the built environment*

- **Objective 3.2 Resource use and development**
Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing:
 - a) *access to natural and physical resources to provide for regionally significant industry and primary production activities that support such industry;*
 - b) *the life supporting capacity of soils, water and ecosystems to support primary production activities;*
 - c) *the availability of energy resources for electricity generation and for electricity generation activities to locate where the energy resource exists;*
 - d) *access to the significant mineral resources of the region; and*
 - e) *the availability of water for municipal and domestic supply to people and communities.*

- **Objective 3.10 Sustainable and efficient use of resources**
Use and development of natural and physical resources, excluding minerals, occurs in a way and at a rate that is sustainable, and where the use and development of all natural and physical resources is efficient and minimises the generation of waste.

- **Objective 3.12 Built Environment**
Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable and planned manner which enables positive environmental, social, cultural and economic outcomes, including by:
 - a) *promoting positive indigenous biodiversity outcomes;*
 - b) *preserving and protecting natural character, and protecting outstanding natural features and landscapes from inappropriate subdivision, use, and development;*

- c) *Integrating land use and infrastructure planning, including by ensuring that development of the built environment does not compromise the safe, efficient and effective operation of infrastructure corridors;*
 - d) *integrating land use and water planning, including to ensure that sufficient water is available to support future planned growth;*
 - e) *recognising and protecting the value and long-term benefits of regionally significant infrastructure;*
 - f) *protecting access to identified significant mineral resources;*
 - g) *minimising land use conflicts, including minimising potential for reverse sensitivity;*
 - h) *anticipating and responding to changing land use pressures outside the Waikato region which may impact on the built environment within the region;*
 - i) *providing for the development, operation, maintenance and upgrading of new and existing electricity transmission and renewable electricity generation activities including small and community scale generation;*
 - j) *promoting a viable and vibrant central business district in Hamilton city, with a supporting network of sub-regional and town centres; and*
 - k) *providing for a range of commercial development to support the social and economic wellbeing of the region.*
- **Objective 3.18 Historic and cultural heritage**
Sites, structures, landscapes, areas or places of historic and cultural heritage are protected, maintained or enhanced in order to retain the identity and integrity of the Waikato region's and New Zealand's history and culture.
 - **Objective 3.21 Amenity**
The qualities and characteristics of area and features, valued for their contribution to amenity, are maintained or enhanced.
 - **Objective 3.24 Natural hazards**
The effects of natural hazards on people, property and the environment are managed by:
 - a) *increasing community resilience to hazard risks;*
 - b) *reducing the risks from hazards to acceptable or tolerable levels; and*
 - c) *enabling the effective and efficient response and recovery from natural hazard events.*
 - **Objective 3.25 Values of soil**
The soil resource is managed to safeguard its life supporting capacity, for the existing and foreseeable range of uses.
 - **Objective 3.26 High class soils**
The value of high class soils for primary production is recognised and high class soils are protected from inappropriate subdivision, use or development.

The issues and assessment of alternatives for the Plan Change has evolved over the review process for the RPS which has overlapped with the Plan Change review. The Plan Change has given significant regard to the RPS throughout its genesis and it is considered that the final proposed changes which have been adopted by the Plan Change give effect to the RPS.

Using the population projections and land budgets established through the Town Strategies as a foundation and then refining the land budgets through updated population projections, the Plan Change has critically examined the location and supply of land available for development. It has assessed how this can effectively cater for future demand while ensuring other baseline environmental objectives are sustained, i.e. protection of versatile soils. A key aspect of the Plan Change has also been aligning the funding and provision of infrastructure and services to those areas which have been identified for future development.

Consequently, it is considered that the proposed zoning amendments, policy areas and rule provisions will cater for the population growth in each of the three towns. While it must be acknowledged that the population growth is modest, Council is committed to ensuring an oversupply of land is available to ensure that the market is not artificially constrained by poor planning provisions and that the land identified for future development is located efficiently in terms of both environmental and infrastructure objectives.

The changes to the zoning and planning provisions also enhance the relationships between environmental, social, economic and cultural wellbeing for the members of the community. It ensures that development of the built environment (including transport and other infrastructure) and associated land-use occurs in an integrated, sustainable, and planned manner which provides for positive environmental, social, cultural, and economic outcomes. As an example, the Plan Change provides for higher density residential development around each of the town centres and introduces new assessment and urban design criteria to ensure that the amenity and character of existing neighbourhoods are maintained.

To a large extent, the Plan Change is concerned with the built environment and therefore Objective 3.12 of the RPS is particularly relevant. The changes to the location and supply of land and associated zoning areas are predominantly located in or immediately adjacent to existing urbanised areas and therefore the Plan Change will not result in the loss of biodiversity or impact on versatile soils or landscapes. The Plan Change has also assessed the location and supply of Rural-Residential zones around each of our three towns and a retraction of the current zoning has been proposed for both Morrinsville and Te Aroha.

Industrial and business land supply has also been examined and where demand exists for additional land and this is available taking into account environmental and infrastructure factors, new zonings have been proposed in Matamata and Morrinsville.

Plan Change 47 also looks at the location and relevant provisions for the Te Aroha Character Area to ensure that these are effective in terms of maintaining heritage values within the Te Aroha town centre and ensuring that the rule mechanism are efficient at achieving the objectives of the District Plan.

The performance standards for the Residential and Rural-Residential zones have been reviewed to ensure that amenity values are maintained while also providing for efficient use and occupation of landholdings and reducing compliance costs.

Natural Hazards have been taken into account in terms of proposed rezoning areas, particularly focussing on geotechnical and land constraints.

This Plan Change has taken into consideration the productive values of soil and particularly the location of high class soils, to ensure that the proposed zoning areas are in the most appropriate locations. The new zonings and provision for the Future Residential Policy overlay aim to protect, where possible, these high quality soils from inappropriate subdivision, use or development.

The Regional Policy Statement also includes a range of other issues including sustainable and efficient use of resources, air quality, outstanding natural features and landscapes. These issues are still relevant to development in town but not fundamental to the guiding framework for this plan change.

1.2 Policies and Implementation Methods

- **Policy 4.4 Regionally significant industry and primary production**
The management of natural and physical resources provides for the continued operation and development of regionally significant industry and primary production activities by:
 - a) *recognising the value and long term benefits of regionally significant industry to economic, social and cultural wellbeing;*
 - b) *recognising the value and long term benefits of primary production activities which support regionally significant industry;*
 - c) *ensuring the adverse effects of regionally significant industry and primary production are avoided, remedied or mitigated;*
 - d) *co-ordinating infrastructure and service provision at a scale appropriate to the activities likely to be undertaken;*
 - e) *maintaining and where appropriate enhancing access to natural and physical resources, while balancing the competing demand for these resources;*
 - f) *avoiding or minimising the potential for reverse sensitivity; and*
 - g) *promoting positive environmental outcomes.*
- **6.1.4 District plan provisions for rural-residential development**
Rural-residential development should be directed to areas identified in the district plan for rural-residential development. District plans shall ensure that rural-residential development is directed away from natural hazard areas, regionally significant industry, high class soils, primary production activities on those high class soils, electricity transmission, locations identified as likely renewable energy generation sites and from identified significant mineral resources (as identified through Method 6.8.1) and their identified access routes.

The Plan Change has reviewed the location and supply of Rural-Residential land around each of the three towns, it is proposed to retract some of the existing zoning as it is considered that the land in question is unlikely to be subdivided and that it will be more appropriate to retain rural land uses. Some of the affected land is also proposed to be subject to a new Future Residential Policy Area.

In Morrinsville, there is also a proposal to establish some new Rural-Residential areas along Kuranui Road and Horrell Road. These areas have been identified as suitable and desirable for Rural-Residential development as they are close to the urban area and the existing land tenure comprises smaller lifestyle and rural lots.

- **Policy 6.1 Planned and co-ordinated subdivision, use and development**
Subdivision, use and development of the built environment, including transport, occurs in a planned and co-ordinated manner which:
 - a) *has regard to the principles in section 6A;*
 - b) *recognises and addresses potential cumulative effects of subdivision, use and development;*
 - c) *is based on sufficient information to allow assessment of the potential long-term effects of subdivision, use and development; and*
 - d) *has regard to the existing built environment.*
- **6.1.7 Urban development planning**
Territorial authorities should ensure that before land is rezoned for urban development, urban development planning mechanisms such as structure plans and town plans are produced, which facilitate proactive decisions about the future location of urban development and allow the information in Implementation Method 6.1.7 to be considered.
- **6.1.8 Information to support new urban development and subdivision**
District plan zoning for new urban development (and redevelopment where applicable), and subdivision and consent decisions for urban development, shall be

supported by information which identifies, as appropriate to the scale and potential effects of development, the following:

- a) *the type and location of land uses (including residential, industrial, commercial and recreational land uses, and community facilities where these can be anticipated) that will be permitted or provided for, and the density, staging and trigger requirements;*
 - b) *the location, type, scale, funding and staging of infrastructure required to service the area;*
 - c) *multi-modal transport links and connectivity, both within the area of new urban development, and to neighbouring areas and existing transport infrastructure; and how the safe and efficient functioning of existing and planned transport and other regionally significant infrastructure will be protected and enhanced;*
 - d) *how existing values, and valued features of the area (including amenity, landscape, natural character, ecological and heritage values, water bodies, high class soils and significant view catchments) will be managed;*
 - e) *potential natural hazards and how the related risks will be managed;*
 - f) *potential issues arising from the storage, use, disposal and transport of hazardous substances in the area and any contaminated sites and describes how related risks will be managed;*
 - g) *how stormwater will be managed having regard to a total catchment management approach and low impact design methods;*
 - h) *any significant mineral resources (as identified through Method 6.7.1) in the area and any provisions (such as development staging) to allow their extraction where appropriate;*
 - i) *how the relationship of tāngata whenua and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga has been recognised and provided for;*
 - j) *anticipated water requirements necessary to support development and ensure the availability of volumes required, which may include identifying the available sources of water for water supply;*
 - k) *how the design will achieve the efficient use of water;*
 - l) *how any locations identified as likely renewable energy generation sites will be managed;*
 - m) *the location of existing and planned renewable energy generation and consider how these areas and existing and planned urban development will be managed in relation to one another; and*
 - n) *the location of any existing or planned electricity transmission network or national grid corridor and how development will be managed in relation to that network or corridor, including how sensitive activities will be avoided in the national grid corridor.*
- **Policy 6.3 Co-ordinating growth and infrastructure**
Management of the built environment ensures:
 - a) *the nature, timing and sequencing of new development is co-ordinated with the development, funding, implementation and operation of transport and other infrastructure, in order to:*
 - i) *optimise the efficient and affordable provision of both the development and the infrastructure;*
 - ii) *maintain or enhance the operational effectiveness, viability and safety of existing and planned infrastructure;*
 - iii) *protect investment in existing infrastructure; and*
 - iv) *ensure new development does not occur until provision for appropriate infrastructure necessary to service the development is in place;*
 - b) *the spatial pattern of land use development, as it is likely to develop over at least a 30-year period, is understood sufficiently to inform reviews of the*

- Regional Land Transport Plan. As a minimum, this will require the development and maintenance of growth strategies where strong population growth is anticipated;*
- c) the efficient and effective functioning of infrastructure, including transport corridors, is maintained, and the ability to maintain and upgrade that infrastructure is retained; and*
 - d) a co-ordinated and integrated approach across regional and district boundaries and between agencies; and*
 - e) that where new infrastructure is provided by the private sector, it does not compromise the function of existing, or the planned provision of, infrastructure provided by central, regional and local government agencies.*

It is also noted that Implementation Method 4.1.1 of the RPS requires amendments to district plans to give effect to the RPS, to be notified within two years of its operative date. It is intended that Plan Change 47 fulfils this requirement in relation to the planning provisions for Matamata, Morrinsville and Te Aroha.

