
Section 32 Report for the Proposed Waitomo District Plan

Section 32 Report – Rural Lifestyle Zone

SUMMARY OF ISSUES	RESOURCE MANAGEMENT ACT 1991	NATIONAL DIRECTION	REGIONAL POLICY STATEMENTS	IWI MANAGEMENT PLANS CONT...
<p>The rural lifestyle zone is a new zone in the Proposed District Plan (PDP). Its purpose is to provide a living and lifestyle option for people within a rural environment. For this reason, agriculture, horticulture, and pastoral farming activities are provided for as well as living options. Generally rural lifestyle zones are not serviced.</p> <p>The zone is proposed to be located in Mokau, Marokopa, Oparure, Fullerton Road and in locations on the outskirts of Te Kūiti (such as Gadsby Road). The total area of land proposed to be zoned rural lifestyle is 395.1 ha.</p> <p>The areas identified around Te Kūiti, and Fullerton Road are already largely developed for that purpose. Four geographically separated areas have been identified around Mokau. Two areas along Te Mahoe Road, and areas north and south of the township adjacent to State Highway 3. In Mokau these areas also have been identified as potential locations for coastal retreat because of climate change and coastal hazards.</p> <p>Mokau and Marokopa are located within the coastal environment. Identification of new areas of development that reinforces existing settlements is consistent with the outcomes in the New Zealand Coastal Policy Statement.</p> <p>The rural lifestyle zone addresses the following issues:</p> <ul style="list-style-type: none"> • There is ongoing demand for this style of development in the District, and there are existing areas of rural lifestyle developments, particularly in and around Te Kūiti that are zoned rural. The rural zoning considerable restricts the use of the land. • Decreased level of naturalness of the coastal environment due to a spread of rural lifestyle lot development. • Considering the rural lifestyle function of the zone, the appropriate range of activities to be provided for needs to be considered whilst meeting the strategic objectives of the PDP. 	<p>Section 5 RMA The primary purpose of the rural lifestyle zone is to provide a lifestyle option within a semi-rural environment. This zone will provide an option to meet people’s housing needs and enable people to undertake a range of agricultural, pastoral and horticulture activities. The smaller lot sizes will mean land is used more efficiently. This option will also assist in sustaining the potential of rural land. A rural lifestyle option will provide for the social wellbeing of people and communities.</p> <p>Section 5 of the RMA requires the safeguarding of the life supporting capacity of air, water, soil and ecosystems. The proposed rural lifestyle zone areas are mainly located on land use Class 4 and 6. For this reason it is considered the proposed zone will safeguard the life supporting capacity of the soil resource.</p> <p>Section 6 RMA The following matters are particularly relevant to this topic.</p> <p>Section 6(a) The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and protection of them from inappropriate subdivision, use and development.</p> <p>Within the coastal environment there are two areas of rural lifestyle zone in Mokau and Marokopa. These locations are places where there is existing development. This approach will help to protect areas of the coast that are not developed, by providing options for further development where development currently exists. It is considered this approach is consistent with Objective 6 and Policy 6(c) of the New Zealand Coastal Policy Statement. The district wide sections of the PDP contain rules requiring setbacks from a waterbody for building, earthworks and vegetation clearance. These provisions will protect these important areas from inappropriate subdivision, use and development.</p> <p>Section 6(b) The protection of outstanding natural features and landscapes from inappropriate subdivision, use and development.</p> <p>In Marokopa there is a small area of outstanding natural landscape that is within the rural lifestyle zone. The district wide provisions will ensure the values of the outstanding natural landscape in this location are maintained, and/or can be appropriately assessed through the resource consent process.</p> <p>Section 6 (c) The protection of areas of significant indigenous vegetation and significant areas of indigenous fauna.</p> <p>Areas of the rural lifestyle zone in Mokau, Fullerton Road, Oparure, and View Road and Mangarino Road in Te Kūiti have identified areas of SNA located on them. The Significant Natural Areas (SNA) in Gadsby Road and Fullerton Road have been assessed as being of regional significance whilst the remaining areas are of local significance. These areas are subject to the provisions of the Ecosystems and Indigenous Biodiversity chapter. The effects on the SNA will be</p>	<p>There are six National Policy Statements (NPSs) currently in place:</p> <ul style="list-style-type: none"> • New Zealand Coastal Policy Statement 2010 • NPS for Electricity Transmission 2008 • NPS for Renewable Electricity Generation 2011 • NPS for Freshwater Management 2020 • NPS on Urban Development 2020 • NPS for Highly Productive Land 2022 <p>The New Zealand Coastal Policy Statement is relevant given the location