

Appendix B

Section 32 Report

Section 32 Analysis

Tatua Development Concept Plan Section 32 Analysis

Prepared for Submission to the Matamata Piako District Council

Prepared by Beca Limited (Beca)

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1 Issue Identification

1.1 Introduction

This report presents an evaluation undertaken in accordance with Section 32 of the Resource Management Act 1991 (the Act). Under Section 32, any person proposing to undertake a change to a District Plan must carry out an evaluation of the alternatives, benefits and costs. The Environment Court in *Eldamos Investments Ltd and others v Gisborne District Council* [W047/2005] summarised the Section 32 tests as follows:

- a) *"An objective in a district plan is to be evaluated by the extent to which:*
 - *It is the most appropriate way to achieve the purpose of the Act (s32(3)(a)); and*
 - *It assists the territorial authority to carry out its functions in order to achieve the purpose of the Act (s72); and*
 - *It is in accordance with the provisions of Part II (s74(1)).*
- b) *A policy, rule, or other method in a district plan is to be evaluated by whether:*
 - *It is the most appropriate way to achieve the objectives of the plan (s32(3)); and*
 - *It assists the territorial authority to carry out its functions in order to achieve the purpose of the Act (s72);*
 - *It is in accordance with the provisions of Part II (s74(1)); and*
 - *If it is a rule whether it achieves the objectives and policies of the plan (s76(1)(b))."*

The proposed plan change to the District Plan addresses the following matters:

- An update to the existing Development Concept Plan for the Tatua Dairy Factory including new rules, performance standards and assessment criteria.

The report examines the extent to which the plan change's rules support the existing objectives and provisions and assesses the scale and significance of the effects anticipated from implementing the plan change. This report should be read in conjunction with the accompanying Plan Change Application Report.

1.2 Description of the Key Issues

Objectives in 3.3.2 of the Matamata-Piako District Plan seek to ensure that any development does not adversely affect land resources. Section 2.4.7 relates specifically to regionally significant infrastructure, and in particular Objective 2 provides for the operation, maintenance, upgrading, and development of regionally significant infrastructure, while avoiding, remedying or mitigating adverse effects on the environment to the extent practicable.

In addressing the issues below, it is recognised that the nature of effects anticipated by the increase in capacity of the milk processing facility are such that reliance can either be placed on the existing objectives, policies and performance standards of the MPDC Plan, or where necessary specific standards and assessment criteria can be applied through the DCP to ensure that any adverse effects are appropriately mitigated.

The key issue which is to be addressed by this Plan change is:

- Certainty for the functioning and growth of the Tatuanui site

a) To ensure that the current activities are appropriately reflected in the District Plan, and to provide certainty for the future sustainable use and development of the site.

Tatua has developed the area within the existing DCP and has been operating successfully for over 100 years. The site is highly developed and is an integral part of the character of the area. The key issue is that the potential growth of the site is not reflected in the District Plan and therefore, there is no certainty for the nature of development and functionality. This certainty is needed for Tatua to be able to carry out appropriate and realistic forward planning for the factory to allow further investment into the site. The growth of the site to accommodate additional buildings and to introduce a commercial nature to the operations of the site will allow a more efficient use of the already developed land. The co-location of the Tatua factory with its corresponding warehousing and office facilities will reduce traffic movements and will be an appropriate use of the surrounding area that is already exposed to the potential effects of the site. It is important to ensure that the size, type and range of activities within the Proposed Development Concept Plan (PDCP) are compatible with the nature of the activities in the existing area.

b) To ensure that the PDCP is able to adequately address the potential environmental effects that may arise from its implementation.

Commercial and industrial activities are generally accompanied by an intensification of use and effects - an increase in traffic, signage, visual effects and parking requirements. There is also the potential for reverse sensitivity issues to arise. Potential adverse effects on the roading network arising from commercial activities must also be considered and the effects appropriately avoided, remedied or mitigated.

There are a number of potential environmental effects which require consideration and evaluation in the assessment of the PDCP's provisions. Nuisance effects such as noise and odour can be an issue when adjoining an industrial area. There are no anticipated adverse odour discharges from the site however there are currently noise effects from the operation of the boilers that are non-compliant with the minimum dBA levels stipulated in the District Plan. The potential noise effects have been explained in the attached Acoustic Report. Visual effects can also impact on land uses. As the area of the PDCP is expected to provide sufficient land for the foreseeable future development of the site, visual amenity is able to be dealt with in a pragmatic manner. As the exact location of all future buildings is not known, shelter belts and height restrictions will greatly reduce the potential impact of additional development on the site. Furthermore, the existing character of the site is one that is already extensively developed and of an industrial nature. Further development of the site and adjoining land will therefore meet the expectations of surrounding landowners. Existing dwellings in the area will, however, continue to be provided with a level of protection from the adverse effects of the industrial use nearby. Managing the effects of business and industrial activities on the environment to avoid, remedy or mitigate significant adverse effects on the amenity of the area is considered essential.

1.3 Background

Tatua has been operating a dairy processing factory at the existing site in Tatuanui for over 100 years. The site is located on State Highway 26 near the intersection with State Highway 27 and is approximately 7km from Morrinsville.

Schedule 5 of the Matamata-Piako District Plan identifies the Tatua site as industrially zoned and subject to a Development Concept Plan (DCP). The current DCP identifies the status of specified activities (subject to the District Plan's performance standards) and makes some provision for future development. Over the last few years the site has had a variety of resource consents for developments such as an additional dryer, additional signage, warehousing and general expansion. These resource consents have identified the need

for a Proposed Development Concept Plan (PDCP) that holistically deals with the current and the proposed activities intended for the site and to expand the site to accommodate these changes. This PDCP will assist in streamlining both Tatua and the Councils' processes with regard to development of the site into the future.

Worldwide demand for dairy commodities has increased over recent years with demand predicted to continue. The current and proposed developments of the site represent significant capital expenditure and will enable Tatua to develop new products, particularly important for the emerging offshore markets.

The key purpose of the Proposed Development Concept Plan (PDCP) is to ensure that the current activities are appropriately reflected in the District Plan and to provide certainty for the future sustainable use and development of the site within the DCP.

The proposed change to the Matamata-Piako District Plan is specifically related to Schedule 5 which identifies the subject site under a Development Concept Plan. The purpose of this proposed plan change is to provide a planning document which will operate as an updated Development Concept Plan for the Tatanui site.

2 Current District Plan Provisions

Schedule 5 of the Matamata-Piako District Plan identifies the Tatua site as partially industrial and partially rural zoned and subject to a Development Concept Plan (DCP).

