

## **Schedule 3: Section 32 Evaluation**

	Option 1: Do nothing – retain existing provisions	Option 2: New description of significant resources
<b>Amend Section 2.2 'Significant resources of the District' (Part A)</b>  <i>"Tourism has become increasingly important to the District's economy and the sustainable growth and development of tourism activities is to be encouraged. The District's accessibility to major centres and nearby tourist destinations such as Rotorua, Coromandel and Waitomo Caves provides future opportunities for growth of this sector. Major tourism attractions such as Hobbiton Movie Set have direct and indirect benefits for the District's towns due to employment and the use of local services by visitors such as accommodation, food and beverages and other retail."</i>	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> The restriction of the growth of the Hobbiton Movie Set attraction through continued use of the resource consent process will not effectively provide for opportunities for RST to expand operations and attract larger tourist numbers to the site, thereby restricting the availability of expenditure from tourism within the District to both RST and local service providers.  <u>Social:</u> The restriction of the growth of the Hobbiton Movie Set attraction is unlikely to result in the creation of additional Full Time Equivalent opportunities for staff employment.  <u>Cultural:</u> There are no identifiable cultural costs.	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.
	<b>Benefits</b>  <u>Environmental:</u> There are no identifiable environmental benefits.  <u>Economic:</u> There are no identifiable economic benefits.  <u>Social:</u> There are no identifiable social benefits.	<b>Benefits</b>  <u>Environmental:</u> There are no identifiable environmental benefits.  <u>Economic:</u> The recommended inclusion of Hobbiton Movie Set into 'Part A – Significant Natural Resources of the District' will provide for the recognition of Hobbiton Movie Set as a significant tourism attraction within the District, with a large contribution to the Districts economy, creation of employment

	<p><u>Cultural:</u> There are no identifiable cultural benefits.</p>	<p>opportunities and wider benefits to local services used by the attractions visitors.</p> <p><u>Social:</u> The recognition of the Hobbiton Movie Set tourism activity as a significant resource within the District and through incorporation of this Plan Change provides for the expansion of the activity and ability to accommodate growing visitor numbers. Provision for increased tourist activity creates opportunities for employment where service provision is required to assist visitors through their Hobbiton Movie Set experience.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits.</p>
	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>Maintenance of the status quo does not provide recognition for Hobbiton Movie Set as a significant contributor to the District's economy or the ability to expand the provision of tourism and entertainment services to visitors to the site. Restriction of this growth will result in a stagnant effect on the ability of RST to continue to contribute to economic growth within the District, subsequently support other local business and provide social employment opportunities.</p>	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>Recognition by Council of the Hobbiton Movie Set tourism activity as a significant resource within the District and provision through the DCP to allow the activity to grow will provide for the continued economic and social contributions of RST to the District.</p>
	<p><b>Most appropriate for achieving objectives</b></p> <p>For the reasons detailed above it is considered that the status quo option of retaining the existing provisions will not be appropriate for recognising Hobbiton Movie Set as a significant resource within the District.</p>	<p><b>Most appropriate for achieving objectives</b></p> <p>For the reasons detailed above it is considered that the recommended inclusion of Hobbiton into the description of the District's significant resources is the most appropriate method of recognition to the contributions to the District of the activity.</p>

	<b>Risk of acting or not acting</b> It is considered that there is no uncertain or insufficient information.	<b>Risk of acting or not acting</b> It is considered that there is no uncertain or insufficient information.
	<b>Option 1: Do nothing – retain existing provisions</b>	<b>Option 2: New description of tourism</b>
<b>Insert a new Section 2.3.9 ‘Tourism’ (Part A)</b>  <i>“2.3.9 Tourism</i> <ul style="list-style-type: none"> <li><i>Enabling the growth of the District’s tourism industry is important to maximise the value of tourist expenditure within the District which has flow on effects throughout the District’s economy. A significant resource management issue that the District Plan must address is seeking to encourage tourism whilst ensuring that adequate measures are in place to avoid, remedy and mitigate the localised</i> </li> </ul>	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> Retaining the existing provisions and exclusion of ‘Section 2.3.9 – Tourism’ fails to recognise the economic benefits that tourism generating activities provide to the wider District in terms of economic growth and expenditure from both employees of the businesses and international / national visitors through local service providers.  <u>Social:</u> Where recognition of and provision for tourism generating activities are not made within the District Plan, measures to maximise the ability of tourism generating activities to increase expenditure and visitor growth cannot be made, with the follow-on effect a stagnated growth in employment by tourism related activities within the District.  <u>Cultural cost:</u> Through maintenance of the status quo, cultural activities that benefit from tourist attraction to the District are unable to benefit from increased tourism operations. This further restricts the ability for cultural recognition to spread beyond the District level.	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.