The above policies and Implementation Method 6.1.8 are directly relevant to Plan Change 47 as the issues of integrated subdivision and development as well as the appropriate location for new Residential and Rural-Residential zoning and subsequent plan provisions are a key part of the issues covered by the plan change.

Plan Change 47 proposes to rationalise the location and land supply for both Residential and Rural-Residential land to ensure that land supply is aligned to the adopted population projections and the planning provisions do not artificially constrain or affect market conditions. The funding and supply of infrastructure to the existing and proposed residential areas has also been a central part of the assessment of alternative locations and extent of land supply which is required.

For those areas where new residential zoning is proposed (Tower Road, Matamata and Stirling Street, Te Aroha), a structure plan and an assessment of infrastructure requirements have been prepared. In terms of staging and the supply of infrastructure, the new areas for residential development are of a relatively modest size with an anticipated yield of approximately 200 dwellings for each area. The structure plan for Tower Road does contain some staging provisions however it is considered that any other infrastructure and staging matters can be addressed through the subdivision consenting process.

The areas for new zoning will be well connected to the existing roading and pedestrian networks. The design and internal layout of the new residential areas will be subject to urban design criteria within Section 6 of the District Plan which requires connectivity and an assessment of focal points, landmarks and amenities to ensure well planned subdivision design and layout.

An initial geotechnical assessment has been prepared for the new areas under review and subject to recommendations for new zoning. Further detailed assessment of any hazards will be required as part of the consenting process including compliance with Section 106 of the RMA.

Stormwater management has been assessed as part of the review process and it is considered that there will be no adverse effects on the stormwater catchments or ability to dispose of stormwater from the proposed areas. However, further detailed assessment and conditions of consent may be imposed through any future subdivision application process.

Through the consultation and research process, there have been no issues associated with cultural issues, tangata whenua values, renewable generation sites, or transmission corridors that would materially affect the ability of the identified areas to be rezoned.

4. Regional Plan

The Waikato Regional Plan (Regional Plan) became operative on 28 September 2007 and subsequently there have been a number of variations to the Regional Plan. Section 75(4) of the RMA states that the District Plan must not be inconsistent with a Regional Plan.

The Regional Plan provides further policy direction, including rules, to give effect to the RPS relating to matters within the scope of the regional council functions under the RMA. As such, the Regional Plan provides more detail regarding the management of the regional matters including:

1. *Approaches to Resource Management*
2. *Matters of Significance to Maori*
3. *Water Module*
4. *River and Lake Bed Module*
5. *Land and Soil Module*
6. *Air Module*
7. *Geothermal Module*

The provisions of the Regional Plan have been taken into account with the preparation of the Plan Change and it is considered that there are no issues arising with the proposed changes in terms of consistency with the Regional Plan.

In some cases, and depending on the nature of the land use or subdivision activity which may require consent under the District Plan, associated regional council consents may also be required. In these instances, the need for both district and regional council consents will ensure that any future land use or subdivision will meet the provisions of the regional plan.

5 Management Plans and Strategies

Section 74(2) of the RMA sets out a number of management plans and strategies that must be *given regard to* or *taken into account* when preparing a plan change. The relevant plans and strategies identified in relation to Plan Change 47 are discussed below.

5.1 Waikato Regional Land Transport Strategy 2011 – 2041 (RLTS)

The Regional Land Transport Strategy (RLTS) emphasises the need for integrated development. The “vision” and desired “outcomes” can be summarised as follows:

Vision

- An affordable, integrated, safe, responsive, and sustainable land transport system that enhances the environmental, economic, social, and cultural wellbeing of the population.

Outcomes

- An integrated transport system that supports economic activity and provides for efficient movement of people and goods;
- Safety and security across all modes of travel;
- An inclusive, accessible, and affordable transport system;
- A well-connected transport system that enables positive public health outcomes;
- An environmentally sustainable, resilient, and efficient transport system;

- An integrated multi-modal transport system supported by land-use planning, and enabled by collaborative planning and partnerships.

Plan Change 47 maintains the safety and security across all modes of travel. The new residential areas are well located in terms of access to the existing roading network and specific traffic safety and road intersection upgrades are proposed to support the Rural-Residential zoning at Horrell Road, Morrinsville.

All new subdivision and development within the district will also need to comply with the performance standards and assessment criteria within the District Plan and in particular Section 9 – Transportation which has recently been reviewed.

For the reasons mentioned above, no inconsistencies with the Waikato Land Transport Strategy and this proposed Plan Change have been identified.

5.3 Iwi Plans and Planning Documents

The following iwi management plans and strategies have been reviewed in terms of the proposed amendments forming Plan Change 47:

- Te Rautaki Taiao A Raukawa (Ruakawa Environmental Management Plan)
- Tai Tumu Tai Pari Tai Ao (Waikato-Tainui Environmental Plan)
- Whaia te Mahere Taiao a Hauraki (Hauraki Iwi Environmental Plan)

The above plans and strategies discuss the values, experiences and aspirations of iwi in terms of resource management and environmental issues. The plans and strategies in some cases are based around specific rohe which may have more or less relevance to the Matamata-Piako District.

It would be inappropriate to provide a generic assessment of Plan Change 47 against the plans and strategies identified above as these provide a comprehensive resource and wealth of information regarding the environmental issues for the respective iwi and hapu. These are also living documents which will evolve over time and they also canvass in many instances relationships between iwi/hapu and statutory agencies which will also mature and evolve over time.

Given the consultation process through both the Town Strategies review and through the Plan Change review, including comments and feedback from the Te Manawhenua Forum, Council has not identified specific changes which would be inconsistent with the plans and strategies identified above. Through the assessment of options in terms of zoning and other plan rules, Council has also been mindful to identify any culturally significant sites or values which has directly influenced the final make up of changes included in Plan Change 47.

Council will look forward through the formal submission process to gain further insight into the plans and strategies and whether or not any specific issues may arise with the scope and nature of changes which are proposed in Plan Change 47.

5.4 NZ Heritage List

The Plan Change does review the spatial area and planning provisions for the Te Aroha Character Area. There are a number of heritage buildings within the Character Area which have a Heritage NZ ranking. The planning provisions in relation to the scheduled buildings are not proposed to be amended and are not therefore within the scope of the Plan Change.

6 Part 2 Assessment

The overriding purpose of the RMA is to promote the sustainable management of natural and physical resources.

Plan Change 47 is primarily concerned with the future planning and development of our three towns, Matamata, Morrinsville and Te Aroha. As such, the Plan Change is more concerned with the physical resource of our district including where and how land can be developed and how the District Plan can efficiently promote the use of land within appropriate environmental parameters and also by ensuring that the amenity values of our neighbourhoods and towns are maintained.

The Town Strategies has helped set the framework for the Plan Change process and throughout the plan change process a significant amount of feedback from the community and stakeholders has helped shape the assessment of alternatives and the final proposals which make up the Plan Change.

It is considered that the package of changes promoted under Plan Change 47 will enable the community to provide for their social, economic and cultural well-being by ensuring that the District Plan provides the appropriate location and type of zoning for current and future land use. Furthermore, it is considered that the planning provisions are effective and efficient at delivering the objectives of the District Plan.

PLAN CHANGE 47

Plan Your Town

Part G: Section 32 Analysis

This section of the report provides a summary of the different regulatory options, costs and benefits considered during this plan review process, as required under s32 of the RMA. It explains why the preferred option has been chosen and also discusses some of the alternatives which have also been considered.

1. Overview

As part of the Plan Change process, Council must provide an assessment of costs and benefits in accordance with the RMA. Section 32(2) states:

An assessment under subsection (1)(b)(ii) must—

- (a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for—*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and*
- (b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- (c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions*

Under the above provision, Council is required to document the evaluation process and its reasons for selecting its preferred options as the most suitable means of dealing with the resource management issues and achieving the desired environmental outcomes.

Section 32(5) requires that the *“report must be available for public inspection at the same time as the document to which the report relates is publicly notified or the regulation is made”*.

In broad terms, the purpose of the section 32 analysis is to ensure:

- That decision-makers have the necessary policy analysis on which to base their decisions;
- That the costs borne by individuals and the community are the least practicable, and consistent with achieving the purpose of the RMA; and:
- That the proposed plan provisions are necessary and more appropriate (efficient and effective) than the alternatives.

To achieve its purpose, a section 32 analysis must therefore evaluate:

- The extent to which each objective is the most appropriate way to achieve the purpose of the RMA;
- Whether, having regard to their efficiency and effectiveness, the policies, rules, or other methods are the most appropriate for achieving the objectives;
- The benefits and costs of of the environmental, economic, social and cultural effects that are anticipated from the policies, rules or other methods; and
- The risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules and other methods.

Within the scope of the plan change as identified previously and as a result of the Town Strategies, the review process has identified district wide and town specific “issues” that the District Plan needs to address. In broad terms, the issues addressed through the current Plan Change are:

- How do the population projections for the Matamata-Piako District affect the planning of our towns?
- Do we have the right amount and type of land zoned for our towns to ensure that growth can be accommodated and that the planning rules do not constrain land supply?;
- Are the areas identified for development viable in terms of the cost and integration of services and infrastructure? And
- Do the plan rules provide effective and efficient mechanisms to support appropriate development which is consistent with the purpose and principles of the resource management legislation?

2. Population Projections

A demographic study was undertaken as part of the Town Strategies, which determined the likely size and the age composition of the future population, as well as the number of additional households that need to be accommodated in each of our three towns.

The planning period adopted for the Town Strategies was 20 years (2013 – 2033). Subsequent to the adoption of the Town Strategies document, further population projections were undertaken by Rationale Limited (a company specialising in infrastructure policy and strategy). The Plan Change 47 process has now adopted the population projections provided by Rationale in December 2014 given that these take into account more recent census data and have also been used for Council’s infrastructure planning and investment.

The Waikato Regional Council has also undertaken population projections for the Waikato region. These figures have also been referenced in the following tables to show the relative projections. Overall, the regional council figures are comparable with the projections prepared for Council however the Waikato Regional Council projections provide a slightly higher projection for the Matamata-Piako District. The Waikato Regional Council figures also show a slightly reduced projection on the number of households.