The policy framework in Section 3.3 – Land and development applies to sustainable development, 3.4.7 regionally significant infrastructure, 3.5.2 – Amenity applies to minimising adverse effects and provides specific objectives, policies and rules. The relevant objectives and policies in relation to the site and associated activities are included below:

Objective	Policy
<p>2.4 'Sustainable management strategy'</p> <p>5 Industry</p> <p>Objective 01</p> <p>To enable the orderly and coherent development of processing and extractive industry in a manner that promotes the sustainable management of natural and physical resources in the rural areas.</p>	<p>P1</p> <p>The adverse effects of processing and extractive industries should be avoided, remedied or mitigated in accordance with the amenity values of the adjacent community.</p> <ul style="list-style-type: none"> • Development Controls, Section 3 • Performance Standards, Section 5
<p>7 Regionally significant infrastructure</p> <p>Objective 01</p> <p>The national, regional, and local benefits of regionally significant infrastructure are recognised and protected.</p>	<p>P1</p> <p>Enable the safe and efficient operation, maintenance, upgrading, and development of regionally significant infrastructure by recognising:</p> <ul style="list-style-type: none"> • Operational requirements and technical constraints; • Location, route, and design constraints; • The complexity of infrastructure services and that infrastructure is generally managed as a connected network; and • The benefits of regionally significant infrastructure to the wider community.
<p>Objective 2</p> <p>Operation, maintenance, upgrading, and development of regionally significant infrastructure is enabled, efficiency is promoted, and the asset is protected to promote the economic, social, and cultural wellbeing of national, regional and local communities, while avoiding, remedying or mitigating adverse effects on the environment to the extent practicable.</p>	<p>P2</p> <p>Require the development and major upgrading of regionally significant infrastructure to avoid, remedy or mitigate adverse effects to the extent practicable on the:</p> <ul style="list-style-type: none"> • Health, safety, and wellbeing of people; • Visual and amenity values; • Natural and physical environment; • Intrinsic values of scheduled sites; and • Existing sensitive activities.
	<p>P6</p> <p>As far as practicable, the location of regionally significant infrastructure is identified on the Planning Maps.</p>

[illegible]

Objective	Policy
<p>2 Hazardous substances</p> <p>Objective O1</p> <p>To avoid, remedy or mitigate the potential for adverse effects on the environment that may result from the use, storage, disposal and transportation of hazardous substances.</p>	<p>P1</p> <p>Hazardous wastes should be disposed of to authorised disposal sites with appropriate management systems in place.</p> <p>P2</p> <p>The risks associated with the use, storage, disposal and transportation of hazardous substances or contaminated sites must be comprehensively documented to enable Council and the public to manage potential adverse effects.</p>
<p>3.5.2 'Amenity'</p> <p>1 Development Standards</p> <p>Objective O1</p> <p>To maintain and enhance a high standard of amenity in the built environment without constraining development innovation and building variety.</p> <p>Objective O2</p> <p>To minimize the adverse effects created by building scale or dominance, shading, building location and site layout.</p> <p>3 Nuisance effects</p> <p>Objective O1</p> <p>To ensure that residences are free from the effects of unreasonable and excessive noise, odour, dust, glare and vibration.</p> <p>Objective O3</p> <p>To recognise the existing character of rural areas and acknowledge that some</p>	<p>P1</p> <p>To ensure that development in residential and rural areas achieves adequate levels of daylight admission, privacy and open space for development sites and adjacent properties.</p> <p>P2</p> <p>To minimise the effects created by building scale, overshadowing, and building bulk in business, industrial and recreational areas.</p> <p>P3</p> <p>To maintain the open space character of residential and rural areas by ensuring that development is compatible in scale to surrounding activities and structures.</p> <p>P5</p> <p>To provide for development within the District in a manner that encourages flexibility and innovation in design and variety in the built form while achieving the anticipated environmental results.</p> <p>P1</p> <p>To protect residential and rural amenity by the use of performance standards for noise, glare, odour, particulates and vibration control which generally ensure that generated effects do not exceed background or ambient levels.</p>

Objective	Policy
<p>adverse effects will arise from rural activities that may require management.</p> <p>Objective O4 To ensure that lawfully established activities which generate minor nuisance effects are not unreasonably compromised by the proximity or action of neighbouring land users or non- rural activities.</p>	<p>P3 To reinforce existing mitigation measures and to encourage those who generate the nuisance effect to maintain and enhance those measures, including separation between industry, public or designated works or intensive farming operations and Residential Zones and the notional boundaries of rural residences.</p> <p>P4 To avoid, remedy or mitigate significant adverse noise, odour, dust, glare and vibration effects generated by rural activities and other activities in rural areas.</p>
<p>3.8.2 'Transportation'</p> <p>1 Transportation</p> <p>Objective O1 The strategic importance of significant transport infrastructure is recognised.</p> <p>Objective O2 A safe, efficient, integrated, and environmentally sustainable transport network that ensures our social, economic, and cultural wellbeing.</p> <p>Objective O3 The avoidance, remediation or mitigation of the adverse effects of transportation.</p> <p>Objective O4 To ensure that those activities that place demands on the roading network contribute fairly to any works considered necessary to meet those demands.</p>	<p>PI Subdivision, use and development shall be managed to recognise, enable, and protect:</p> <ul style="list-style-type: none"> a) The primary function of significant transport infrastructure as inter-regional connectors; and b) The local, regional_ and national benefits of significant transport infrastructure. <p>P2 The District's road hierarchy shall recognise and manage significant road corridors as the highest order of road.</p> <p>P3 Subdivision use and development shall enable a safe, integrated, efficient, and well- connected transport network that provides for all modes of passenger and freight transport in a manner that:</p> <ul style="list-style-type: none"> a) Ensures land-use and transport successfully interface with each other; b) Manages the adverse environmental effects of the network, and the effects of other activities on the network (i.e. reverse-sensitivity effects); <p>P4 The road network shall be hierarchical differentiating between roads according to their primary function thereby assisting in the planning and management of the network and surrounding land-uses.</p>

Objective	Policy
<p>Objective O7</p> <p>Provision for parking and loading is adequate to ensure the safety and efficiency of the road network, without stifling development or leading to inefficient use of land.</p>	<p>P7</p> <p>To ensure that the safety and efficiency of the state highways and district road networks are not compromised by proposed subdivision and/or development and the cumulative effect of subdivision and/or development.</p>

The above Objectives and Policies, serve the Tatua DCP and relate to issues prevalent to development of the site. These objectives and policies provide a comprehensive framework for management of effects that could potentially arise as a result of the operation of an industrial site.

3 Options

3.1 Introduction

Section 32(1)(b)(i) of the Act, requires this report to identify “other reasonably practicable options” to promote sustainable management, including retaining the status quo, non-regulatory methods and plan changes. This part of the report outlines the process undertaken and details the other reasonably practicable options considered to achieve the objectives of the Plan change.

3.2 Process

In considering reasonably practicable options, a number of matters were examined before three alternatives were identified. Each option was screened for its ability to be implemented, its cost, acceptability and alignment with the purpose of the Plan change. Options were identified through informal consultation with stakeholders, surveyors and property developers, discussions with the resource consent processing team, examination of policy options provided by other territorial authorities, and an examination of resource consent data.