of the rural lifestyle zone. The parts of the New Zealand Coastal Policy Statement that are of relevance are Objective 6 and Policy 6:</p> <p>Key directions in Objective 6 are:</p> <ul style="list-style-type: none"> • The protection of the values of the coastal environment does not preclude use and development in appropriate places and within appropriate limits <p>Key directions in Policy 6 are:</p> <ul style="list-style-type: none"> • Consider the rate at which the built environment and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising other values of the coastal environment. • Encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth • Recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them • Consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines and as far as practicable and reasonably apply appropriate controls • Where appropriate buffer areas and sites of significant indigenous biodiversity, or historic heritage value. <p>There are also 8 National Environmental Standards (NESs) currently in place:</p> <ul style="list-style-type: none"> • NES for Air Quality 2004 • NES for Sources of Human Drinking Water 2007 • NES for Telecommunication Facilities 2016 • NES for Electricity Transmission Activities 2009 • NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 • NES for Plantation Forestry 2017 • NES for Freshwater 2020 • NES for Storing Tyres Outdoors 2021 <p>It is considered that none of the above NESs are relevant to this Chapter.</p> <p>Relevant case law considered No specific case law is relevant to this chapter.</p>	<p>Waikato Regional Policy Statement</p> <p>Objectives 3.10 and 3.12 and Section 6 is relevant. Objective 3.10 focuses on the efficient use of natural and physical resources to ensure resource use is efficient and the generation of waste is minimised. Objective 3.12 seeks for the built environment to be developed in an integrated, sustainable and planned manner. Section 6 and Policy 6.1 in particular refers to subdivision, use and development occurring in a planned and co-ordinated manner. Implementation method 6.1.1 refers local authorities to the principles in Section 6A and states regard is to be had to the principles when preparing district plans. There are specific principles related to rural residential development which are relevant to the rural lifestyle zone which the RPS says district plans should achieve:</p> <ol style="list-style-type: none"> a) be more strongly controlled where demand is high; b) not conflict with foreseeable long term needs for expansion of existing urban centres; c) avoid open landscapes that are largely free of urban and rural-residential development g) be capable of being serviced by onsite water and wastewater services unless services are to be reticulated <p>Also of relevance is Method 6.1.2 which states local authorities should have particular regard to the potential for reverse sensitivity.</p> <p>For Mokau and Marokopa the objectives, policies and directions that relate to the coastal environment are also relevant. The key direction in Objective 3.7 is to preserve the natural character and protect natural features and landscape values of the coastal environment. Implementation methods attached to Policy 4.1 Integrated approach are also directly relevant particularly 4.1.7 and 4.1.8. The methods require the identification of the coastal environment and the management of the coastal environment in an integrated way</p> <p>Of relevance is the rate of development in the existing rural zone of the ODP of the Waitomo District compared to other local authorities in the Waikato Region. This is a key factor when considering how the provisions of the RPS relate to the rural lifestyle zone and the Waitomo District.</p> <p>Manawatu-Whanganui One Plan</p> <p>The rural lifestyle zone is not located within the Manawatu-Whanganui area of the District it is therefore not relevant to this topic.</p>	<p>Waikato Tainui Environment Management Plan</p> <p>A summary of the provisions in the Waikato Tainui Environment Management Plan 2018 (WTEP) relevant to the protection of rural lifestyle zone is: Section 13 focuses on papakāinga development in rural and urban areas the associated objectives and policies seek for papakāinga development to be sustainable and supported. WTEP puts context on where papakāinga maybe anticipated in the future which includes papakāinga not necessarily being limited to multiple owned marae lands around a marae complex. Methods linked to the policies and objectives seek for papakāinga to have a papakāinga development plan and for development to be staged. The methods also seek for surrounding land uses to be sensitive to existing or impending papakāinga development. Section 25 Land Use Planning is relevant Objective 25.3.1 seeks to apply development principles to land use and development and Objective 25.3.2 seeks for development to be well planned and the environmental, cultural, spiritual, and social outcomes are positive.</p> <p>The proposed rural lifestyle provisions do assist in implementing the directions in the WTEP. A key means for achieving this outcome is the provision of marae complexes and papakāinga housing developments as a permitted activity. For papakāinga housing developments the associated definition states the developments are to be between 2 and 6 units and they support traditional Māori cultural living for a recognised mana whenua group living in the Waitomo District. Developments exceeding six units require resource consent. The rule enables development on general title land as well as Māori owned land and there is no rule requiring proximity to Marae. Additionally, existing marae are zoned Māori purpose zone which provides for a broader range of opportunities.</p>