The population projections have a significant role in helping to set the framework for the consideration of the land use zoning around our towns and setting land budgets in terms of current and future land use. A discussion on land budgets is presented in this section with a discussion on the population projections for each of our main towns.

TABLE 2. COMPARISON OF WAIKATO REGIONAL COUNCIL PROJECTIONS AND MATAMATA-PIAKO POPULATION PROJECTIONS				
Waikato Regional Council Projections¹	Population			
Area	2013	2028	2043	2063
Thames-Coromandel	27,340	29,108	28,514	22,197
Hauraki	18,620	19,413	19,007	15,520
Waikato	66,530	84,271	101,980	116,370
Hamilton City	150,180	190,998	229,794	262,493
Waikato Region	424,740	505,228	572,231	601,259
Matamata-Piako	32,910	36,087	38,314	38,978
Matamata-Piako 2014 Projections	32,910	35,351	37,012	

TABLE 3. COMPARISON OF WAIKATO REGIONAL COUNCIL PROJECTIONS AND MATAMATA-PIAKO POPULATION PROJECTIONS				
Waikato Regional Council Projections¹	Households			
Area	2013	2028	2043	2063
Thames-Coromandel	11,529	14,099	14,672	11,816
Hauraki	7,378	9,029	9,648	8,322
Waikato	22,090	32,065	40,619	47,916
Hamilton City	50,521	72,491	93,741	111,427
Waikato Region	424,740	505,228	572,231	601,259
Matamata-Piako	12,284	14,574	15,980	16,465
Matamata-Piako 2014 Projections	13,310	14,839	16,136	

¹ The Waikato Region includes all Waikato districts and not only those listed in the table which have been selected for comparison purposes. Source Waikato Regional Council

2.2 Matamata

The population of Matamata² is predicted to increase by 1,635 people (953 households) between 2015 and 2045. The table below summarises the population projections as detailed in the projections prepared for Council.

TABLE 4: MATAMATA POPULATION PROJECTIONS

	POPULATION				HOUSEHOLDS			
	2015	2035	2045	2015-2045 Change	2015	2035	2045	2015-2045 Change
2014 Projections	7,576	8,787	9,211	1,635 (0.7%)	3,256	3,931	4,209	953 (0.9%)

The overall projected population increase is relatively modest at 0.7% and this translates into a slightly higher proportionate increase in households (0.9%) which is based on a projection that the number of persons per household will decrease. The detailed projections show that there is a slightly higher growth in the first 20 year period of the projections with the annual growth slowing in the latter part of the projection period.

2.3 Morrinsville

The population of Morrinsville is predicted to increase by 1,315 people (731 households) between 2015 and 2045. The table below summarises the population projections for Morrinsville.

TABLE 5: MORRINSVILLE POPULATION PROJECTIONS

	POPULATION				HOUSEHOLDS			
	2015	2035	2045	2015-2045 Change	2015	2035	2045	2015-2045 Change
2014 Projections	7,429	8,318	8,744	1,315 (0.5%)	3,008	3,491	3,739	731 (0.7%)

The projected increase in population for Morrinsville is modest and slightly less than that of Matamata. The projected growth is generally spread across the projection period.

2.4 Te Aroha

The population of Te Aroha is predicted to increase by 562 people (480 households) between 2015 and 2045. The table below summarises the population projections for Te Aroha.

TABLE 6: TE AROHA POPULATION PROJECTIONS

	POPULATION				HOUSEHOLDS			
	2015	2035	2045	2015-2045 Change	2015	2035	2045	2015-2045 Change
2014 Projections	4,109	4,477	4,671	562 (0.4%)	1,868	2,174	2,348	480 (0.8%)

² The figures used for the population projections for each of the towns relate to the urban catchments and do not include the population of the whole ward areas.

Of the three towns, Te Aroha has the lowest percentage increase (0.4%) and actual numbers of people (562) projected over the 30 year planning period to 2045. The number of households proportionately has a higher projected growth which may be attributed to an aging population and smaller average household unit.

3. Land Supply

Through the Town Strategies process, a land budget was prepared for each of the towns which compared the supply and demand of currently zoned land.

The land budget calculated the current supply of vacant zoned land for the various land uses, the likely growth in demand for zoned land over time, and the resulting need (or otherwise) for more zoned land. The study differentiated between developed, current capacity (serviced) and current capacity (unserviced) land. The developed land is already developed for its intended land use and does not have unrealised potential for more development. The current capacity (serviced) land can be developed without any significant upgrading of the reticulation network. Current capacity (unserviced) is land with potential for development, however, reticulation upgrades will need to be funded and upgraded before development can take place.

The Town Strategies found that overall there is a surplus of land zoned for urban uses in all three towns, however, in some cases the location or type of land use capacity was not aligned to the zoning provisions within the existing District Plan.

3.1 Matamata

3.1.1 Residential and Rural-Residential

The land budget table and potential number of dwellings available within Matamata based on the existing District Plan zoning and the work completed as part of the Town Strategies is shown in the following table:

TABLE 7: CURRENT LAND SUPPLY FOR MATAMATA AS PROVIDED IN THE TOWN STRATEGIES					
	DEVELOPED	CURRENT CAPACITY (SERVICED)		CURRENT CAPACITY (SERVICED + UNSERVICED)	
	AREA	AREA	DWELLINGS	AREA	DWELLINGS
Residential	312 ha	33 ha	264	157 ha	1,256
Rural-Residential	56 ha	18 ha	18	159 ha	159

A number of assumptions have been made in preparing the current capacity calculations for potential dwellings and these figures therefore represent a high-level data set. The figures do not for example consider the development constraints on any particular area of land and no assessment has been made of infill housing. In addition, averaging restrictions with respect to Rural-Residential land have not been calculated.

Based on the table, the existing District Plan zoning for Matamata has capacity for (1,256 + 159) 1,415 dwellings. This compares with the population projections which identify that an additional 953 new dwellings will be required for the planning period up until the year 2045. Based on these figures, it is evident that an oversupply of zoning is currently available.

Council is committed to retaining an oversupply of land to ensure that the market is supported by the District Plan provisions and that available land is held in multiple ownership to ensure that it can be released for development. An oversupply also helps to address the issue of any physical constraints that may exist with some land areas which will limit the development or yield potential.

The following table provides an assessment of the land budgets based on the change in zoning and plan provisions proposed as part of Plan Change 47.

TABLE 8: MATAMATA – PROPOSED LAND BUDGET			
ZONING CHANGES CONTAINED WITHIN PLAN CHANGE 47		+/- dwellings (rounded)	Sub-total +/- dwellings (rounded)
Rural-Residential	Revision of existing Rural-Residential Zone at Station Road to Rural-Residential 2 (20ha) t	+20 dwellings	+ 20 dwellings
Residential	1. New Zoning Tower Road (24.6 ha – assume density of 8 dwellings/ha) 2. Reduction of 5.9ha with rezoning to Business (Residential Interface) assume 30% conversion to business	1. +200 dwellings 2. - 10 dwellings	+ 190 dwellings
Equine	Assuming provision for one additional equine lot with minimum density of 2ha/existing rural lot	+30 dwellings	+30 dwellings
Eldonwood South (Precinct F) Structure Plan	Amend Zoning and Structure Plan Existing Structure plan 700 dwelling yield, new Structure Plan 340 dwelling yield	- 360 dwellings	- 360 dwellings
TOTAL CHANGE (WITHOUT POLICY AREA)			- 120 dwellings
Policy Area	Tower Road (50ha assume density of 8 dw/ha)		+400 dwellings
TOTAL CHANGE (WITH POLICY AREA)			+280 dwellings
EXISTING CAPACITY			1,420 DWELLINGS
Plan Change 47 (Without Policy Area)		1,420 -120	1,300 dwellings
Plan Change 47 (With Policy Area)		1,420 + 280	1,700 dwellings
REQUIRED CAPACITY TO 2045 BASED ON POPULATION PROJECTIONS			950 DWELLINGS

The above land budget tables show that an oversupply of land for new residential development will be maintained. If the Future Residential Policy Area is excluded from the land budget, then a land supply of 1,300 dwellings is available from the changes in zoning proposed by Plan Change 47. The population projections identify that 950 dwellings will be required over the planning period. If the Future Residential Policy Area is included, then an oversupply in excess of the current zoning land budget is provided.

It should be noted that the assessment of land supply does not take into account infill development and housing which may involve subdivision of existing sites or development within the existing or proposed infill areas. It may also be considered that the assessment of yield based on 8 dwellings/ha is very conservative and that a higher yield may actually be realised from future land development. The Plan Change enhances the opportunity for infill

housing and different housing typologies and it is considered that this will add additional capacity to the figures provided in the above table.

The changes to zoning contained within Plan Change 47 include a substantive rezoning of the area formerly known as Precinct F and a new Residential Zone is proposed off Tower Road. It is considered the the revised zoning and new Structure Plan for Eldonwood South (which is proposed to supersede Precinct F) will enable residential land development within this area by reducing some of the infrastructure costs and enabling viable options for land development. The additional residential area proposed for Tower Road will also ensure alternative land ownership and supply.

While the existing Precinct F provides a substantial amount of land for residential development, this supply may not be viable and therefore its contribution to the existing land supply and capacity figures may not be fully representative of actual land supply capacity.

3.2.1 Business and Industrial

The Town Strategies assessed the current availability of land for business and industrial land use and also assessed the projected demand for business and industrial land out to 2033. The projected demand was based on an assessment of previous land development and a 'buffer' was also included to ensure an oversupply of land would be maintained.

The table below provides the assessment of the business and industrial land budgets from the Town Strategies reports.

TABLE 9: MATAMATA LAND BUDGETS FOR BUSINESS AND INDUSTRIAL ZONES						
	DEVELOPED	VACANT SERVICED	VACANT UN-SERVICED	TOTAL EXISTING CAPACITY	PROJECTED DEMAND (2033)	SURPLUS/ DEFICIT
Business	31 ha	0 ha	0 ha	31 ha	39 ha	-8 ha
Industrial	25 ha	12 ha	0 ha	36 ha	45 ha	-9 ha

For Matamata, there is a projected deficit of both business and industrial land and notably there is currently no vacant serviced land available for new business.

The Plan Change seeks to provide new land supply for business and industrial development. Approximately 5.9ha of new Business zoned land is proposed around the existing Business Zone areas. Given that these areas are currently a mix of residential housing and some non-residential uses, and have frontage to other residential areas, it is proposed that a Business/Residential interface framework will apply which will control the type and scale of business use that can be developed on these sites.

In addition, 2.6ha has been rezoned along Waharoa Road East where a recent commercial development has taken place. It is considered that the proposed zoning will adequately provide for the projected demand for additional business land included the identified oversupply buffer.