- Option 1: Retain the Development Concept Plan / Status Quo
- Option 2: Change the Development Concept Plan as requested
- Option 3: Update the Development Concept Plan as part of the District Plan review,

3.2.1 Option 1

This option would see no change to the Operative Matamata-Piako District Plan. Under this scenario, Tatua would be required to operate within the constraints of the existing DCP, or alternatively, to apply for ad-hoc resource consents on an as-needs basis. This option does not provide for the longer term development requirements of Tatua, nor does the existing DCP accurately reflect existing on-site land use activities.

The benefit of pursuing the status quo is that no change is required to the Operative District Plan. However, a cost associated with this option includes the need for resource consents if/when proposed development exceeds current permitted thresholds. The resource consent process has associated financial costs and provides little certainty for Tatua (or for neighbouring landowners) in terms of eventual outcome. Resource consents are also typically associated with procedural delays, whilst Council evaluates the merits of individual ad-hoc applications.

Another potential down-stream cost associated with the status quo is a loss of production opportunities if the Tātuanui plant is not sufficiently adaptable to meet changing market demands.

3.2.2 Option 2

Option 2 sees a change to the Matamata-Piako District Plan through a private plan change which provides a new Development Concept Plan under Schedule 5 including new rules and assessment criteria as well as updated planning maps.

A plan change proposed by Tatua will clearly outline the current state of activities as well as provide clarity for further growth. This creates certainty for Tatua and allows a direct dialogue between Tatua and Council. Council has the opportunity to consider the aspects of the plan change in its own right as well as provide steering for mitigating factors that would be included in the DCP.

In relation to the above, the existing DCP in the District Plan has been superseded by multiple resource consents for the site, which in turn makes the DCP redundant and potentially causes confusion between what has primacy (i.e. the DCP or the consents). To avoid any future confusion there is a clear advantage to Tatua, Council and residents in the locality from having an updated DCP in the District Plan that reflects existing operations and potential expansion of operations.

In terms of benefits, the Plan Change provides for the structured economic growth of the Tatuani site by providing for a number of permitted uses within specific provisions to increase the efficiency of the site. This regime creates certainty and thus enables Tatua to further invest in the site. That in turn has the potential to result in a direct growth of the business and an increase in job opportunities for the community. Other benefits include environmental benefits. The proposed provisions will be specific to the environmental outcomes for the site such as traffic management, landscaping and acoustic levels will be addressed at a detailed level, with potential effects mitigated appropriately.

The most significant costs associated with the Plan Change are the financial costs for the preparation and notification of the Plan Change document. These costs are fully borne by Tatua, thus avoiding downstream costs to Council and ratepayers. Tatua is liable for all administrative and processing costs incurred by Council.

The potential cost of not pursuing the Plan Change is the inability of Tatua to forward plan with confidence. Inevitably, resource consents would be required for ad-hoc development which is not provided for within the existing DCP. In addition to the delays and RMA costs this would incur, this approach would provide less outcome certainty. Moreover, the numerous resource consents and amendments to cover new/expanded activities would inevitably result in administrative inefficiency for both Council and Tatua.

3.2.3 Option 3

Option 3 represents a compromise between Options 1 and 2. This option would see Tatua persist with the status quo until such times as a review of the existing DCP is incorporated into Council's District Plan review process. The advantage of this option is that the required change to the DCP would be driven by Council as part of the wider Plan review process, however this option places the burden of cost on the Council and ratepayers of the district in terms of notification of the RMA process. Deferring until the District Plan review would also enable a considerably longer period of time to consider associated issues and options.

The principal disadvantage with this option is the timeframe associated with the District Plan review process. Although Council has signalled its intent to undertake a rolling review of the Matamata-Piako District Plan, it is not yet in a position to confirm timeframes with regards to the DCP's. In the interim, Tatua would be unable to intensify on-site activities beyond consented thresholds, and construction costs would likely escalate between now and the Plan review process. Both of these outcomes have implications for the economic sustainability of the Tatuani plant.

The other disadvantage associated with this option is that the plan change would not be driven by Tatua, who have a specific and detailed understanding of their processes and environmental outcomes. A wider plan change process that is in tandem with proposed changes in the Rural Zone may include broad submissions that could dilute the detail needed for the plan change. This is less efficient as the focus on a single issue is removed and rather multiple issues across the Rural Zone may be raised.

3.3 Evaluation of Options

Section 3.2 above outlines the other reasonably practicable options considered. In order to determine whether the other options are reasonably practicable, a comparative analysis has been undertaken. There is no legal obligation to detail the evaluation process for other reasonably practicable options that were not

identified as the preferred option. However, it is considered fair and transparent to demonstrate how the preferred option was decided upon following an assessment against other reasonably practicable options.

The key considerations of this analysis include the relevance of the option to address the issue and the usefulness in guiding decision-making. Reasonableness and achievability have also been considered during this analysis. The following table compares each option:

	Option 1: Status Quo	Option 2: Altered DCP	Option 3: District Plan review
Appropriateness	This option does not address the issue as the site will continue to have to apply for resource consents on a piece meal basis, and the Council will have no indication of the future growth of the site.	This option removes the complexities for the landowner caused by the majority of the site being zoned industrial and part of it being zoned rural. It also resolves the inconsistency between the current DCP and proposed changes to the site.	This option will deal with the desired issues, however will not deal with them in a timely manner as the review of the Matamata-Piako District Plan is a rolling review.
Reasonableness	This option does not facilitate efficient development of land, which creates uncertainty for the landowner.	This option provides greater certainty and fairness to the landowner as it provides a clearer signal about how the land can be used efficiently. There are also advantages to the neighbours and Council.	This option allows for the plan change process to be carried out, however there are some issues with timing efficiencies and costs to Tatua associated with participating in a process that addresses wider matters.
Achievability	This option does not incur any financial costs to council to achieve, however increases the cost of operation to the landowner in terms of resource consent fees and other associated costs. Resource consents are also less strategic in their approach and the development is less coordinated.	This option is achievable to implement through a plan change (there is significant cost to change a plan but it is borne by Tatua) and lessens the overall cost to the landowner as it reduces the need to pay for resource consent fees and allows development to be carried out in a staged process.	This option does not incur any financial costs to council to achieve, however increases the cost of operation to the landowner in terms of resource consent fees and other associated costs. There are also costs inherently in delay.
Relevance	This option will not resolve the issue.	This option will resolve the issue.	This option will resolve the issue but not in a timely manner.
Usefulness	This option will leave uncertainty about how the land should or can be developed.	This option will be more useful in terms of guiding decision-making as it provides clear direction about how the land can be developed.	This option is useful as it will provide direction from Council about how land can be developed. However, the usefulness could be diluted by the submission process on broader rural issues which could impact the DCP part or governing objectives and policies.

	Option 1: Status Quo	Option 2: Altered DCP	Option 3: District Plan review
Overall rating	Least preferred option	Preferred option	Second preferred option

Section 32(1)(b)(iii) of the Act requires a summary of the reasons for deciding on the provisions. In this respect, pursuing Option 2 - Undertake a Change to the District Plan is the most appropriate option for the following reasons:

- Provides the greatest certainty to Council, Tatua and its neighbours around existing and proposed uses of the site.
- The inclusion of assessment criteria and site-specific performance standards will ensure the effective management of environmental effects.
- This option also is the best fit in terms of addressing the issues that are driving the plan change.
- There are considerable monetary efficiencies to Council and ratepayers.