<p><i>environmental effects of tourist attractions.”</i></p>	<p><b>Benefits</b></p> <p><u>Environmental:</u> Restriction of the growth opportunities of tourism activities within the District ensures any adverse environmental effects generated by those activities remain localised to areas where activities are undertaken and do not increase in adversity on the surrounding environment.</p> <p><u>Economic:</u> There are no identifiable economic benefits.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits</p>	<p><b>Benefits</b></p> <p><u>Environmental:</u> Recognition of the role tourism generating activities have within the District and the actual and potential environmental effects that they in turn generate from those activities will lead to better understanding of mitigation methods and provisions to control those effects but not restrict the ability of these activities to continue to contribute to the economic, social, cultural and environmental wellbeing of the District.</p> <p><u>Economic:</u> Enabling the growth of the tourism industry within the District through the recognition and provision of this Section within the District Plan will maximise the ability of tourism generating activities to provide increased and enhanced services to visitors to the District, encouraging more visitors and in turn more local expenditure.</p> <p><u>Social:</u> Through the enablement of the growth of tourism generating activities, tourism based businesses such as Hobbiton Movie Set will experience increased demand for the provision of their services, thereby increasing the need for additional employment within the District to accommodate the needs of visitors. Increased employment results in social benefits for the wider District. It is further expected that community members will have a greater understanding in the role that tourism based activities have within their local communities.</p> <p><u>Cultural:</u> Provision for growth of the tourism industry within the District creates benefits for local businesses offering unique cultural</p>
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		experiences through the enhanced thoroughfare of visitors and service demands that they accrue. Visitors are able to become immersed in cultural activities while they are within the area and can result in the potential for spread of cultural recognition outside of the scope of the tourism industry.
	<b>Efficiency and effectiveness of achieving objectives</b>  The section proposed to be included as part of the Plan Change as detailed above seeks to ensure Council maintains an understanding of the importance tourism generating activities have within the District and the resource management implications of provision for these activities. Retaining the status quo is not considered to be the most efficient and effective method of recognising these benefits and impacts.	<b>Efficiency and effectiveness of achieving objectives</b>  The inclusion of the tourism section into the District Plan will ensure the overarching direction of promotion of tourism and the enhancement of the ability of tourism related activities to operate will result in positive economic, social, cultural and environmental outcomes for the District. It is therefore determined this is the most efficient and effective method for achieving these outcomes.
	<b>Most appropriate for achieving objectives</b>  For the reasons detailed above it is considered that the status quo option of retaining the existing provisions will not be appropriate for recognition of the impacts tourism activities have within the District and ways to avoid, remedy and mitigate the localised adverse effects of these activities.	<b>Most appropriate for achieving objectives</b>  For the reasons detailed above it is considered that the inclusion of the tourism section into the District Plan is the most appropriate method for recognition of the need to expand tourism generating activities while avoiding, remedying or mitigating any adverse effects.
	<b>Risk of acting or not acting</b>  It is considered that there is no uncertain or insufficient information.	<b>Risk of acting or not acting</b>  It is considered that there is no uncertain or insufficient information.