Matamata has an existing industrial area to the east of the town on State Highway 24. It is proposed to extend the existing industrial zone further to the east with an area of approximately 9.5ha. This area excludes the part of the site which is subject to the Matamata bypass designation.

3.2 Morrinsville

3.2.1 Residential and Rural-Residential

The land budget table and potential number of dwellings available within Morrinsville based on the existing District Plan zoning and the work completed as part of the Town Strategies is provided in the following table:

TABLE 10: CURRENT LAND SUPPLY FOR MORRINSVILLE AS PROVIDED IN THE TOWN STRATEGIES					
	DEVELOPED	CURRENT CAPACITY (SERVICED)		CURRENT CAPACITY (SERVICED + UNSERVICED)	
	AREA	AREA	DWELLINGS	AREA	DWELLINGS
Residential	282 ha	38 ha	304	118 ha	944
Rural-Residential	25 ha	20 ha	20	180ha	180

As with the other towns, a number of assumptions have been made in preparing the current capacity calculations for potential dwellings and these figures therefore represent a high level data set.

Based on the table, the existing District Plan zoning for Morrinsville has capacity for (944 + 180) 1,124 dwellings. This compares with the population projections which identify that 731 new dwellings will be required for the projected population increase and changing household make up through to 2045. An oversupply of land for residential land development is therefore available.

Council is committed to retaining an oversupply of land to ensure that the market conditions and the land development sector is supported by the District Plan provisions. An oversupply also helps to address the issue of any land constraints that may limit the development or yield potential.

The following table provides an assessment of the land budgets based on the change in zoning and plan provisions as a result of Plan Change 47.

TABLE 11: MORRINSVILLE – PROPOSED LAND BUDGET			
ZONING CHANGES CONTAINED WITHIN PLAN CHANGE 47		+/- dwellings (rounded)	Sub-total +/- dwellings (rounded)
Rural-Residential	<ol style="list-style-type: none"> 1. Addition of Kuranui Road - Rural-Residential 1 2. Replace existing Rural-Residential 1 with Rural-Residential 2 – Hangawera Road (19ha) 3. New Rural-Residential 1 area along SH26 4. Removal of Rural-Residential area south of Taukoro Road 5. Expansion of Sunridge Park (Zones rationalised to match boundaries) 	<ol style="list-style-type: none"> 1. + 30 dwellings 2. + 20 dwellings 3. nil change (no additional lot potential) 4. - 80 dwellings 5. nil change (less than 5 additional lot potential) 	- 30 dwellings
Horrell Road	Amend Zoning to Rural-Residential 1 and introduce new Horrell Road Structure Plan	+ 50 dwellings	+ 50 dwellings
TOTAL CHANGE (WITHOUT POLICY AREA)			+ 20 dwellings
Policy Area	Taukoro Road (75ha assume density of 8dw/ha)		+600 dwellings
TOTAL CHANGE (WITH POLICY AREA)			+ 620 dwellings
EXISTING CAPACITY			1,120 DWELLINGS
Plan Change 47 (Without Policy Area)		1,120 + 20	1,140 dwellings
Plan Change 47 (With Policy Area)		1,120 + 620	1,740 dwellings
REQUIRED CAPACITY TO 2045 BASED ON POPULATION PROJECTIONS			730 DWELLINGS

The assessment of zoning changes and land budgets in the above table demonstrates that the existing oversupply of land for residential land development will be further extended through the changes proposed in Plan Change 47.

Given the amount of land capacity which exists at present and that much of the capacity is within existing Residential zones, the increase in land supply will only be 20 dwellings over the existing land budget (if the Future Residential Policy Area is excluded). This change has been introduced through the the review in the location and supply of Rural-Residential Zones including the introduction of new subdivision provisions to enable two types of rural-residential subdivision.

The policy area covers 75ha and this provides a significant additional land resource for 600 additional dwellings should it be required at some point in the future. In the interim period, it is proposed that the policy area is rezoned from Rural-Residential to Rural.

It is considered that the combination of existing residential land capacity with the additional provisions and supply of rural-residential, and the additional provision for infill subdivision and development will provide the appropriate proportion and oversupply and of land for future development for the planning period.

3.2.2 Business and Industrial

The business and industrial land budgets for Morrinsville are shown in the following table.

TABLE 12: MORRINSVILLE LAND BUDGETS FOR BUSINESS AND INDUSTRIAL ZONES						
	DEVELOPED	VACANT SERVICED	VACANT UN-SERVICED	TOTAL EXISTING CAPACITY	PROJECTED DEMAND (2033)	SURPLUS/ DEFICIT
Business	54 ha	0 ha	5 ha	59 ha	62 ha	-3 ha
Industrial	53 ha	0 ha	37 ha	90 ha	66 ha	+ 24 ha

The Town Strategies assessment showed that there was sufficient supply to meet the forecasted demand for business and industrial land, however, with the objective of providing an oversupply in the land budget, there is a small deficit of business land. Given the opportunity to redevelop existing sites and the current occupation of some business zoned sites by residential and industrial activities, it is considered that there is available land for new businesses over the planning period. Council will monitor any trends in business land development through the planning period to assess when and if any new zoning is required.

In terms of industrial land supply, the capacity is provided by un-serviced land. During the development of the Plan Change it became evident that some of the existing industrial areas would require substantive technical assessment and upgrading of downstream stormwater networks in order for the industrial land supply to be realised. Previous investigations have also identified the limited opportunity for the development of new town based industrial areas and, as such, sites were investigated to the south of Morrinsville.

After considering a number of technical, infrastructural and environmental issues associated with various sites, Plan Change 47 proposes a new area for industrial land use on the corner of Kereone Road and Morrinsville-Walton Road. This site adjoins an existing industrial zone and there has already been some change of landuse from rural to both semi-industrial and service-related activities. The area of the proposed rezoning covers approximately 5.3 ha and will provide some additional capacity for industrial activities, albeit those that are suitable to the remote location and capacity of infrastructure and servicing available.

3.3 Land Budgets – Te Aroha

3.3.1 Residential and Rural-Residential

The land budget table and potential number of dwellings available within Te Aroha based on the existing District Plan zoning and the work completed as part of the Town Strategies is provided in the following table:

TABLE 13: CURRENT LAND SUPPLY FOR TE AROHA AS PROVIDED IN THE TOWN STRATEGIES					
	DEVELOPED	CURRENT CAPACITY (SERVICED)		CURRENT CAPACITY (SERVICED + UNSERVICED)	
	AREA	AREA	DWELLINGS	AREA	DWELLINGS
Residential	223 ha	10 ha	80	36 ha	288
Rural-Residential	11 ha	14 ha	14	268 ha	268

As discussed above, a number of assumptions have been made in preparing the current capacity calculations for potential dwellings and these figures therefore represent a high level data set.

Based on the table, the existing District Plan zoning for Te Aroha has capacity for (288 + 268) 556 dwellings. This compares with the population projections, which identify that 480 new dwellings will be required up until the year 2045. This is a small oversupply.

The following table provides an assessment of the land budgets based on the change in zoning and plan provisions as a result of Plan Change 47:

TABLE 14:TE AROHA – PROPOSED LAND BUDGET			
ZONING CHANGES CONTAINED WITHIN PLAN CHANGE 47		+/- dwellings (rounded)	Sub-total +/- dwellings (rounded)
Rural-Residential	<ol style="list-style-type: none"> 1. Removal of Grattan Road (146ha) 2. Removal of Tui Road (23ha) 3. Removal of Tui Pa Road 4. Addition of Rural-Residential 2 Grattan Road (22.4ha) 5. Addition of Rural-Residential 2 Golf Course (4ha @ 5000m² lots) 6. Removal of Stirling St 	<ol style="list-style-type: none"> 1. -150 dwellings 2. -20 dwellings 3. -10 dwellings 4. +40 dwellings 5. +10 dwellings 6. -10 dwellings 	- 140 dwellings
Residential	<ol style="list-style-type: none"> 1. Addition of Tui Road (8.5ha – assuming density of 8 dw/ha) 2. Addition of Stirling Street (20ha – assuming density of 8 dwelling /ha less gullies) 	<ol style="list-style-type: none"> 1. +70 dwellings 2. +120 dwellings 	+ 190
Equine	Assuming provision for one additional equine lot with minimum density of 2ha/existing rural lot		+ 10 lots
TOTAL CHANGE (WITHOUT POLICY AREA)			+ 60 dwellings
Policy Area	Area along Stanley Avenue and Te Kawana Road of 18ha – assuming density of 8dw/ha		+140 dwellings
TOTAL CHANGE (WITH POLICY AREA)			+ 200 dwellings
EXISTING CAPACITY			560 DWELLINGS
Plan Change 47 (Without Policy Area)		560 + 60	620 dwellings
Plan Change 47 (With Policy Area)		560 + 200	760 dwellings
REQUIRED CAPACITY TO 2045 BASED ON POPULATION PROJECTIONS			480 DWELLINGS

Under the current zoning regime, Te Aroha has a small oversupply of land for residential development (80 dwellings) and almost half of this is provided within the unserviced rural-residential area.

Plan Change 47 deliberately seeks to provide a greater oversupply of land for residential development and has proposes that a higher proportion of the land supply is provided within the Residential Zone. Therefore, while a large area of rural-residential land is proposed to be rezoned to Rural along Grattan Road, additional Residential Zoning provides a new supply of approximately 200 residential lots and a net surplus of 60 additional dwellings.

A Future Residential Policy Area is identified which provides an area which may be rezoned to Residential at a later stage if required with this area providing a potential yield of 143 dwellings.

In addition, and as discussed above, the Plan Change also provides for additional infill development opportunities, which will provide additional capacity and different housing typologies, even though this has not been explicitly quantified within the land supply assessment.

It is considered that the oversupply proposed by Plan Change 47 and more capacity within the Residential Zones will provide the appropriate land supply for the planning period and reduce the areas which are unlikely to provide for any yield.

3.3.2 Business and Industrial Land

The business and industrial land budgets for Te Aroha are shown in the following table.

TABLE 15: TE AROHA LAND BUDGETS FOR BUSINESS AND INDUSTRIAL ZONES						
	DEVELOPED	VACANT SERVICED	VACANT UN-SERVICED	TOTAL EXISTING CAPACITY	PROJECTED DEMAND (2033)	SURPLUS/ DEFICIT
Business	18 ha	0 ha	6 ha	24 ha	19ha	+ 5 ha
Industrial	2 ha	0 ha	0 ha	2 ha	4 ha	- 2 ha

The above assessment shows that there is a substantive oversupply of business land and the Plan Change does not propose any additional business land in Te Aroha.

Given the deficit in industrial land, an extensive investigation of various sites was undertaken within and around the Te Aroha township to identify areas which may be suitable for industrial activities. These investigations failed to identify suitable land areas which were suitable in terms of servicing, ground conditions and surrounding land uses. Council considers that there will be merit in proceeding with further research into industrial areas outside of Te Aroha and therefore while no new industrial land is proposed as part of the current Plan Change, further options may be considered through a separate plan change process.