4 Evaluation of the Plan Change

4.1 Assessment of New Rules

2.1 (a) Building Height	Effectiveness/Efficiency	Benefit/Cost
<p>The maximum height of any building and / or structure shall be no greater than 8m unless otherwise identified on the Development Concept Plan, except that:</p> <p>Up to 2 Boiler stacks per boiler and 4 exhaust vents per dryer (for up to 4 dryers) may exceed the height limit by up to 5m.</p>	<p>Effectiveness:</p> <p>The rule is considered to be effective as it provides specific parameters for building height. This rule is considered an appropriate and effective addition in the context of consistent and clear administration of the Tatua chapter of the Plan.</p>	<p>Benefits:</p> <p>Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and avoid adverse visual effects. Resource consent costs are avoided by providing specific parameters for development height.</p>
	<p>Efficiency:</p> <p>Efficiency is gained where a more applicable rule regime avoids the need for a resource consent which might have been required under more generic provisions.</p>	<p>Costs:</p> <p>A potential economic cost occurs when property owners are required to provide areas to a standard of construction and design. However, it is considered that this cost is counterbalanced by the mitigation of adverse visual effects.</p>
<p>Sufficiency of information and risk of not acting:</p>	<p>The information about the rule and its effects is certain. The rule provides clear height restrictions for future buildings. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.</p>	

2.1 (b) Setbacks	Effectiveness/Efficiency	Benefit/Cost
<p>All buildings and structures shall be set back a minimum of 10 metres from the DCP and road boundary except where otherwise shown on sheet 6 of the Development Concept Plan.</p>	<p>Effectiveness:</p> <p>The rule is considered to be effective as it provides specific parameters for building setbacks. This rule is considered an appropriate and effective addition in the context of consistent and clear administration of the Tatua chapter of the Plan.</p>	<p>Benefits:</p> <p>Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and avoid adverse visual effects. Resource consent costs are avoided by providing specific parameters for building/structure setbacks.</p>
	<p>Efficiency:</p> <p>Efficiency is gained where a more applicable rule regime avoids the need for a resource consent which might have been required under more generic provisions.</p>	<p>Costs:</p> <p>A potential economic cost occurs when property owners are required to provide areas to a standard of construction and design. However, it is considered that this cost is counterbalanced by the mitigation of adverse visual effects.</p>

2.1 (b) Setbacks	Effectiveness/Efficiency	Benefit/Cost
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. The rule provides clear setback restrictions for future buildings. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (c) Building Colour	Effectiveness/Efficiency	Benefit/Cost
(i) Any structure/building that is in the nature of a silo, external piping, or other milk processing equipment shall retain its natural metallic finish. (ii) Any building/ structure that is not in the nature of a silo, external piping, or other milk processing equipment shall be finished in the following colours, excluding trim, fittings, guttering, detailing and signage: a. Tatua colours – off white, with red roofing and trim.	Effectiveness: The rule is considered to be effective as it provides specific parameters for the visual appearance of new buildings / structures. This rule is considered an appropriate and effective addition in the context of consistent and clear administration of the Tatua chapter of the Plan.	Benefits: Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and avoid adverse visual effects.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear, consistent and avoid adverse visual effects.	Costs: A potential economic cost occurs when property owners are required to provide areas to a standard of construction and design. However, it is considered that this cost is counterbalanced by the mitigation of adverse visual effects.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. The rule provides certainty as to the visual effect of future structures. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (d) Building envelope for existing dwellings	Effectiveness/Efficiency	Benefit/Cost
(i) Maximum height: 10m (ii) Front yard: No extension or addition to the existing dwelling, garage or accessory building shall occur forward of the current building line.	Effectiveness: The rule is considered to be effective as it provides for existing infrastructure. This rule is considered an appropriate and effective addition in the context of consistent and clear administration of the Tatua chapter of the Plan.	Benefits: Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and avoid adverse visual and reverse sensitivity effects.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan	Costs: Additional economic, environmental and social costs are not incurred by
(iii) All other yards 10m		

2.1 (d) Building envelope for existing dwellings	Effectiveness/Efficiency	Benefit/Cost
	provisions are clear, consistent and avoid adverse visual effects.	any party in respect of these amendments.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing regulation that is similar to the existing rule for building envelopes in the Plan allows for rule continuity while keeping all relevant rules in the same chapter.	

2.1 (e) Temporary construction buildings	Effectiveness/Efficiency	Benefit/Cost
Temporary construction buildings must only be used in conjunction with, and for the duration of, a construction project located and within the DCP boundaries. For the avoidance of doubt, temporary construction buildings must not be used as dwellings or for residential activities.	Effectiveness: The rule is considered to be effective as it mirrors an existing rule in the Plan, while specifically including it in the Tatua chapter provides one clear suite of rules that apply to the site. This change is considered an appropriate and effective amendment in the context of consistent and clear administration of the Proposed District Plan.	Benefits: Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear and consistent. Resource consent costs are avoided by providing for temporary construction buildings.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear and consistent.	Costs: Additional economic, environmental and social costs are not incurred by any party in respect of these amendments.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing regulation that is similar to the existing rule for temporary construction buildings in the Plan allows for rule continuity while keeping all relevant rules in the same chapter.	

2.1 (f) Operational Noise	Effectiveness/Efficiency	Benefit/Cost
(i) That the corrected noise level measured at the Noise Emission Control Boundary shall not exceed: <ul style="list-style-type: none"> Monday to Sunday including Public Holidays (7 am to 10 pm) 50 dB LAeq, 	Effectiveness: The rule is considered to be effective as it contributes to resolving adverse nuisance effects generated by noise. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.	Benefits: Environmental benefits and economic benefits are accrued by avoiding, remedying or mitigating nuisance effects such as noise and vibration.