	Option 1: Do nothing – retain existing provisions	Option 2: New objective
<b>New objective in Section 2.4 (Part A)</b>  <i>“9. Tourism</i>  <i>O1 To recognise and enhance the significance of tourism to the District’s economy, and to provide for sustainable tourism growth and development while avoiding, remedying or mitigating adverse effects on the environment.”</i>	<b>Most appropriate for achieving the purpose of the Act</b>  Sustainable management under the purpose of the Act means managing the use development and protection of natural and physical resources which enables people and communities to provide for their social, economic and cultural wellbeing. Where the continued growth of the Hobbiton Movie Set tourism facility is unable to be achieved under the current resource management structures it is anticipated that this growth and contribution towards the enhancement of tourism within the Matamata-Piako District cannot be achieved. In this way the preservation of the status quo will not ensure sustainable use of the site to provide for the economic wellbeing of people and communities within the District and the purpose of the Act is not met.	<b>Most appropriate for achieving the purpose of the Act</b>  As demonstrated adjacent, the continued restriction of the Hobbiton Movie Set tourism facility to expand and accommodate enhanced tourism activity with the District by preserving the status quo will not contribute to achieving sustainable management under the purpose of the Act. Provision under this Plan Change application to adopt the recommend rules and policies under the Development Concept Plan will ensure that the purpose of the Act is upheld and the purpose of this objective can be met.
	Option 1: Do nothing – retain existing provisions	Option 2: New policy
<b>New policies in Section 2.4 (Part A)</b>  <i>“9. Tourism</i> <i>P1 To encourage appropriate tourism development in the District.</i>  <i>P2 Development Concept Plans shall be used for major tourist attractions to recognise their significance to the District</i>	<b>Costs</b>  <u>Environmental:</u> Under preservation of the status quo, and without regulation of the adverse environmental effects that tourism activities may generate, unregulated development of growth of these activities may result in activities generating adverse effects equal to or greater than minor on the surrounding environment without regulated management promoted by the addition of these policies.  <u>Economic:</u> Retention of the status quo under Option 1 will provide for limited to no future growth of tourism activities within the District, resulting in no additional economic outputs or	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.

<p><i>whilst managing the adverse effects of tourism developments .”</i></p>	<p>visitor attraction other than that which is already occurring.</p> <p><u>Social:</u> Retaining provisions that fail to provide for the growth of key tourism generating activities within the District will reduce the ability of tourism operators to promote activities such as Hobbiton Movie Set to larger visitor groups, resulting in no additional economic expenditure within the District and therefore fewer employment opportunities.</p> <p><u>Cultural:</u> There are no identifiable cultural costs.</p>	
	<p><b>Benefits</b></p> <p><u>Environmental:</u> There are no identifiable environment benefits.</p> <p><u>Economic:</u> There are no identifiable economic benefits.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits</p>	<p><b>Benefits</b></p> <p><u>Environmental:</u> Encouragement of the development and growth of tourism generating activities while managing the nature of the developments, the scale and intensity of operations and overall the adverse effects of that growth will ensure tourism activities provide for the enhancement of environmental protection and recognition within the District and ensure available land resources are used effectively and efficiently.</p> <p><u>Economic:</u> Growth and development of tourism related activities as encouraged under the proposed inclusion of the above policies will be expected to result in economic benefits for both tourism services and associated local services throughout the wider District. Additional economic expenditure driven through this growth and development and the increased intensity of tourism services will enhance visitor attraction to</p>

		<p>the District, supported by the provisions of the DCP and District Plan to manage the adverse effects of this growth and development.</p> <p><u>Social:</u> The inclusion of the above proposed policies into the District Plan for the promotion of activities such as Hobbiton Movie Set to continue to develop for the accommodation of increased service demand shall provide for additional reliance on local employment and provide social benefits to the wider community.</p> <p><u>Cultural benefit:</u> There are no identifiable cultural benefits.</p>
	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>Maintenance of the status quo would not ensure the growth and development of tourism generating activities can be effectively managed.</p>	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>The addition of the proposed policies to Section 2.4 of the District Plan will economically, socially and environmentally benefit the District for the above-mentioned reasons while recognising the importance of tourism generating activities and encouraging their future growth and development.</p>
	<p><b>Most appropriate for achieving objectives</b></p> <p>Retention of the existing policies and thereby limiting potential for the growth and development of tourism activities is not considered to be the most appropriate option for achieving the growth of tourist activities in a sustainable manner within the District. Retention of the existing policies also fails to recognise the significance of these activities in their localities.</p>	<p><b>Most appropriate for achieving objectives</b></p> <p>Inclusion of the policies as proposed and enhancement of the potential growth and economic development of tourism generating activities is considered as the most appropriate means of recognition of the industry and achieving sustainable tourism related growth within the District.</p>
	<p><b>Risk of acting or not acting</b></p> <p>It is considered that there is no uncertain or insufficient information.</p>	<p><b>Risk of acting or not acting</b></p> <p>It is considered that there is no uncertain or insufficient information.</p>