<p>OPERATIVE WAITOMO DISTRICT PLAN</p>			<p>IWI MANAGEMENT PLANS</p>	<p>OTHER RELEVANT PLANS OR LEGISLATION</p>
<ul style="list-style-type: none"> • The areas subject to this zone are located within the Rural Zone of the Operative District Plan (ODP). In the ODP the minimum lot size in the Rural Zone is 700m² if sewered and 2,500m² if unsewered. • The ODP has an effects-based approach which means if you comply with the standards you are permitted. The standards include matters such as height, setback from boundaries, maximum number of people employed on the site, and maximum number of 			<p>The Council is required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority (section 74(2A)).</p> <p>Maniapoto Environment Management Plan (MEMP)</p> <p>A summary of the provisions in the MEMP 2018 relevant to the rural lifestyle zone are as follows: Chapter 8 is relevant to this topic and relates to Marae and Papakāinga. Objective 8.3.1 and Policy 8.3.1.1 seek for regional and district plans to have policies and methods that enable the development and upgrade of</p>	<p>There are no other relevant plans or legislation relate to this topic.</p>

Section 32 Report – Rural Lifestyle Zone

<p>people who can be accommodated on site. There are also rules about the removal of indigenous vegetation and restrictions on earthworks and extractive industries.</p>	<p>able to be assessed at the time of a proposal (if any) to remove the SNA. Also, a full discretionary activity resource consent is required for any application to subdivide a site that has a scheduled site or feature located on it.</p> <p>Section 6(e) The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga.</p>		<p>papakāinga and marae. Objective 8.3.2 and Policy 8.3.2.1 seek to strengthen Maniapoto identity and culture in the design of buildings and structures for community development and public spaces. Also of significance is Section 17 related to the Coast and, in particular 17.3.6 seeking to protect and enhance access to the coast.</p>	
<p>SCALE & SIGNIFICANCE s32(1)(c)</p>				<p>STRATEGIC DIRECTION</p>
<p>The assessment is based on eight factors outlined in Ministry for the Environment’s guidance on Section 32 reports. Each factor is scored in terms of its scale and significance (where 1 is low and 5 is high).</p> <p>Reason for Change: 2 Problem / Issue: 2 Degree of Shift from Status Quo: 2 Who and How Many Affected, Geographic Scale of Effects: 1 Degree of Impact on or Interest from Māori: 1 Timing and Duration of Effects: 1 Type of Effect: 2 Degree of Risk or Uncertainty: 1</p> <p>Total (out of 40): 12</p>	<p>The rural lifestyle zone at Oparure and Gadsby Road in Te Kūiti has small areas of identified Sites and Areas of Significance to Māori located on it, and a small area of one part of the rural lifestyle zone in Mokau has a cultural alert layer located on it. Through the resource consent process there is the opportunity to assess the effects on these areas. To date, there has been no advice from mana whenua that these areas are inappropriate for rural lifestyle development because of these features. The requirement for a full discretionary consent where subdivision occurs on a site with an identified feature on it will ensure cultural values are considered as part of the process. In proximity to the Fullerton Road rural lifestyle zone, a site identified by the Heritage New Zealand Pouhere Taonga (HNZPT) wāhi tapu area is identified in the ODP. Through the development of the PDP, HNZPT advised the physical extent of the area which was a lot larger than original thought. Council staff have been working with mana whenua who submitted the original wāhi tapu information to HNZPT. As a result of this work the extent of the area has recently been revised. On receipt of the latest information HNZPT have initiated a review of the wāhi tapu listing, but this will take some time. The area identified in the PDP is the revised area and is not located on the Fullerton Road rural lifestyle zone.</p> <p>Section 6 (h) The management of significant risks from natural hazards</p> <p>Parts of the rural lifestyle zone are located within the natural hazard overlay and can be summarised as follows:</p> <ul style="list-style-type: none"> In Mokau there is a small area of coastal flood hazard overlay in one area. Marokopa areas of the rural lifestyle zone are located within the coastal flood hazard overlay. Fullerton Road and Oparure there are no natural hazard overlays. In Te Kūiti areas are affected by the building platform suitability overlay, and also a small area within the High Flood Risk overlay. <p>The rules in the natural hazard chapter control the extent of development that can occur within these parts of the zone.</p> <p>Section 7 RMA Section 7 lists a range of other matters that particular regard is required to be given to.</p> <p>Section 7(b) the efficient use and development of natural and physical resources.