2.1 (f) Operational Noise	Effectiveness/Efficiency	Benefit/Cost
<ul style="list-style-type: none"> ■ All other times 45 dB LAeq and 75 dB LAm_{ax}. <p>(ii) The performance standard in (i) does not apply to the following Lots:</p> <ul style="list-style-type: none"> ■ Section 15 SO 468539 ■ Section 18 SO 468539 ■ Lot 2 DP 25518 ■ Lot 1 DPS 7021 ■ Lot 1 DPS 19332 ■ Lot 2 DPS 57607 ■ Lot 1 DPS 35994 ■ Part Lot 3 DP 12471 ■ Lot 1 DPS 38971 ■ Or within the notional boundary of any rural dwelling established post 1 December 2017 within the Noise Emission Control Boundary <p>(iii) For any existing dwelling not currently owned by the Tatua Co-operative Dairy Company Ltd ("Tatua"), that is within the NECB, as identified on Sheet 1, where requested by the dwelling owner, Tatua shall, undertake an assessment of whether noise generated by Tatua would result in levels exceeding 30dB LA_{eq} within any bedroom or 40dB LA_{eq} within any other habitable room. In the event that this assessment indicates that these noise levels are exceeded as a result of noise generated by Tatua then Tatua shall, within 12 months of the date of approval of the DCP, offer the owner to upgrade their dwelling to achieve a level of 30dB LA_{eq} in any bedroom and 40dB LA_{eq} in any other habitable room. Where</p>	<p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to noise and vibration generation.</p>	<p>Costs:</p> <p>Additional economic costs may be incurred for monitoring and compliance to the rules.</p>

2.1 (f) Operational Noise	Effectiveness/Efficiency	Benefit/Cost
<p>ventilating windows and/or doors need to be closed to achieve the internal noise level, ventilation shall be provided to satisfy the minimum requirements of Section G4 of the Building Code.</p> <p>(iv) Any new dwelling or extension to any bedroom or other habitable room in an existing dwelling constructed within the NECB shall be designed to achieve a level of 30dB LAeq in any bedroom and 40dB LAeq in any other habitable room.</p> <p>(v) The noise level of any ventilation system installed to provide for a residential dwelling shall not exceed 30dB LAeq when operating at the design speed as measured within 2m of the unit.</p> <p>(vi) That, all noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:2008 "Acoustics – Measurement of Environmental Sound" and New Zealand Standard NZS 6802:2008 "Acoustics - Environmental Noise".</p>		
<p>Sufficiency of information and risk of not acting:</p>	<p>The information about the rule and its effects are certain. As such the information is sufficient as the provisions for noise limits specify the expectations of Council. These standards also provide a level of certainty in respect of management of risks to surrounding landuses. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.</p>	

2.1 (g) Construction Noise	Effectiveness/Efficiency	Benefit/Cost
All construction noise shall comply with the relevant noise levels stated in NZS 6803: 1999, section 7.2 'Recommended numerical Limits for construction noise' and shall be measured and assessed in accordance with NZS 6803: 1999 'Acoustics – Construction Noise'.	Effectiveness: The rule is considered to be effective as it contributes to resolving adverse nuisance effects generated by noise. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.	Benefits: Environmental benefits and economic benefits are accrued by avoiding, remedying or mitigating nuisance effects such as noise and vibration.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to noise and vibration generation.	Costs: Additional economic costs may be incurred for monitoring and compliance to the rules.
Sufficiency of information and risk of not acting:	The information about the rule and its effects are certain. As such the information is sufficient as the provisions for noise limits specify the expectations of Council. These standards also provide a level of certainty in respect of management of risks to surrounding land uses. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (h) Signage	Effectiveness/Efficiency	Benefit/Cost
(i) All signage is to relate to the activity on site and shall meet the following requirements. <ul style="list-style-type: none"> ■ A total of 20m² along the eastern road frontage of SH26 ■ A total of 16m² along the western road frontage of SH26 	Effectiveness: The rule is considered to be effective as it provides specific parameters for future signage. This rule is considered an appropriate and effective addition in the context of consistent and clear administration of the Tatua chapter of the Plan.	Benefits: Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and avoid adverse visual and safety effects. Resource consent costs are avoided by providing specific parameters for permitted signage.
	Efficiency: Efficiency is gained where a more applicable rule regime avoids the need for a resource consent which might have been required under more generic provisions.	Costs: Additional economic, environmental and social costs are not incurred by any party in respect of these amendments.
(ii) A freestanding sign shall have a maximum height no greater than the permitted building height for the area, including flagpoles (iii) Signs shall not be internally illuminated, flashing, incorporate fluorescent or moving materials such as flags or be painted in colours		

2.1 (h) Signage	Effectiveness/Efficiency	Benefit/Cost
<p>that are used on traffic signals</p> <p>(iv) All signs shall be placed so that, where attached to a building, no part protrudes above the eaves or parapet, or where attached to a fence or wall, no part protrudes above the top of the fence or wall</p> <p>(v) Signs shall be placed so that they do not block sight distances at entranceways and shall be no closer than 20m to a road intersection</p> <p>(vi) Signs shall be removed where the goods, services or events to which the sign relates are no longer available, or no longer relevant to the site</p> <p>(vii) Safety signs necessary to meet legislative requirements are not subject to a maximum total area</p>		
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. The rule provides clear parameters for signage for future developments. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (i) Irrigation spraying of wastewater produced from on-site processing and manufacturing activities	Effectiveness/Efficiency	Benefit/Cost
The following minimum buffer distances shall be maintained at all times for the irrigation of process wastewater and dairy liquids:	<p>Effectiveness:</p> <p>The rule is considered to be effective as it contributes to resolving adverse nuisance effects generated by odour and particulates. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.</p>	<p>Benefits:</p> <p>Environmental benefits and economic benefits are accrued by avoiding, remedying or mitigating nuisance effects from odour and particulates.</p>

2.1 (i) Irrigation spraying of wastewater produced from on-site processing and manufacturing activities	Effectiveness/Efficiency	Benefit/Cost
<p>(i) At least 10 metres from all flowing water courses, including farm drains</p> <p>(ii) At least 10 metres from all external boundaries and roads</p> <p>(iii) At least 150 metres from any existing residence</p> <p>(iv) At least 300 metres from a school, marae, hall or public reserve.</p> <p>Distances to external boundaries and residences may be reduced with the prior written approval of the owner and occupier of that residence or property.</p>	<p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to odour and particulate spreading.</p>	<p>Costs:</p> <p>Additional economic costs may be incurred for monitoring and compliance to the rules.</p>
<p>Sufficiency of information and risk of not acting:</p>	<p>The information about the rule and its effects are certain. As such the information is sufficient as the provisions for irrigation from processing and manufacturing specify the expectations of Council. These standards also provide a level of certainty in respect of management of risks to surrounding landuses. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.</p>	

2.1 (j) Hazardous Substances	Effectiveness/Efficiency	Benefit/Cost
<p>Hazardous substances shall be stored, handled and managed in accordance with the relevant controls documented under the Hazardous Substances and New Organisms Act 1996 (HSNO).</p>	<p>Effectiveness:</p> <p>The rule is considered to be effective as it contributes to resolving adverse nuisance effects and provides for safe industrial practices. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.</p>	<p>Benefits:</p> <p>Environmental benefits and economic benefits are accrued by avoiding safety issues in the site's operations.</p>
	<p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the</p>	<p>Costs:</p> <p>Additional economic costs may be incurred for monitoring and compliance to the rules.</p>