4. Cost Benefit Analysis

The following tables have been prepared to capture the cost benefit analysis that has been prepared for Plan Change 47. This analysis takes into account the following:

- The statutory framework and purpose and principles of the RMA;
 - The Town Strategies reports and recommendations;
 - Review of existing District Plan provisions;
 - Assessment of other planning instruments, and in particular the Proposed Regional Policy Statement;
 - Assessment of services and infrastructure information;
 - Consultation and feedback from our community;
 - Direct engagement with stakeholders;
 - Feedback and input from land development professionals;
 - Guidance and political leadership from Councillors;
 - Review and assessment of other planning documents and best practice guidelines;
- and

- Input from Council technical staff

The cost benefit analysis is presented in a series of tables. The first section discusses the broad Plan Change issues and the following sections discuss specific topic areas, specific rule provisions, and the District Plan objectives.

4.1 Broad Plan Change Issues and Topic Areas

LOCATION AND SUPPLY OF RESIDENTIAL ZONES AND FUTURE RESIDENTIAL POLICY AREAS			
	Option 1 – Status Quo	Option 2 – Amendments to and new Residential zoning and New Future Residential Policy Areas	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> ▪ To retain existing residential areas as currently zoned ▪ No Future Residential Policy Areas 	<ul style="list-style-type: none"> ▪ New Policy for Future Residential Policy Area. ▪ New Residential Zone and Structure Plan for Tower Road, Matamata. ▪ New Residential Zone and Structure Plan for Stirling Street, Te Aroha. ▪ New residential area in Te Aroha (Tui Road) ▪ New Future Residential Policy Areas in each town. 	<ul style="list-style-type: none"> ▪ Additional residential areas in Te Aroha and Matamata. ▪ Provision for full Residential zoning over proposed Future Residential Policy Areas ▪ Alternative location and extent of Policy Areas and Residential zones
Benefits	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Environmental objectives of the District Plan are maintained within existing planning framework. ▪ Economic Benefits – Medium. Land supply and future planning of areas are not currently constrained. Longer term constraints may arise and issues of land supply in limited number of land holdings may limit subdivision development. ▪ Social Benefits – Medium. Community expectations of residential areas retained and certainty for District Plan users based on existing provisions. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which support investment and growth in our towns. Medium to longer term economic growth may not be met. ○ Employment – good economic conditions supported by enabling 	<ul style="list-style-type: none"> ▪ Environmental Benefits – 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. ▪ Economic Benefits – 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. ▪ Social Benefits – 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. ▪ Affordable housing as land supply not constrained. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which supports investment and growth in our 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Each of the alternative options have advantages and disadvantages. However, a balance of planning certainty, land supply, investment in infrastructure and provision for future residential development is required. ▪ Economic Benefits – Medium. Balance of regulatory tools and market conditions to be achieved. ▪ Social Benefits – Medium. Residential development has the potential to contribute to the vibrancy and vitality of the local community however planning and infrastructure framework requires a reasonably level of certainty. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which supports investment in growth in the town. ○ Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities.

	and appropriate land supply will support employment opportunities.	towns. The new residential areas and Future Residential Policy Areas provide for a planning framework for residential development over the longer term. <ul style="list-style-type: none"> o Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities. o Areas zoned for residential developed can be serviced within appropriate public/private funding regimes. 	
Costs	<ul style="list-style-type: none"> ▪ Environmental Costs – Low. The areas have already been zoned for residential purposes and therefore any environmental costs have already been assessed and anticipated. ▪ Economic costs – Low. Need to align planning and funding of infrastructure to areas where new development may occur. ▪ Social Costs – Low. Potential decrease in home ownership ▪ Economic outcomes <ul style="list-style-type: none"> o Economic growth – Land supply may be compromised over the medium to longer term. An important element of land supply is provision of multiple alternative sites for development. o Employment - None identified 	<ul style="list-style-type: none"> ▪ Environmental Costs – Low. <ul style="list-style-type: none"> o 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 o Urbanisation will have some impact on local amenity values however future development will be subject to appropriate urban design and planning controls. ▪ Economic costs - Low. <ul style="list-style-type: none"> o Costs of processing the Plan Change. Some controls over land use within Policy Areas. o Funding models will be required in terms of provision of additional infrastructure and services. Infrastructure costs will require public/private funding proportionate to benefit. ▪ Social Costs – Low. <ul style="list-style-type: none"> o New residential areas should enhance social wellbeing and vitality of communities. ▪ Economic outcomes <ul style="list-style-type: none"> o Economic growth – None identified o Employment - None identified 	<ul style="list-style-type: none"> ▪ Environmental Costs – Low/Medium. Rezoning of more rural land will result in land withdrawn for productive purposes. ▪ Economic costs – Medium/High. Costs of processing the Plan Change. Council cost for providing services to the multiple areas and not having certainty over yield uptake and reimbursement of infrastructure upgrade costs. ▪ Social Costs – Medium. If residential zoned land is not required for population projections, then an oversupply may result in fragmented communities and inefficient infrastructure investment. Also, if land remains underutilised it may not contribute to the community neighbourhoods in a positive way. ▪ Economic outcomes <ul style="list-style-type: none"> o Economic growth – None identified o Employment - None identified
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing zoning is considered effective as it is consistent with the objectives within the Plan, particularly those that related to residential growth (2.4) and land and development (3.3.2). 	<ul style="list-style-type: none"> ▪ 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 	<ul style="list-style-type: none"> ▪ This option would be less efficient as it would result in high costs to Council to service the identified new areas and these costs would not be recoverable through development contributions considering the projected population growth.

	<ul style="list-style-type: none"> Retaining status quo is considered reasonably efficient as it aligns with current expectations for land development within existing planning provisions. Does not indicate future areas for residential development over long term 	<ul style="list-style-type: none"> 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. 	
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> The information available is sufficient to provide a basis for its decisions relating to the location of the Rural-Residential Zone. 		
Preferred Option	<ul style="list-style-type: none"> Option 2 is the most appropriate way to achieve the overall objectives of the District Plan. The existing residential areas are largely retained which provides certainty to the community and assurance in terms of existing and future land use. 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. 		

LOCATION AND SUPPLY OF RURAL-RESIDENTIAL ZONES			
	Option 1 – Status Quo	Option 2 – Amend zoning areas	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> To retain existing rural-residential areas as currently zoned 	<ul style="list-style-type: none"> Amend the extent of the rural-residential areas to reflect existing land use and future land use. Adopt new zoning areas with proposed two tier rural-residential subdivision mechanism (average area of 1ha and 5,000m² respectively) 	<ul style="list-style-type: none"> Amend rural-residential areas and retain existing rule mechanisms for subdivision. Alternative locations and extent of rural-residential areas.
Benefits	<ul style="list-style-type: none"> Environmental Benefits – Medium. Ensures the environmental objectives of the District Plan are maintained and implemented as currently provided for in the District Plan. Economic Benefits - Medium. Land value and supply will be maintained around existing zonings. Social Benefits – Medium. Community expectations regarding rural-residential areas retained, Some certainty with respect to maintaining existing planning provisions Cultural outcomes – No significant cultural issues or benefits/cost 	<ul style="list-style-type: none"> Environmental Benefits – 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. Economic Benefits – 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. Social Benefits – Medium. The provision of 	<ul style="list-style-type: none"> Environmental Benefits – Medium. Each of the alternative options have advantages and disadvantages. However, a balance of planning certainty, land supply, investment in infrastructure and provision for future rural-residential development is required. Economic Benefits – Medium. Balance of regulatory tools and market conditions to be achieved. Social Benefits 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. Cultural outcomes – No significant cultural issues or benefits/cost identified.

	<p>identified.</p> <ul style="list-style-type: none"> ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth - The provision of appropriate rural-residential areas will support growth and investment in our towns. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<p>rural-residential areas around our towns is an important part of the social fabric and lifestyle opportunities that can be promoted for the district.</p> <ul style="list-style-type: none"> ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – The provision of appropriate rural-residential areas will support growth and investment in our towns. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – The provision of appropriate rural-residential areas will support growth and investment in our towns. ○ Employment - Appropriate planning frameworks will support employment opportunities
<p>Costs</p>	<ul style="list-style-type: none"> ▪ Environmental Costs – Low, some areas zoned for rural-residential land use unlikely to be developed given existing land use and demand. ▪ Economic costs – Low/Medium. The existing provisions and areas for rural-residential development are constrained by the existing averaging provisions. Some land within the existing areas cannot be further developed. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Some existing rural-residential areas cannot be further developed. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Environmental Costs - Low <ul style="list-style-type: none"> ○ Sub-optimal environmental outcomes may arise if appropriate areas for Rural-Residential development are not identified. ○ Potential issue of reverse sensitivity at rural-residential interface with other existing rural landuse. ▪ Economic costs - Low/Medium. <ul style="list-style-type: none"> ○ Costs of processing the Plan Change. ○ Some landowners with an existing Rural-Residential zoning may consider that their land value will reduce if the land is rezoned to Rural. ○ New rural-residential areas may take land out of rural production. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ 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. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Environmental Costs – Medium ▪ Economic costs - Medium. Costs of processing the Plan Change. Mis-alignment of land zoning and land use may impose costs on landowners and Council. ▪ Social Costs – Medium. If Rural-Residential zoned land is not required for population projections, then an oversupply may result in fragmented communities. Also, land remains underutilised and does not contribute to the community in a positive way. ▪ Economic outcomes <ul style="list-style-type: none"> ○ 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. ○ Employment - Appropriate planning frameworks will support employment opportunities

Effectiveness/ Efficiency	<ul style="list-style-type: none"> The existing zoning and rule mechanisms have been implemented for some time and are reasonably effective and efficient in terms of a consenting process. Averaging provisions do not achieve intended outcomes. 	<ul style="list-style-type: none"> 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. Balance land given new development opportunity for Rural-Residential 2. 	<ul style="list-style-type: none"> The Plan's objectives will be less efficiently and effectively achieved if areas for rural-residential development are not well located or utilised.
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> The information available is sufficient to provide a basis for its decisions relating to the location of the Rural-Residential Zone. 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. 		
Preferred Option	<ul style="list-style-type: none"> Option 2 is the most appropriate way to achieve the overall objectives of the Plan. Some existing rural-residential areas will revert back to a Rural Zone where rural-residential development is unlikely to occur. 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. Provision for two types of rural-residential subdivision will enhance flexibility and options for community. 		