</p> <p>This matter includes the efficient use and development of land and buildings. Providing options for rural lifestyle living close to existing services in towns may help to transfer some smaller lots away from the rural zone and therein assist in maintaining the rural zone for agriculture and farming. Within the</p>		<p>The proposed rural lifestyle provisions do take account of the directions in the MEMP. A key means for achieving this outcome is the provision of marae complexes and papakāinga housing developments as a permitted activity. New marae can establish in the zone as long as the standards are met. The definitions of marae complex includes buildings typically associated with a marae such as a wharenuī and/or whare kai. The definition of papakāinga housing states there are to be between 2 and 6 units, and they must support traditional Māori cultural living for a recognised mana whenua group living in the Waitomo District. Developments exceeding six units require resource consent. The rule enables development on general title land as well as Māori owned land and there is no rule requiring proximity to Marae. In addition to the provisions of the rural lifestyle zone existing marae are zoned Māori purpose zone which provides for a broader range of opportunities. In addition, SD-028 recognises the importance of incorporating matauranga Māori principles in design and construction</p>	<p>The following objective from the Strategic Directions Chapter of the plan is relevant to this topic:</p> <p>SD-04: Marae and papakāinga are recognised as an essential cultural and spiritual component of Māori traditions, society and economy and are enabled to provide a range of activities that meet the needs of mana whenua.</p> <p>SD-05: Compatible activities with similar effects and functions are zoned together and new development is directed towards the appropriate zones to ensure that land use and subdivision:</p> <ol style="list-style-type: none"> Are consistent with the anticipated character and amenity values of the areas where they are located; and Efficiently use natural and physical resources in order to meet the community’s and the environment’s needs both now and in the future; and Recognise existing lawful activities and protect their ongoing operation from incompatible activities. <p>SD-025: Enable a variety of residential housing types for a diverse range of households across the district to meet the community’s diverse social and economic housing needs.</p>
				<p>UNCERTAINTIES AND RISKS s32(2)(c)</p>
				<p>The degree of risk and uncertainty is low. The activities and approaches are well understood.</p>

	<p>coastal environment it will provide for the efficient use of natural resources, as it provides options for consolidation of existing settlements where the overall naturalness of the coast has already been compromised. While a minimum lot size of 2ha is provided for in the general rural zone (outside of the coastal environment and outside of any site with a scheduled site, overlay or feature on it) lots less than that require a full discretionary activity. This compares with the rural lifestyle zone which has a minimum lot size of 2,500m². Outside of areas with scheduled features and overlays located on them, subdivision is a restricted discretionary activity, less restrictive than the general rural zone. The smaller lot size will appeal to people who do not need as much land but want to live in an open rural area close to services in the towns and villages of the District. For these reasons the rural lifestyle zone is an efficient use of rural land.</p> <p>Section7(c) the maintenance and enhancement of amenity values.</p> <p>The RMA defines amenity values as “those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes”. What makes a rural lifestyle zone pleasant to live in include factors such as the ability to undertake a wide range of farming and other activities, good access to sunlight, and access to generous areas of open space. Acceptable noise levels need to account for the farming activities envisaged in this zone. The provisions in the PDP have been designed to achieve this outcome.</p> <p>Section 7 (f) maintenance and enhancement of the quality of the environment.</p> <p>Refer to the discussion under Section 7(c).</p> <p>Section 7 (g) Any finite characteristics of natural and physical resources.</p> <p>Of relevance is the finite characteristics of the natural resource of the coastal environment. The provisions strike a compromise in enabling development in locations where the degree of naturalness has already been compromised by existing development. In that way the provisions increase the level of protection in other parts of the coastal environment. While there are other resources that are finite such as SNAs and sites and SASMs the provisions provide for their protection and enable participation through the resource consent process.</p> <p>Section 8 RMA In considering the principles of the Treaty of Waitangi it is important to consider how the principles of partnership, participation and protection have been taken into account. The provisions within the zone for marae complexes and papakāinga housing development are enabling. This is particularly the case for Oparure where the proposed rural lifestyle zone is located in and around an existing Marae. The principles of participation and protection have been recognised through the identification of significant sites and plan provisions that enable participation and their protection.</p>			