2.1 (j) Hazardous Substances	Effectiveness/Efficiency	Benefit/Cost
	expectations of Council in regard to safe industrial practices.	
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (k) Vibration		Effectiveness/Efficiency	Benefit/Cost						
<p>Vibration shall not exceed the following average levels:</p> <p>(i) Within 20m of any dwelling in the Rural zone:</p> <table><tr><td>Time</td><td>Average weighted vibration level (Wb or Wd)</td></tr><tr><td>Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)</td><td>45mm/s²</td></tr><tr><td>At all other times</td><td>15mm/s²</td></tr></table> <p>The weighted vibration levels Wb and Wd shall be measured according to BS6841:1987. The average vibration shall be measured over a time period not less than 60 seconds and not longer than 30 minutes. The vibration shall be measured at any point where it is likely to affect the comfort or amenity of persons occupying an adjacent site.</p>		Time	Average weighted vibration level (Wb or Wd)	Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)	45mm/s ²	At all other times	15mm/s ²	<p>Effectiveness:</p> <p>The rule is considered to be effective as it contributes to resolving adverse nuisance effects generated by noise. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.</p> <p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to noise and vibration generation.</p>	<p>Benefits:</p> <p>Environmental benefits and economic benefits are accrued by avoiding, remedying or mitigating nuisance effects such as noise and vibration.</p> <p>Costs:</p> <p>Additional economic costs may be incurred for monitoring and compliance to the rules.</p>
Time	Average weighted vibration level (Wb or Wd)								
Monday to Saturday: 7.00am to 6.00pm (0700 to 1800)	45mm/s ²								
At all other times	15mm/s ²								
Sufficiency of information and risk of not acting:		The information about the rule and its effects are certain. As such the information is sufficient as the provisions for vibration limits specify the expectations of Council. These standards also provide a level of certainty in respect of management of risks to surrounding landuses. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.							

2.1 (I) Lighting and Glare	Effectiveness/Efficiency	Benefit/Cost
(i) At no time between 7.00am and 10.00pm shall any outdoor lighting be used in a manner that causes an added illuminance in excess of 125 lux, measured horizontally or vertically at the boundary of any non-Industrial zoned site adjoining.	Effectiveness: The rule is considered to be effective as it contributes to resolving adverse nuisance effects generated by lighting and glare. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.	Benefits: Environmental benefits and economic benefits are accrued by avoiding, remedying or mitigating nuisance effects such as lighting and glare.
(ii) At no time between the hours of 10.00pm and 7.00am shall any outdoor lighting be used in a manner that causes: <ul style="list-style-type: none"> ■ An added illuminance in excess of 10 lux measured horizontally or vertically at any window of an adjoining building within a non-Industrial zone ■ An added illuminance in excess of 20 lux measured horizontally or vertically at any point along any non-Industrial zone boundary (iii) Where measurement of any added illuminance cannot be made because any person refuses to turn off outdoor lighting, measurements may be made in locations of a similar nature which are not affected by such outdoor lighting. (iv) The outdoor lighting on any site adjoining any non-Industrial zoned site shall be so selected, located, aimed, adjusted and screened as to ensure that glare resulting from the lighting does not cause a significant level of discomfort to any occupants of the non-industrial site. (v) The exterior of any structure shall not utilise reflective material or unpainted surfaces that could cause nuisance glare.	Efficiency: Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to lighting spill and glare.	Costs: Additional economic costs may be incurred for monitoring and compliance to the rules.

2.1 (l) Lighting and Glare	Effectiveness/Efficiency	Benefit/Cost
For the purposes of this rule, the discomfort level is defined as one that can be detected or determined to be a nuisance by an appropriately experienced Council Officer who is able to apply the frequency, intensity, duration and offensiveness to their observations and who is able to report on these accurately.		
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (m) Emissions to Air (Odour and Dust)	Effectiveness/Efficiency	Benefit/Cost
<p>(i) There shall be no contaminants or particulate matter that has adverse effects on human health or causes objectionable effects beyond the boundary of the site.</p> <p>(ii) Activities shall operate so as to ensure that dust generation is minimised. These activities shall be undertaken in a manner so as to avoid any adverse effects associated with dust and particulate emissions beyond the boundary of the site of emission.</p> <p>For the purpose of this rule an odour nuisance is defined as one that can be detected and determined to be a nuisance by three observers who are neutral to the issue, able to apply the frequency, intensity, duration and offensiveness to their observations and who are able to report these accurately; or an appropriately experienced Council or Regional Council Officer after having considered objectives, policies and guidelines of assessment as provided in the relevant sections of a Regional Air Plan or consideration of</p>	<p>Effectiveness:</p> <p>The rule is considered to be effective as it contributes to resolving adverse nuisance effects generated by odour and dust. This ensures that the applicant and surrounding sites are aware of the standards that the Council seeks to achieve.</p> <p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to odour and dust.</p>	<p>Benefits:</p> <p>Environmental benefits and economic benefits are accrued by avoiding, remedying or mitigating nuisance effects such as odour and dust.</p> <p>Costs:</p> <p>Additional economic costs may be incurred for monitoring and compliance to the rules.</p>

2.1 (m) Emissions to Air (Odour and Dust)	Effectiveness/Efficiency	Benefit/Cost
the provisions in Section 17 and Part XII of the RMA.		
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (n) Earthworks	Effectiveness/Efficiency	Benefit/Cost
All earthworks to be managed in accordance with the Waikato Regional Plan and the Erosion and sediment control guidelines for soil disturbing activities.	Effectiveness: The rule is considered to be effective as it allows for earthworks within the specified activity statuses of the Plan. This change is considered an appropriate and effective amendment in the context of consistent and clear administration of the Proposed District Plan.	Benefits: Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear and consistent with Regional Council. Resource consent costs are avoided by amending this omission to make provision for earthworks.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear and consistent and not too prescriptive.	Costs: Additional economic, environmental and social costs are not incurred by any party in respect of these amendments.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. Activity statuses provided for in the Plan will dictate the limits for earthworks. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (o) Landscaping	Effectiveness/Efficiency	Benefit/Cost
(i) Landscape planting, including retention of the existing oaks, shall be located in general accordance with the Development Concept Plan and is to be completed in accordance with the staging	Effectiveness: The rule is considered to be effective as it contributes towards resolving visual amenity issues by specifying the design standards of areas where effects need to be managed. This ensures that the applicant is aware of the standards that the Council seeks	Benefits: Environmental and social benefits are accrued by ensuring that the Landscaping Plan provisions are clear and consistent. Ad hoc landscaping can be avoided and landscaping can be carried out according to a prescribed and

2.1 (o) Landscaping	Effectiveness/Efficiency	Benefit/Cost
<p>specified in the Development Concept Plan (Attachment B: sheets 7-11). i.e. Development within a building area requires planting to be undertaken in the corresponding planting area</p> <p>(ii) Prior to the construction of new buildings/structures with a gross floor area (GFA) greater than 200m² or 8m in height, outside the existing DCP shown on Sheet 7, a landscape plan shall be submitted to the Matamata-Piako District Council as per (i) above. When considering the landscape plan under (iii), Council should consider whether the level of detail gives effects to the plan in the DCP</p> <p>(iii) The landscape plan shall detail the location of the planting, the plant species, the proposed timing of planting, the height and spacing of plants at the time of planting, and the maintenance regime of the landscape planting including soil and moisture retention, irrigation, access and the replacement of any dead, diseased or dying plants</p> <p>(iv) Planting in all staging areas must be established in the nearest planting season immediately following completion of construction of any new buildings within the designated 'Building Area'</p>	<p>to achieve. The rule is environmentally effective, addressing issues associated with.</p> <p>Efficiency: Economic and environmental efficiency is achieved by ensuring that all landscaping will be carried out according to prescribed and approved plans. It will negate the need to include additional conditions in resources consents for ad hoc landscaping.</p>	<p>approved manner without having to be included in future resource consents.</p> <p>Costs: Additional economic, environmental and social costs are not incurred by any party in respect of these amendments.</p>
<p>Sufficiency of information and risk of not acting:</p>	<p>The information about the rule and its effects is certain. The rule refers directly to an approved Landscaping Management Plan. As such, the</p>	