SUPPLY AND LOCATION OF BUSINESS ZONES			
	Option 1 – Status Quo	Option 2 – Amend zoning	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> To retain existing Business areas as currently zoned 	<ul style="list-style-type: none"> 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). Introduce Business/Residential interface standards to manage transition of existing properties to commercial land use and interface with surrounding neighbourhoods. Review and modify Shop Frontage Areas to core pedestrian streets within each town. 	<ul style="list-style-type: none"> Alternative locations around the existing Matamata town centre. Extension of Business Zone along State Highway 26 in Morrinsville. Full Business Zone (as an alternative to Business/Residential interface)
Benefits	<ul style="list-style-type: none"> Environmental Benefits – Medium. Ensures the environmental objectives of the District Plan are maintained within existing planning framework. Economic Benefits – Medium. Land supply and future planning of areas are not currently constrained however additional land supply required over medium to longer term. Social Benefits – Medium. Community expectations of land use is 	<ul style="list-style-type: none"> Environmental Benefits – Medium. Appropriate standards and controls on land use activities will be provided with new Residential/Business interface rules. Economic Benefits – 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. Review of Shop Frontage Areas will remove provisions for property where verandahs are 	<ul style="list-style-type: none"> Environmental Benefits – None identified Economic Benefits – Medium - Provides a solution for the shortage of currently zoned 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. Social Benefits –None identified. Cultural outcomes – No significant cultural issues or benefits/cost identified. Economic outcomes

	<p>retained and certainty for community.</p> <ul style="list-style-type: none"> ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which support investment and growth in our towns. ○ Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities. 	<p>not required.</p> <ul style="list-style-type: none"> ▪ Social Benefits – Medium. Local offering of business services and providers accommodated. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Identifies additional areas for future business development to provide for economic growth in Matamata ○ Employment – the establishment of new businesses will subsequently provide new employment opportunities. 	<ul style="list-style-type: none"> ○ Economic growth – Dependent on the final location and supply of land. ○ Employment – the establishment of new businesses will subsequently provide new employment opportunities.
Costs	<ul style="list-style-type: none"> ▪ Environmental Costs – Low. The areas have already been zoned for business activities and therefore any environmental costs have already been assessed and anticipated. ▪ Economic costs – None identified. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Land supply may be compromised over the medium to longer term. ○ Employment – None identified 	<ul style="list-style-type: none"> ▪ Environmental Costs – Low. Subject to appropriate planning rules to manage transition to business activities and interface issues. ▪ Economic costs - Low. Costs of processing the Plan Change. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Some towns may require further business zoning towards the end of the planning period depending on update and redevelopment of existing sites. ○ Employment – None identified. 	<ul style="list-style-type: none"> ▪ Environmental Costs – Low/Medium – Not proceeding with Business/Residential Interface rules may create issues for existing and surrounding neighbours. ▪ Economic costs - Low. Costs of processing the Plan Change. ▪ Social Costs – None identified ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Land supply may be compromised over the medium to longer term. ○ Employment – None identified
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing zoning is considered effective as it is consistent with the objectives within the District Plan and administration issues are not prevalent. ▪ Retaining status quo is considered reasonably efficient as it aligns with current expectations for land development within the existing planning provisions. 	<ul style="list-style-type: none"> ▪ The new zone will utilise existing plan provisions with the inclusion of a Business/Residential Interface provision. ▪ It is considered that the rule mechanism will be effective and efficient. 	<ul style="list-style-type: none"> ▪ The alternatives could be implemented within the framework of the existing District Plan rule mechanisms.
Risks of Acting/ Not Acting - uncertain	<ul style="list-style-type: none"> ▪ Sufficient information exists to provide a basis for its decisions relating to the location of the Business Zone. ▪ It is uncertain whether landowners with existing Residential dwellings will be prepared to develop the additional areas for Business purposes. 		

or insufficient information	
Preferred Option	<ul style="list-style-type: none"> ▪ 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.

SUPPLY AND LOCATION OF INDUSTRIAL ZONES			
	Option 1 – Status Quo	Option 2 – Amend zoning	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> ▪ To retain existing Industrial areas as currently zoned 	<ul style="list-style-type: none"> ▪ Rezone existing rural zoned land to Industrial zone on the eastern periphery along State Highway 26 in Matamata and provide additional Industrial Zoning south of Morrinsville. 	<ul style="list-style-type: none"> ▪ A wide range of alternatives sites were considered in Morrinsville and Te Aroha.
Benefits	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Environmental objectives of the District Plan are maintained within existing planning framework. ▪ Economic Benefits – Low/Medium. Land supply and future planning of areas are constrained in some areas and additional land supply required over medium to longer term. ▪ Social Benefits – Low. Community expectations of land use is retained and certainty for District Plan users. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – an appropriate level of land supply is required to ensure appropriate market conditions which support investment and growth in our towns. Medium to longer term economic growth may not be met. ○ Employment – good economic conditions supported by enabling and appropriate land supply will support employment opportunities. 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Appropriate buffers and performance standards are required to provide mitigation. ▪ Economic Benefits – Medium/High. Additional industrial land capacity provided in Matamata and Morrinsville and further work to be completed for Te Aroha. ▪ Social Benefits – Medium. Appropriate land supply will support employment. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Identifies additional areas for future industrial development to provide for economic growth in Matamata and Morrinsville. ○ Employment – the establishment of new industry will subsequently provide new employment opportunities and provide incentives for people to move to Matamata. 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Appropriate buffers and performance standards are required to provide mitigation. Difficulty is identifying appropriate sites for additional industrial land taking into account existing land use and site constraints. ▪ Economic Benefits – Medium/High. Provides for the shortage of currently zoned Industrial land to cater for the growth for the next 20 years in accordance with the land budget prepared as part of the Town Strategies. However, trade-offs is other areas. ▪ Social Benefits – Medium. Appropriate land supply will support employment. ▪ Cultural outcomes – No significant cultural issues or benefits identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Identifies additional areas for future industrial development to provide for economic growth. ○ Employment – the establishment of new industrial businesses will subsequently provide new employment opportunities and provide incentives for people to move to Matamata.

Costs	<ul style="list-style-type: none"> ▪ Environmental Costs – Low. The areas have already been zoned for business activities and therefore any environmental costs have already been assessed and anticipated. ▪ Economic costs – None identified. ▪ Social Costs – Medium. The shortage of Industrial zoned land may result in out of zone activities to occur and subsequently result in adverse effects on adjoining properties. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See Benefits 	<ul style="list-style-type: none"> ▪ Environmental Costs - Medium. Appropriate buffers and performance standards are required to provide mitigation. ▪ Economic costs - Low. Costs of processing the Plan Change. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See Benefits. 	<ul style="list-style-type: none"> ▪ Environmental Costs – Medium/High. Sub-optimal environmental outcomes may arise if appropriate sites for new industrial land are not identified taking into account amenity and servicing constraints. ▪ Economic costs – Low/Medium. Unsuitable land may have high development costs. ▪ Social Costs – Low/Medium. Will depend on location and scale of industrial activities. ▪ Cultural outcomes – Potential cultural issues with some of the sites under consideration. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See Benefits
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing zoning is considered reasonably effective as it is consistent with the objectives within the Plan. ▪ Retaining status quo is considered reasonably efficient as it aligns with current expectations for land development within the existing planning provisions. 	<ul style="list-style-type: none"> ▪ The new zone will utilise existing plan provisions. ▪ It is considered that the rule mechanisms will be effective and efficient. 	<ul style="list-style-type: none"> ▪ The Plan’s objectives would be less efficiently and effectively achieved, as the alternative areas are not sited in appropriate locations
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ The land budget indicates that there is currently a shortage of Industrial zoned land in Matamata. Opportunity to establish for new industry may be compromised if land is not available for development. The future of the Matamata bypass will be reviewed prior to the term of the designation lapsing such that the new industrial zoning proposed in Matamata has been assessed with and without the bypass. ▪ For Te Aroha, the current plan change process has not been able to identify suitable land and further options will need to be assessed including industrial land areas outside of Te Aroha. ▪ It is considered that the information available is sufficient to provide a basis for its decisions relating to the location of the Industrial Zone. 		
Preferred Option	<ul style="list-style-type: none"> ▪ The economic, and environmental benefits justify the location of the new Industrial Zones in Matamata and Morrinsville. . ▪ Additional work and assessment of industrial zones is required for Te Aroha. 		

4.2 Specific Topic Areas

PRECINCT F (ELDONWOOD SOUTH STRUCTURE PLAN)			
	Option 1 – Status Quo	Option 2 – Amend zoning and delete existing Precinct F provisions	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> Retain the existing zoning and structure plan provisions. This currently provides for a total of 700 Residential and rural-residential lots. 	<ul style="list-style-type: none"> Delete Objectives and Policies directly associated to Precinct F. Amend Rural and Rural-Residential zoning to provide for 340 residential and rural-residential lots. 	<ul style="list-style-type: none"> Other alternatives were considered, with a different range of Residential, Rural and Rural-Residential zoned areas.
Benefits	<ul style="list-style-type: none"> Environmental Benefits – Low/medium. Development unlikely given existing plan provisions and costs of development. Economic Benefits Low. Market conditions and development costs prohibitive. Social Benefits – Medium. Community expectations of future residential and rural-residential areas are retained. Cultural outcomes – No significant cultural issues or benefits/cost identified. Economic outcomes <ul style="list-style-type: none"> Economic growth – Limited given constraints on future development. Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> Environmental Benefits – Medium. Will provide for residential and rural-residential development in accordance with District Plan standards. Economic Benefits - Medium. Would decrease development costs and Council exposure for development in this area. Land value would be maximised and land would have the ability to be utilised for residential and rural-residential development. Social Benefits – Medium/High. Would make the area more viable for future development and increase certainty for landowners and ensures good planning outcomes for communities. Residential development has the potential to contribute to the vibrancy and vitality of the local community. Cultural outcomes – No significant cultural issues or benefits/cost identified. Economic outcomes <ul style="list-style-type: none"> Economic growth – New Structure Plan should encourage investment and development within Structure Plan area. Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> Environmental Benefits – Medium. Given the options involves an alternative provision of Residential and Rural-Residential zoning, some environmental benefits may be realised if full yield developed. Economic Benefits – Each alternative has advantages and disadvantages. Any benefits must be considered in terms of the viability of the development and infrastructure costs. In additional, financial exposure to Council must also be considered. Social Benefits – Medium. Development has the potential to contribute to the vibrancy and vitality of the local community. Provide alternative scenarios for residential and Rural-Residential development for landowners and future owners. Cultural outcomes – No significant cultural issues or benefits/cost identified. Economic outcomes <ul style="list-style-type: none"> Economic growth – Will be subject to market conditions and economic viability of development. Employment - Appropriate planning frameworks will support employment opportunities
Costs	<ul style="list-style-type: none"> Environmental Costs – Low. Existing District Plan provisions generally can mitigate environmental impacts. Economic costs – High. Development Costs to develop this area as currently zoned would be 	<ul style="list-style-type: none"> Environmental Costs - Low. Subdivision and development will need to comply with Council standards. Economic costs – Medium. Development Costs to develop the area with the proposed zoning would be approximately \$6m and total 	<ul style="list-style-type: none"> Environmental Costs – Low. Subdivision and development will need to comply with Council standards. Economic costs – Medium. Development Costs and Council exposure for each of the options have a direct relationship with development