	Option 1: Do nothing – retain existing provisions	Option 2: New policy
<b>New policy in Section 3.5.2 (Part A)</b>  <i>“P10 To ensure that the design of future development at Hobbiton Movie Set is sympathetic to the rural landscape and environment.”</i>	<b>Costs</b>  <u>Environmental:</u> Unregulated development at the Hobbiton Movie Set tourism site may impact upon the natural landscape and the ability of the surrounding landscape to absorb the adverse effects of development. As the landscape within the site is highly protected to ensure the hobbit holes are hidden from other areas, development within viewshaft’s of the movie set attraction will detrimentally effect both the environmental quality and visitor experience of the site.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> Where development is determined under the status quo of being able to be undertaken within cultural landscapes without regulation, the effects of that development may be detrimental to the overall character of the site. As Hobbiton Movie set particularly relies on the surrounding landscape for external protection and features views to landscapes highly admired by visitors to the site, development that impacts on these views and landscapes will fail to preserve the cultural aspects of the facility.	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.
	<b>Benefits</b>  <u>Environmental:</u> There are no identifiable environment benefits.	<b>Benefits</b>  <u>Environmental:</u>

	<p><u>Economic:</u> There are no identifiable economic benefits.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits</p>	<p>Preservation of the ability for Hobbiton Movie Set to grow and develop within Precincts 1 and 2, including the protection of the site via the Rural Buffer Area, ensures activities which may have adverse environmental effects that would impact upon the activities within another precinct or the surrounding environment are located suitably to avoid these effects. Through the utilisation of the Rural Zone rules in the ODP within the Rural Buffer Area, the rural landscapes anticipated within the Plan can continue to be protected by the Proposed Plan Change.</p> <p><u>Economic:</u> There are no identifiable economic benefits.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> Inclusion of the policy as proposed for Section 3.5.2 shall ensure cultural protection and recognition of landscape surrounding the Hobbiton Movie Set tourism activity is preserved.</p>
	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>Maintenance of the status quo will not ensure that any development at Hobbiton Movie Set will result in protection of the surrounding landscape, particularly within Precincts 1 and 2, from inappropriate development and disruption of natural rural landscape viewshaft's.</p>	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>The addition of the proposed policy to Section 3.5.2 of the District Plan will ensure the ability for the Hobbiton Movie Set tourism facility to continue to develop will continue to be maintained while fulfilling the overarching role of taking into account the matters in Section 7 of the RMA.</p>
	<p><b>Most appropriate for achieving objectives</b></p> <p>Retention of the existing policies and subsequent exclusion of landscape controls for the Hobbiton Movie Set site is not the most appropriate method of ensuring</p>	<p><b>Most appropriate for achieving objectives</b></p> <p>For the reasons as stated above it is considered the inclusion of the above policy into the District Plan will be the most appropriate method of giving effect to the overriding</p>

	development does not result in adverse effects on the surrounding landscape.	objectives of the Plan and ensuring continued development of the Hobbiton Movie Set facility provides for the maintenance of rural landscape character within the area.
	<b>Risk of acting or not acting</b> It is considered that there is no uncertain or insufficient information.	<b>Risk of acting or not acting</b> It is considered that there is no uncertain or insufficient information.
	<b>Option 1: Do nothing – retain existing provisions</b>	<b>Option 2: New activity schedule</b>
<b>Hobbiton DCP Activity Schedule (Planning Maps, Part C)</b>  - A description setting out the purpose of the Development Concept Plan; - An activity schedule detailing the status of various activities within Precincts 1 and 2 and the Rural Buffer Area. The listed activities within Precincts 1 and 2 include movie set tours; movie set structures and facilities; buildings and activities ancillary	<b>Costs</b> <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> Maintenance of the status quo without specific provision for the tourism activities reduces the ability of tourism generating activities to offer enhanced services to visitors and increase economic expenditure within the District.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural cost:</u> Maintenance of the status quo without specific provision for tourism related activities to occur reduces the ability of cultural activities to be showcased through tourism attracters such as the Hobbiton Movie Set site.	<b>Costs</b> <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.
	<b>Benefits</b> <u>Environmental:</u> There are no identifiable environmental benefits.  <u>Economic:</u> There are no identifiable economic benefits.	<b>Benefits</b> <u>Environmental:</u> There are no identifiable environmental benefits. There is more certainty of outcome of what can occur at the Hobbiton Movie Set site by both RST and neighbours.