2.1 (o) Landscaping	Effectiveness/Efficiency	Benefit/Cost
	anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (p) Carparking and Formation Standards	Effectiveness/Efficiency	Benefit/Cost
<ul style="list-style-type: none"> (i) A minimum of 1 space per Full Time Equivalent (FTE) employee shall be provided on the site in association with permitted activities. Provision shall be made for staff parking at a rate equivalent to the staff requirement for each consented increase (ii) 9 visitor parking spaces shall be provided at all times (iii) 1 parking space shall be provided for a courier van at all times 	Effectiveness: <p>The rule is considered to be effective as it contributes towards resolving the issue by specifying the design and construction standard of manoeuvring areas, vehicle parking and loading areas for the site. The rule is environmentally effective, addressing issues associated with dust, stormwater management and general protection of infrastructure. Nuisance effects can be particularly evident in high use areas. This rule is effective in so far as the requirement to seal and drain areas avoids the potential for nuisance issues such as dust.</p>	Benefits: <p>Environmental benefits and economic benefits are accrued by protecting neighbouring properties from nuisance effects such as dust and stormwater runoff.</p>
	Efficiency: <p>Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to design and construction of manoeuvring areas, vehicle parking and loading areas.</p>	Costs: <p>Economic costs are incurred to design and construct the manoeuvring areas, vehicle parking and loading areas to an appropriate standard, however, these are counterbalanced by the adverse effects and economic cost of nuisance and damage to adjoining properties from stormwater scouring and ponding.</p>
<ul style="list-style-type: none"> (iv) All visitor parking and loading spaces shall be clearly identified (v) All parking and loading spaces, access and manoeuvring areas shall be designed, formed and constructed in accordance with the MPDC Development Manual 2010; and (vi) All internal roading and parking areas shall be formed with an all-weather surface designed to minimise dust and noise nuisance, and provide for the safe and efficient disposal of stormwater (vii) Manoeuvring areas shall be provided at a standard 		

2.1 (p) Carparking and Formation Standards	Effectiveness/Efficiency	Benefit/Cost
<p>adequate to accommodate a 99.8 percentile car or a 99 percentile truck in order to ensure that all vehicles have the ability to access any adjoining road in a forward direction after no more than a three point turning manoeuvre on the site</p> <p>(viii) All required carparks shall be marked or delineated</p>		
<p>Sufficiency of information and risk of not acting:</p>	<p>The information about the rule and its effects is certain. The rule specifies the expectations of Council in regard to design and construction of manoeuvring areas, vehicle parking and loading areas. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.</p>	

2.1 (q) Pedestrian/goods underpass	Effectiveness/Efficiency	Benefit/Cost
<p>When the Tatua administrative headquarters is relocated to Development Area 2, or more than 30 carparks for factory staff are provided on the western side of SH26, a pedestrian/goods underpass shall be provided as shown on the DCP</p>	<p>Effectiveness:</p> <p>The rule is considered to be effective as it identifies the trigger for a future pedestrian/goods underpass in accordance with approved standards in the DCP and with the approval from the Transport Agency as the roading authority.</p>	<p>Benefits:</p> <p>A future pedestrian/goods underpass will result in Social benefits by providing a safe passage beneath the road for pedestrians. Resource consent costs are avoided by amending this rule to make provision for a future underpass specific to the site.</p>
	<p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear, consistent and correct.</p>	<p>Costs:</p> <p>Economic costs are incurred to design and construct the underpass to an appropriate standard.</p>
<p>Sufficiency of information and risk of not acting:</p>	<p>The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.</p>	

2.1 (r) Unloading	Effectiveness/Efficiency	Benefit/Cost
No more than two tankers are to queue on State Highway 26 to unload at any one point	Effectiveness: The rule is considered to be effective as it manages traffic during times of higher than usual demand and contributes towards resolving issues related to tanker queuing to enter the site. The rule is environmentally effective, addressing issues associated with potential traffic congestion on the surrounding roading network.	Benefits: Environmental benefits and economic benefits are accrued by protecting other road users from nuisance effects such as traffic congestion and maintaining the efficiency of the roading network.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to tankers queuing on the State Highway 26 to unload.	Costs: Economic costs are incurred to prepare a traffic management plan to the satisfaction of Council.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (s) Upgrade works to access at Rapid No. 3388 SH26	Effectiveness/Efficiency	Benefit/Cost
Extension of the flush median on SH26 past the driveway at RAPID No.3388, will be required prior to this driveway being used for more than 10 right turning movements per day	Effectiveness: The rule is considered to be effective as it specifically identifies the requirements of vehicle access upgrade in accordance with approved standards in the DCP.	Benefits: Environmental and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and correct. Resource consent costs are avoided by amending this rule to make provision for upgrade to existing vehicle entrance specific to the site.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear, consistent and correct.	Costs: Economic costs are incurred to design and construct the vehicle access upgrade to an appropriate standard.

2.1 (s) Upgrade works to access at Rapid No. 3388 SH26	Effectiveness/Efficiency	Benefit/Cost
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (t) Construction Traffic Management Plan	Effectiveness/Efficiency	Benefit/Cost
A Construction Traffic Management Plan (CTMP) will be required to be submitted to Council prior to all new construction generating more than 25 arrivals (50 movements). This plan will include details on construction traffic volumes, traffic mix and hours of operation and shall outline the measures to be implemented to avoid, remedy, or mitigate any adverse effects on traffic safety and efficiency. The recommendations of the CMTP must be implemented for the duration of the construction activity.	Effectiveness: The rule is considered to be effective as it identifies the requirement for a construction traffic management plan for new construction works generating high vehicle volumes. The rule is environmentally effective, addressing issues related to construction works, including dust, noise and number of traffic movements. This rule is effective in so far as the requirement to outline the traffic management activities, the anticipated impacts and measures to mitigate adverse effects.	Benefits: Environmental benefits and economic benefits are accrued by protecting neighbouring properties, road users and other users of the site from nuisance effects.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard to preparing a Construction Traffic Management Plan.	Costs: Economic costs are incurred to prepare a Construction traffic management plan to the satisfaction of Council.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (u) Access	Effectiveness/Efficiency	Benefit/Cost
Vehicle access points shall be designed, formed and constructed to the standard required by the NZ Transport Agency as specified in the MPDC Development Manual 2010,	Effectiveness: The rule is considered to be effective as it specifically identifies the requirements of vehicle access in	Benefits: Environmental and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and correct. Resource consent costs are avoided by amending this rule to