	<p>approximately \$13m and total Council exposure would be \$9.8m.</p> <ul style="list-style-type: none"> ▪ Social Costs – Low. False sense of expectation for the community when assessing land supply and areas for future residential development. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Market conditions and existing planning frameworks are not enabling. ○ Employment - Appropriate planning frameworks will support employment opportunities. 	<p>Council exposure would be \$2.1m. Also costs of processing the Plan Change.</p> <ul style="list-style-type: none"> ▪ Potential loss in land value and development potential for existing landowners. ▪ Social Costs – Low. Potential loss of community which may have developed within Precinct F. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Market conditions and existing planning frameworks are not enabling. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<p>feasibility.</p> <ul style="list-style-type: none"> ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Market conditions and existing planning frameworks are not enabling. ○ Employment - Appropriate planning frameworks will support employment opportunities
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing zoning is neither efficient or effective in enabling development given constraints and costs to develop. ▪ Hinders the efficient function of the District Plan to deliver appropriate land supply. 	<ul style="list-style-type: none"> ▪ The proposed amendments are appropriate and will contribute to appropriate development within the Structure Plan area. ▪ The new zoning maps/structure plans will provide efficient plan mechanisms for future development. 	<ul style="list-style-type: none"> ▪ Will depend on the final provisions and land supply.
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ Significant reservations have been identified with the servicing and costs for the currently zoned areas within Precinct F. ▪ The Council considers that the information available is sufficient to provide a basis for its decisions relating to the rezoning and location of Residential and Rural-Residential zoned land within Precinct F. 		
Preferred Option	<ul style="list-style-type: none"> ▪ The existing services constraints and development costs to Council and the developer undermine the ability to develop the land in accordance with the existing Structure Plan and rule provisions. ▪ Option 2 is the preferred option as this allows for residential and rural-residential development while avoiding the prohibitive development costs required to service the existing Precinct F area. 		

RESIDENTIAL INFILL			
	Option 1 – Status Quo	Option 2 – New overlay	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> ▪ To retain existing residential infill areas and density as currently zoned 	<ul style="list-style-type: none"> ▪ New Policy for Residential Infill Housing ▪ Apply a Residential Infill overlay to identified Residential zoned land within each town based on proximity to the town centre. ▪ Introduce new performance standards and rules for infill development 	<ul style="list-style-type: none"> ▪ Numerous alternative locations were considered within the urban area for the location of infill areas. ▪ The option of selecting identified areas and not using a town centres approach was also considered.

<p>Benefits</p>	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Current provisions provide for infill development in areas 200m from Business Zones. ▪ Economic Benefits - Medium. Provides for alternative development and subdivision design. ▪ Social Benefits – Low/Medium. Provides for smaller lots and housing topologies. Small lots may lead to poor urban design outcomes if not coordinated with land use. ▪ Cultural outcomes. No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Planning rules are not fully enabling of alternative housing typologies or locations. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Ensures alternative housing typologies are available while maintaining amenity standards and character of existing neighbourhoods. ▪ Aligns future land use and subdivision boundaries to promote good urban design outcomes. ▪ Economic Benefits - Medium. Provides for alternative development and subdivision design and higher yields from existing residential land parcels. ▪ Social Benefits – High. The areas will be suitable for housing typologies at a slightly higher density compared to other residential areas. The new overlay is considered to be an appropriate response to the likely long term trend towards an ageing population and associated need for more variety in available housing options. The location of the areas also promotes alternative methods of transportation e.g. Bike or walk. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Market conditions and existing planning frameworks are not enabling. ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. The areas for infill will require and be subject to performance standards to recognise and protect the existing amenity and character of existing neighbourhoods. ▪ Economic Benefits – Low/Medium. Pre-selecting areas assumes that the existing housing stock is capable of infill development and servicing and infrastructure requirements can be met. ▪ Social Benefits – Medium/High. The areas should be suitable for other housing typologies at a slightly higher density compared to other residential areas. The location of the areas also promotes alternative methods of transportation e.g. Bike or walk. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Market conditions and existing planning frameworks are not enabling. ○ Employment - Appropriate planning frameworks will support employment opportunities.
<p>Costs</p>	<ul style="list-style-type: none"> ▪ Environmental Costs – Low. Existing District Plan provisions control bulk and location and density. ▪ Economic costs – Medium. Some identified areas may not be in the best location for infill. Less efficient use of residential land resource. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – No significant issues for economic growth ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Environmental Costs - Low. New performance standards to protect amenity and character of existing neighbourhoods. ▪ Economic costs - Medium. Costs of processing the Plan Change. Also cost to provide reticulated services to these areas ▪ Social Costs - Low. Potential misgivings on new rule provisions and design standards. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – No significant issues for economic growth ○ Employment - Appropriate planning frameworks will support employment opportunities 	<ul style="list-style-type: none"> ▪ Environmental Costs - Low. Existing plan provisions control bulk and location and density. ▪ Economic costs – Medium/High. Pre-selecting areas limits the potential benefits of the infill areas. ▪ Social Costs – Low. Potential misgivings on new rule provisions and design standards ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – No significant issues for economic growth ○ Employment - Appropriate planning frameworks will support employment opportunities

Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing residential zoning has some limitations in terms of catering for the ageing population and providing for a range of housing typologies. ▪ The plan already provides for higher density residential within 200m of the Business Zone, however this is not currently identified on the planning maps and is therefore not made clear to District Plan users. ▪ Smaller lots may not accommodate future dwelling plans which can lead to poor design outcomes. 	<ul style="list-style-type: none"> ▪ The proposed changes will ensure that new residential development is located in areas where better use can be made of existing infrastructure. ▪ The areas will be suitable for other housing typologies at a slightly higher density compared to other residential areas. The new overlay is considered to be an appropriate response to the likely long term trend towards an ageing population and associated need for more variety in available housing options. The location of the areas also promotes alternative methods of transportation e.g. Bike or walk. ▪ The plan already provides for higher density within 200m of the Business Zone, however by showing the selected areas on the Planning maps provides clarity and transparency and communities expectations of future land uses would be established. As a result, improves the effectiveness of the District Plan 	<ul style="list-style-type: none"> ▪ The District Plan's objectives will be less efficiently and effectively achieved, as the location of the alternative areas are further from the town centre and may not be serviced by existing infrastructure.
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ The information available is sufficient to provide a basis for its decisions relating to the location of the Infill areas in the Residential Zone. ▪ It is uncertain whether landowners within the area will be prepared to develop the additional areas for infill and therefore these areas may remain for low density residential use. ▪ The information available is sufficient to provide a basis for its decisions relating to the location of the new Infill areas. 		
Preferred Option	<ul style="list-style-type: none"> ▪ Option 2 – Retaining a Residential Zone with a Residential infill overlay will provide for existing residential density and opportunities for higher density in appropriate locations. 		

EQUINE AREAS			
	Option 1 – Status Quo	Option 2 – New Equine overlay over existing Rural Zone	Option 3 – Alternatives considered
Description	<ul style="list-style-type: none"> ▪ To retain existing rural zoning around the racecourses at Te Aroha and Matamata. 	<ul style="list-style-type: none"> ▪ New Policy for Equine area ▪ An area for equine subdivision around the Matamata and Te Aroha race tracks. 	<ul style="list-style-type: none"> ▪ Only providing an Equine area around the Matamata race track. ▪ Alternative locations and extent of the equine area. ▪ Alternative rule provisions for subdivision.
Benefits	<ul style="list-style-type: none"> ▪ Environmental Benefits – Low/Medium. The existing Rural zoning is retained which maintains existing occupation and land use. 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Allows for the area to remain in productive use for rural activities and equine activities which may have a locational benefit in association 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Allows for the area to remain in productive use for activities which are considered appropriate for the area. The new equine area is consistent

	<ul style="list-style-type: none"> ▪ Economic Benefits – Low/Medium. Preservation of land resource and larger land blocks. ▪ Social Benefits – Low/Medium. The location of the existing rural zoned areas ensures appropriate planning outcomes for communities. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – potential support for primary production on larger land holdings. ○ Employment – Low potential. 	<p>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.</p> <ul style="list-style-type: none"> ▪ Economic Benefits – Low/Medium. Land utilisation may be enhanced. ▪ Social Benefits – 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. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Potentially may provide and support the growth of the horse industry in Matamata and Te Aroha. ○ Employment – The growth of the horse industry may potentially result in additional employment opportunities within the industry or related goods and services. 	<p>with the land and development objectives of the Plan as it maintains and enhances the District's high quality soils and to ensure that the productive capability of rural land is not compromised. It would also ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone and that existing activities and resources in the vicinity of the site are not unreasonably compromised.</p> <ul style="list-style-type: none"> ▪ Economic Benefits – Medium/High. Land value would be maximised and existing land can be utilised for equine purposes in association with the adjoining racecourse. ▪ Social Benefits – 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 Plan users and ensures good planning outcomes for communities. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Will provide and further enhance the growth of the horse industry in Matamata. ○ Employment – The growth of the horse industry in Matamata may potentially result in additional employment opportunities within the industry or related goods and services
<p>Costs</p>	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified ▪ Economic costs – Low. Horse breeders/trainers cannot afford to purchase the large rural lots and therefore may reside elsewhere. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See benefits 	<ul style="list-style-type: none"> ▪ Environmental Costs - Low. Potential issues of reverse sensitivity need to be managed. ▪ Economic costs - Low. Costs of processing the Plan Change. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See benefits 	<ul style="list-style-type: none"> ▪ Environmental Costs - Low. Potential issues of reverse sensitivity need to be managed. ▪ Economic costs - Low. Costs of processing the Plan Change. ▪ Social Costs – None identified. <ul style="list-style-type: none"> ○ See benefits

Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ 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. ▪ Proposed rules can be implemented to enable the efficient implementation of the District Plan.
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ The information available is sufficient to provide a basis for its decisions relating to the location of the Rural Zone and Equine Area. ▪ It is uncertain whether landowners with suitable land will subdivide and develop the area for equine purposes. ▪ The land budget indicates that there is currently an oversupply of Rural-Residential zoned land.
Preferred Option	<ul style="list-style-type: none"> ▪ Option 2 – with a new provision for limited subdivision opportunities around the Matamata and Te Aroha race tracks.