<i>to movie set tours and construction; tourism retailing; events; Hobbiton overnight park-over camping area; Hobbiton visitor accommodation; buildings associated and ancillary to permitted activities; ticketing offices and facilities; ablution facilities; staff facilities such as offices and lunch rooms; administration offices; Hobbiton woodwork, engineering and painting workshops; dwellings; farming; bus parking and associated facilities and workshops; and earthworks.</i>	<p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits.</p>	<p><u>Economic:</u> In contrast to maintenance of the status quo, provision for those mentioned tourism related activities to occur with the Hobbiton Movie Set DCP enhances the ability of RST to provide for increased demand for tourism related activities, increasing the District economy, and provides security in the ability of the site to continue to operate under detailed regulations.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> Provision for an activity status for the above mentioned activities within the Hobbiton Movie set DCP shall accommodate the Hobbiton Movie Set site to continue to provide cultural advertisement through its activities.</p>
	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>Where specific provision is not made for the above activities to hold their own status under the DCP as proposed it is considered the efficiency of obtaining continued resource consents for continued operation of the Hobbiton Movie Set venture cannot be assured. It is therefore determined that by maintaining the status quo the efficiency and effectiveness of the activity to achieve the above cannot be provided for.</p>	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>The efficiency and effectiveness of the ability of the Hobbiton Movie set facility to operate within the Rural Zone provides for assurance of the continued use of the site by RST and the requirements of the District Plan to be outlined in greater detail where they may pertain to the operations of the activity.</p>
	<p><b>Most appropriate for achieving objectives</b></p> <p>The objective of this section relates to the inclusion of those mentioned activities as having an activity status under the DCP. Where these activities are provided with an activity status they will provide a level of security as to the ability of the Hobbiton Movie Set site to undertake tourism and event related operations. It is therefore</p>	<p><b>Most appropriate for achieving objectives</b></p> <p>The objective of this section relates to the inclusion of those mentioned above mentioned activities as having an activity status under the DCP. The inclusion of these status provisions demonstrate the operational parameters of the activity to undertake tourism and event related activities within</p>

	determined that by retaining the existing provisions this cannot occur and therefore retaining the status quo would not be the most appropriate option to achieve this objective.	Hobbiton Movie Set and therefore the provision of those standards will achieve the overall objective.
	<b>Risk of acting or not acting</b>  It is considered that there is no uncertain or insufficient information.	<b>Risk of acting or not acting</b>  It is considered that there is no uncertain or insufficient information.
	<b>Option 1: Do nothing – retain existing provisions</b>	<b>Option 2: New performance standards</b>
<b>Hobbiton DCP Performance Standards (Planning Maps, Part C)</b>  - Performance standards for permitted activities in Precincts 1 and 2. The performance standards relate to building envelope; building coverage; visual form and appearance of new buildings; landscaping for new buildings; landscaping of car parking areas; access; car parking, loading, formation and manoeuvring; visitor numbers; noise; lighting	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental benefits.  <u>Economic:</u> Maintenance of the status quo in terms of the above-mentioned performance standards for the site is expected to result in an economic cost for both RST and the Matamata-Piako District. Where provision for the ability of the activities to expand in built form and level of activity to accommodate additional demand from tourism is not made, it can be reasonably expected that spending associated with the activity would also be restricted to that growth.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.	<b>Costs</b>  <u>Environmental:</u> There are no identifiable environmental costs.  <u>Economic:</u> There are no identifiable economic costs.  <u>Social:</u> There are no identifiable social costs.  <u>Cultural:</u> There are no identifiable cultural costs.

<p>and glare; street lighting; signage; events; and fireworks displays.</p>	<p><b>Benefits</b></p> <p><u>Environmental:</u> Continued restrictions for the Hobbiton Movie Set site of those for the Rural Zone instead of adopting the recommended performance standards within the DCP may result in stricter controls of the activity and events within the site. These controls will likely mean activities that may breach the permitted noise/ lighting or traffic standards of the District Plan for example are regulated to reduce the adverse effects on the immediate locality.</p> <p><u>Economic:</u> There are no identifiable economic benefits.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits.</p>	<p><b>Benefits</b></p> <p><u>Environmental:</u> There are no identifiable environmental benefits.</p> <p><u>Economic:</u> Inclusion of the performance standards within the Hobbiton Movie Set DCP is anticipated to result in greater economic benefits for RST's activities on the site and for the wider Matamata-Piako District. Provision for activities generating positive economic spending within the District and the subsequent ability of those activities to increase their operational capacity through new buildings, events and infrastructural expenditure will encourage the level of tourism activity to subsequently increase. It is considered the greater the ability of the site to develop new opportunities within the DCP the greater the benefits through the attraction of tourist spending.</p> <p><u>Social:</u> There are no identifiable social benefits.</p> <p><u>Cultural:</u> There are no identifiable cultural benefits.</p>
	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>The maintenance of the status quo Rural Zone provisions in relation to the site is not expected to be the most efficient or effective means of achieving the required incorporation of those standards. It is considered that the preservation of the status quo will restrict the ability of Hobbiton Movie Set to offer continued events and service provision to both the tourism industry and wider District.</p>	<p><b>Efficiency and effectiveness of achieving objectives</b></p> <p>The inclusion of the above recommended standards into the DCP is expected to result in a more efficient means of developing effective tourism attractors, and to provide for the Hobbiton movie Set site to continue to expand the movie set, event and service facilities offered to visitors to the site.</p>