2.1 (u) Access	Effectiveness/Efficiency	Benefit/Cost
or such standards as agreed with the NZ Transport Agency.	accordance with approved standards in the DCP.	make provision for vehicle entrances specific to the site.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear, consistent and correct.	Costs: Economic costs are incurred to design and construct the vehicle accesses to an appropriate standard.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

2.1 (v) Permitted Gate Movement Threshold	Effectiveness/Efficiency	Benefit/Cost																
<p>The daily trip generation based on the seven day average trip generation of all gates shall not exceed:</p> <p>(i) 550 during the peak hours and</p> <p>(ii) 2,100 in total</p> <p>This is based on the following table.</p> <table><tr><th></th><th colspan="3">Vehicle Movements</th></tr><tr><th></th><th>Existing (withD3 Dryer)</th><th>Capacity</th><th>Permitted Additional</th></tr><tr><td>Peak hours (combined)</td><td>150</td><td>550</td><td>400</td></tr><tr><td>Daily</td><td>500</td><td>2100</td><td>1600</td></tr></table> <p>“Vehicle movement” is defined as a movement either to, or from the site so that one vehicle accessing and leaving the site is deemed to generate two vehicle movements.</p>		Vehicle Movements				Existing (withD3 Dryer)	Capacity	Permitted Additional	Peak hours (combined)	150	550	400	Daily	500	2100	1600	<p>Effectiveness:</p> <p>The rule is considered to be effective as it provides the applicant with Council’s expectations in regards to vehicle movements and trip generation for the site.</p> <p>Efficiency:</p> <p>Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear, consistent and correct. It provides clear specifications for vehicle movements for the site.</p>	<p>Benefits:</p> <p>Environmental and social benefits are accrued by ensuring that Plan provisions are clear and consistent. Resource consent costs are avoided by amending this rule to make provision for vehicle movements specific to the site.</p> <p>Costs:</p> <p>Additional economic, environmental and social costs are not incurred by any party in respect of these amendments.</p>
	Vehicle Movements																	
	Existing (withD3 Dryer)	Capacity	Permitted Additional															
Peak hours (combined)	150	550	400															
Daily	500	2100	1600															
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.																	

2.1 (w) Offices and Commercial Activities	Effectiveness/Efficiency	Benefit/Cost
(i) Ancillary activities including offices, canteens, medical rooms, ablution facilities, daycare facilities and recreation facilities associated with the processing of milk and production of milk related products are not subject to a size limit.	Effectiveness: The rule is considered to be effective as it contributes towards resolving the issue by allowing ancillary activities where certain conditions can be met. This negates the need to apply for resource consents for activities supporting the factory.	Benefits: Environmental, social and economic benefits are accrued by ensuring that Plan provisions are clear, consistent and correct. Resource consent costs are avoided by providing for ancillary activities.
(ii) Commercial activities and structures subsidiary to activities on the site including the provision of an on-site café and agribusiness activity shall have a combined gross floor area (GFA) of no greater than 2,000m ² GFA.	Efficiency: Economic and environmental efficiency is achieved by ensuring that Plan provisions are clear, consistent and correct. The rule allows for ancillary activities that met certain conditions.	Costs: Additional economic, environmental and social costs are not incurred by any party in respect of these amendments.
Sufficiency of information and risk of not acting:	The information about the rule and its effects is certain. As such, the anticipated benefits of introducing new regulation outweigh the anticipated costs and risks.	

4.2 Proposed Assessment Criteria

Assessment Criteria	Effectiveness/Efficiency	Benefit/Cost
Proposed Assessment Criteria	Effectiveness: The assessment criteria are considered to be effective as they provide additional information on the specified matters of discretion. The assessment criteria provide a guide only for discretionary activities, but are effective in so far as they indicate the type of matters which might be assessed as part of a resource consent application.	Benefits: Benefits are accrued by providing certainty about matters of assessment for controlled and restricted discretionary activities. The new assessment criteria specifically relate to the matters of environmental impact which require evaluation as part of a resource consent application.
	Efficiency: Economic and environmental efficiency is achieved by ensuring that the applicant is clear about the expectations of Council in regard	Costs: Economic costs are incurred to provide the information necessary to complete an application for a restricted discretionary activity or a discretionary activity.

Assessment Criteria	Effectiveness/Efficiency	Benefit/Cost
	information provision as part of a resource consent application.	
Sufficiency of information and risk of not acting:	The information provided in the assessment criteria is certain in regard to controlled and restricted discretionary activities and a guide for discretionary activities. The criteria specify the expectations of Council in regard information provision as part of a resource consent application. As such, the anticipated benefits of introducing assessment criteria outweigh the anticipated costs and risks.	

Having regard to the effectiveness and efficiency of the above provisions, each new rule, the assessment criteria and the design guidelines are considered to be the most appropriate way to achieve the objectives of the Proposed District Plan.

5 Implementation of the Plan Change

5.1 Scale and Significance

This report must contain a level of detail that corresponds to the scale and significance of the environmental, economic, social and cultural effects anticipated from the implementation of the Plan change. 'Scale' refers to the magnitude of effects, and 'significance' refers to the importance that the wider community places on those effects. The following table outlines the criteria considered to determine the scale and significance of the effects that are anticipated from implementation of the Plan change. An ordinal scale has been used for this assessment.

Criteria	Assessment High / Medium / Low / NA
Number of people who will be affected	Low
Magnitude and nature of effects	Medium
Geographic extent	Medium
Degree of risk or uncertainty	Low
Stakeholder interest	Low
Māori interest	Low
Information and data is easily available	Low
Extent of change from status quo	Medium

The extent of the changes to the District Plan will directly affect the following:

- Neighbouring properties and any person considering building a new structure/residential dwelling in areas surrounding the site
- Visual impact of people passing through
- Potential nuisance effects

Overall, the degree of risk and uncertainty is considered low, particularly where the changes are similar to the rule framework that is in place in the District Plan. Overall, it is considered that these amendments clarify the provisions and will improve the implementation of the Proposed District Plan and as such, the degree of risk and uncertainty is ultimately considered to be low.

6 Conclusion

This report outlines the process that was taken to identify the key issues and options, and evaluates those options. It then evaluates the preferred option in detail.

The provisions of the Plan change have been tested against the purpose of the Act and it can be concluded that in accordance with Section 32(1) are the most appropriate way to achieve Part 2. The proposed new and amended rules, assessment criteria and guidelines which comprise the plan change are in turn, considered to be the most appropriate way of achieving the existing objectives in the District Plan. In addition, the Plan change is consistent with the relevant statutory and non-statutory documents.

The Section 32 evaluation has been undertaken within the appropriate scope and with consideration to all of the applicable provisions of the Act. It has been concluded that the anticipated benefits of introducing new provisions, amending current rules and providing guidelines for property design to improve driveway safety, outweigh the anticipated costs and risks, particularly the risk of not acting.