SECTION 6 (SUBDIVISION) OF THE DISTRICT PLAN		
	Option 1 – Status Quo	Option 2 – Reformatted and amended Section 6
Description	<ul style="list-style-type: none"> ▪ Retain the existing structure, rule provisions and rule linkages within Section 6. 	<ul style="list-style-type: none"> ▪ Reformat Section 6 including new structure for and amendments to performance standards and activity status mechanisms.
Benefits	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. The existing Section 6 provisions provide appropriate environmental outcomes however there are some administrative issues with existing rule provisions, definitions and assessment criteria. ▪ Economic Benefits – Medium. The subdivision provisions generally achieve the objectives of the District Plan. ▪ Social Benefits – Medium. The subdivision provisions generally achieve the objectives of the District Plan. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Appropriate planning frameworks will support economic and employment outcomes. ○ Employment – Medium. 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Proposed amendments will assist with the implementation of Section 6 including the adoption of new provisions for Future Residential Policy areas, Infill development and assessment criteria for urban design outcomes. ▪ Economic Benefits – Medium. The existing subdivision provisions generally achieve the objectives of the District Plan and will be enhanced by proposed amendments. ▪ Social Benefits – Medium. The subdivision provisions generally achieve the objectives of the District Plan. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Appropriate planning frameworks will support economic and employment outcomes. ○ Employment – Medium.
Costs	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified ▪ Economic costs – Low. Subdivision provisions are generally efficient and effective in achieving economic outcomes. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See benefits 	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified ▪ Economic costs – Low. Subdivision provisions will be efficient and effective in achieving economic outcomes. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See benefits

Effectiveness/ Efficiency	<ul style="list-style-type: none"> The proposed changes will provide a more streamlined format for Section 6 and clarify linkages to other District Plan sections. The proposed amendments to the rule provisions and assessment criteria address existing implementation issues and will improve efficiency and effectiveness.
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> The information available is sufficient to provide a basis for its decisions relating to the proposed changes.
Preferred Option	<ul style="list-style-type: none"> Option 2

4.3 Specific Rule Provisions

RESIDENTIAL AND RURAL-RESIDENTIAL PERFORMANCE STANDARDS		
	Option 1 – Status Quo	Option 2 – Amended Performance Standards.
Description	<ul style="list-style-type: none"> Retain the existing provisions for yards, site coverage and gable end diagrams. 	<ul style="list-style-type: none"> Reformat Section 6 including new structure for and amendments to performance standards and activity status mechanisms. Review and revision of existing rules for outdoor space, screening of storage spaces, definition of building, derelict buildings and 'gable end' interpretation.
Benefits	<ul style="list-style-type: none"> Environmental Benefits – Medium. The existing provisions provide a framework for managing setbacks from boundaries and implementation of bulk and location standards. Economic Benefits – Medium. The existing provisions generally achieve the objectives of the District Plan. Social Benefits – Medium. The existing provisions generally achieve the objectives of the District Plan. Cultural outcomes – No significant cultural issues or benefits/cost identified. Economic outcomes <ul style="list-style-type: none"> Economic growth – Appropriate planning frameworks will support economic and employment outcomes. Employment – None identified. 	<ul style="list-style-type: none"> Environmental Benefits – Medium/High. Proposed amendments will assist with the implementation of the performance standards and provide more flexibility for the siting and location of structures while maintaining appropriate setbacks. Economic Benefits – Medium. Similar to existing provisions. Social Benefits – Medium. The amended provisions generally achieve the objectives of the District Plan and will provide additional flexibility and utilisation of Residential and Rural-Residential sites. Cultural outcomes – No significant cultural issues or benefits/cost identified. Economic outcomes <ul style="list-style-type: none"> Economic growth – Appropriate planning frameworks will support economic and employment outcomes. Employment – Medium.
Costs	<ul style="list-style-type: none"> Environmental Costs – None identified Economic costs – Low. Provisions are generally efficient and effective in achieving economic outcomes Social Costs – None identified. Economic outcomes 	<ul style="list-style-type: none"> Environmental Costs – None identified Economic costs – Low. Provisions will be efficient and effective in achieving economic outcomes. Social Costs – None identified. Economic outcomes

	<ul style="list-style-type: none"> ○ See benefits 	<ul style="list-style-type: none"> ○ See benefits
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing provisions are generally effective and efficient; however, the proposed amendments will reduce the need for resource consents in some instances and will enable better utilisation of sites while maintaining amenity values and for neighbours. 	
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ The information available is sufficient to provide a basis for its decisions relating to the proposed amendments. 	
Preferred Option	<ul style="list-style-type: none"> ▪ Option 2 	

DESIGN AND LANDSCAPING RULES – BUSINESS AND INDUSTRIAL ZONES		
	Option 1 – Status Quo	Option 2 – Amendments to landscaping standards.
Description	<ul style="list-style-type: none"> ▪ Retain the existing rule provisions for landscaping on frontages for Industrial and Business zoned sites. 	<ul style="list-style-type: none"> ▪ Amend the threshold for requiring landscaping on sites and only apply landscaping standards to principal roads which have a major public interface. ▪ Delete Rule for the design and appearance of industrial buildings.
Benefits	<ul style="list-style-type: none"> ▪ Environmental Benefits – Low/Medium. Current provisions require landscaping in areas which do not benefit from regulation of landscaping on property frontages. ▪ Economic Benefits – Low. No direct economic benefits identified. ▪ Social Benefits – Low. Social benefits difficult to identify although possibly some amenity benefits. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – None identified. ○ Employment – None identified. 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Provision for landscaping will only be required along principal roads and where the specific scale of redevelopment is proposed. ▪ Rule for the design of industrial buildings is not practical. ▪ Economic Benefits – Low/Medium. Reduced cost to landowners. ▪ Social Benefits – No direct benefits identified. ▪ Cultural outcomes – No significant cultural issues or benefits/cost identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – None identified. ○ Employment – None identified.
Costs	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified ▪ Economic costs – Low, additional regulation and compliance costs to business owners. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See benefits 	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified ▪ Economic costs – Low. Costs reduced from status quo. ▪ Social Costs – None identified. ▪ Economic outcomes <ul style="list-style-type: none"> ○ See benefits
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The existing rules impose a requirement for landscaping on all Business and Industrial sites. This is not efficient in terms of achieving good environmental outcomes and reducing compliance costs on property owners. 	

	<ul style="list-style-type: none"> ▪ The proposed standards will target and require landscaping along specific road corridors and only where a threshold of site redevelopment is proposed. ▪ The rule to control the design and appearance of industrial buildings is not applied in practice and would impose cost on landowners with little environmental benefit.
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ The information available is sufficient to provide a basis for its decisions relating to the landscaping standards.
Preferred Option	<ul style="list-style-type: none"> ▪ Option 2.

TE AROHA CHARACTER AREA		
	Option 1 – Status Quo	Option 2 – Reformatted Section 10
Description	<ul style="list-style-type: none"> ▪ Retain the existing extent of the Te Aroha Character Area and associated rule mechanism that relate to the use and development of sites within the Character Area. 	<ul style="list-style-type: none"> ▪ Refocus the Te Aroha Character Area to the frontages of the main shopping streets and amend the planning rules to address changes to the site or structure which can be viewed from public areas. ▪ Removal of reference to year 1914 to provide clarification of rule interpretation.
Benefits	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. The intention of the existing provision is to maintain heritage character within Te Aroha. ▪ Economic Benefits – Medium. Potentially economic benefits if Te Aroha could establish itself as a ‘destination’ heritage town, however existing engagement with business community and effectiveness of rules do not support outcome. ▪ Social Benefits – Low/Medium. May provide a sense of community. ▪ Cultural outcomes – Heritage is important and the principle of protecting the character of buildings associated with early Te Aroha is supported. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Appropriate planning frameworks will support economic and employment outcomes. ○ Employment – Medium. 	<ul style="list-style-type: none"> ▪ Environmental Benefits – Medium. Proposed amendments will assist with the implementation of Section 6 including the adoption of new provisions for Future Residential Policy areas, Infill development and assessment criteria for urban design outcomes. ▪ Economic Benefits – Medium. The existing subdivision provisions generally achieve the objectives of the District Plan and will be enhanced by proposed amendments. ▪ Social Benefits – Low/Medium. May provide a sense of community. ▪ Cultural outcomes – Heritage is important and the principle of protecting the character of buildings associated with early Te Aroha is supported. The amendments will focus on the core values of the character buildings within the main shopping areas. ▪ Economic outcomes <ul style="list-style-type: none"> ○ Economic growth – Appropriate planning frameworks will support economic and employment outcomes. ○ Employment – Medium.
Costs	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified. ▪ Economic costs – Low/Medium. There is some cost to business owners who may have to apply for consent to amend buildings and structures and in some cases, the alterations and additions do not impact on any heritage values.. 	<ul style="list-style-type: none"> ▪ Environmental Costs – None identified ▪ Economic costs – Low. Cost to business owners will be reduced in some instances as the Te Aroha Character Area will be reduced in its area and the rule provisions are proposed to be amended to focus on additions/alterations which can be viewed from public places.

	<ul style="list-style-type: none"> ▪ Social Costs – Low. May inhibit some new business activity. ▪ Economic outcomes <ul style="list-style-type: none"> ○ May have positive and negative outcomes as discussed above. 	<ul style="list-style-type: none"> ▪ Social Costs – Low. May inhibit some new business activity (although less than existing provisions). ▪ Economic outcomes <ul style="list-style-type: none"> ○ May have positive and negative outcomes as discussed above.
Effectiveness/ Efficiency	<ul style="list-style-type: none"> ▪ The proposed amendment to the rule provisions will be more effective and efficient in terms of focussing the protection of heritage on core areas within the town centre and refining the rule mechanism to not require consent for activities that do not affect heritage or character values. 	
Risks of Acting/ Not Acting - uncertain or insufficient information	<ul style="list-style-type: none"> ▪ The information available is sufficient to provide a basis for its decisions relating to the location of the Rural Zone and Equine Area. 	
Preferred Option	<ul style="list-style-type: none"> ▪ Option 2 	

4.4 District Plan Objectives

Plan Change 47 largely adopts the overall planning framework of the existing District Plan and primarily focusses on the zoning, policy and rule mechanisms in terms of the changes which are proposed. The only change that is proposed to the existing Objectives of the Plan is the deletion of Objective 2.4.4 O2 and 3.4.2 O6 and which relate to the existing Structure Plan for Precinct F.

This objective was originally incorporated into the District Plan to provide a framework for the specific Structure Plan and rule mechanisms associated with Precinct F.

As Plan Change 47 proposes to substantially retract the existing provisions for Precinct F and replace these with a new Structure Plan, the objective is no longer required.

It is considered that the existing objectives will not be an appropriate way to achieve the purpose of the RMA given the retraction and removal of the original plan provisions for Precinct F.

PLAN CHANGE 47

Plan Your Town

**Part H: Horrell Road
Notice of Requirement**

1. Overview

Through the development of the proposal to rezone land at Horrell Road to Rural-Residential zoning, the issue of traffic safety and connectivity was identified and a number of different alternatives were considered to mitigate these issues.

After evaluating various traffic and connectivity options that are necessary to support the rezoning, it has been determined that the existing Horrell Road intersection onto State Highway 26 should be realigned. Council considers that the most appropriate planning mechanism to provide for the realignment is to designate the new alignment which secures the land for the future road upgrade and alignment. In addition, other mitigation measures are also proposed at Murray Road and to provide for pedestrian/cycle connectivity. These are outlined in the Traffic Design Group (Horrell Road Designation – September 2016)

The Notice of Requirement is provided in Appendix 1.5.