	<p><b>Most appropriate for achieving objectives</b></p> <p>It is considered the preservation of the status quo for the reasoning contained in this assessment is not the best method to achieve the objective, that is, including the above performance standards into the DCP for the site.</p>	<p><b>Most appropriate for achieving objectives</b></p> <p>It is considered the consequential inclusion of the above recommended performance standards will result in an activity occurring on the site that will not adversely impact on the surrounding environment in a way that detracts from the locality and the existing operational parameters of the activity.</p>
	<p><b>Risk of acting or not acting</b></p> <p>It is considered that there is no uncertain or insufficient information.</p>	<p><b>Risk of acting or not acting</b></p> <p>It is considered that there is no uncertain or insufficient information.</p>
	<b>Option 1: Do nothing – retain existing provisions</b>	<b>Option 2: New matters of control and matters of discretion</b>
<b>Hobbiton DCP Matters of Discretion (Planning Maps, Part C)</b>	<p><b>Costs</b></p> <p><u>Environmental:</u> There are no identifiable environmental costs.</p> <p><u>Economic:</u> There are no identifiable economic costs.</p> <p><u>Social:</u> There are no identifiable social costs.</p> <p><u>Cultural:</u> There are no identifiable cultural costs.</p>	<p><b>Costs</b></p> <p><u>Environmental:</u> There are no identifiable environmental costs.</p> <p><u>Economic:</u> There are no identifiable economic costs.</p> <p><u>Social:</u> There are no identifiable social costs.</p> <p><u>Cultural:</u> There are no identifiable cultural costs.</p>
	<p><b>Benefits</b></p> <p><u>Environmental:</u> There are no identifiable environmental benefits.</p> <p><u>Economic:</u> There are no identifiable economic benefits.</p>	<p><b>Benefits</b></p> <p><u>Environmental:</u> There are no identifiable environmental costs.</p> <p><u>Economic:</u> The matters of discretion proposed as part of the DCP are subject to incorporation of the relevant performance standards for those matters. Where inclusion of these standards will result in greater economic benefits for RST's</p>

		activities on the site and for the wider Matamata-Piako District. Provision for activities generating positive economic spending within the District and the subsequent ability of those activities to increase their operational capacity through new buildings, events and infrastructural expenditure will encourage the level of tourism activity to subsequently increase
	<u>Social:</u> There are no identifiable social benefits.	<u>Social:</u> There are no identifiable social benefits.
	<u>Cultural:</u> There are no identifiable cultural benefits.	<u>Cultural:</u> There are no identifiable cultural benefits.
	<b>Efficiency and effectiveness of achieving objectives</b>  Efficiency and effectiveness cannot be achieved by maintenance of the status quo. This is because if no performance standards are incorporated into the DCP there is no need to include matters of discretion for those performance standards.	<b>Efficiency and effectiveness of achieving objectives</b>  Efficiency and effectiveness can again not be achieved through the objective until the performance standards are included in the DCP. Where these standards are included, these matters of discretion shall ensure activities with the DCP area will operate under requirements to minimise any adverse effects arising from those activities.
	<b>Most appropriate for achieving objectives</b>  This is the least appropriate method for achieving the objectives. No costs or benefits result from the preservation of the current performance standards or the matters of discretion in the District Plan. This option does not apply if no performance standards from the DCP are given effect to through this Plan Change.	<b>Most appropriate for achieving objectives</b>  Where the performance standards are adopted into the DCP the inclusion of those matters of discretion are the most appropriate for achieving the objectives.
	<b>Risk of acting or not acting</b>  It is considered that there is no uncertain or insufficient information.	<b>Risk of acting or not acting</b>  It is considered that there is no uncertain or insufficient information.