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Section 32 Report – Rural Lifestyle Zone

OBJECTIVE(S) s32(1)(a)	
<p>Relevance – The objectives address the relevant resource management issues. The objectives recognise that the rural lifestyle provides for the social, economic and cultural well-being of people and the community by providing residential living opportunities in a semi-rural environment on the periphery of urban areas and in specific locations around the District. The zones are focused around existing towns and settlements that have been identified as areas where demand for rural-residential development is existing or anticipated in the future.</p> <ul style="list-style-type: none"> • RLZ-01 and RLZ-02 recognise the importance of providing for a level of amenity in accordance with section 7(c) that is typically associated with rural lifestyle living. The objectives also clearly articulate the purpose of the zone is to provide for rural lifestyle living. • RLZ-03 recognises the intent is to provide for rural lifestyle living and not to convert the rural lifestyle zone into a residential zone (i.e. the level of amenity has to be anticipated to be semi-rural in the rural lifestyle zone). This objective is key to achieving the overall outcomes for the zone. • RLZ-04 recognises the importance of reverse sensitivity effects and how the likelihood of this effect arising relates to the range of activities being carried out in the zone, and their proximity to other zones such as rural production. • RLZ-05 recognises the importance of providing for the integrated management of development and infrastructure and in doing so is directly relevant to section 31 and the Waikato Regional Policy Statement. • RLZ-06 clearly directs commercial and industrial activities to the appropriate zone except where there is a functional and compelling need. This outcome is directly relevant to SD-05. • RLZ-07 some sites within the zone are within identified natural hazard areas. Where this is the case the natural hazards chapter applies. This objective is relevant in order to reinforce the outcomes of the hazard chapter and draw an important link to that Chapter. • RLZ-08 recognises that the district plan plays a role in enabling the Town Concept Plans. The Town Concept Plans are the outcomes from a collaborative community exercise that set key directions, actions and priorities. • RLZ-09 recognises that housing design which supports mana whenua housing aspirations is supported. This objective implements section 6(e) and the iwi environmental management plans. <p>Usefulness –</p> <ul style="list-style-type: none"> • The objectives outline what the purpose of the zone is which will guide decision making when considering a resource consent application under section 104. • The objectives address the key resource management issues for the zone. • The proposed objectives clearly describe the purpose of the zone and thereby provide certainty and specificity. • The objectives also usefully highlight key links to other sections of the plan such as natural hazards. <p>Reasonableness –</p> <ul style="list-style-type: none"> • The objectives will not impose unjustifiably high costs on the community / parts of the community. • The objectives enable the range of developments and activities typically anticipated in a rural lifestyle zone. • The objectives also provide direction for those activities that are not anticipated in the zone. <p>Achievability –</p> <ul style="list-style-type: none"> • The objectives are within Council’s functions and powers. • The objectives are consistent with those in the iwi environmental management plans. • The objectives are achievable. <p>Are the objectives the most appropriate way to achieve the Purpose of the Act? The proposed objectives are considered to meet the tests of relevance, usefulness, reasonableness, and achievability. The objectives are the most appropriate way to achieve the purpose of the RMA because they:</p> <ul style="list-style-type: none"> • Will provide for the health and social wellbeing of people and communities by enabling an alternative living option on sites that are smaller than that provided for in the general rural zone; and • They give effect to the strategic objectives of the PDP; and • The proposed objectives also provide greater certainty to decision makers and plan users as to what is the expected end state; and • Is within the jurisdiction of the Council and can be achieved within the exercise of its functions; and • The objective will address the key resource management issues identified above; and • The proposed objectives are in line with national best practice and implement national and regional guidance and direction including relevant iwi environmental management plans EMPs and key directions within the National Coastal Policy Statement; and • They give effect to the strategic objectives of the PDP particularly SD-04, SD-05 and SD-25. 	
PROVISIONS s32(1)(b)	
EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii), 32(2)(a)(i), s32(2)(a)(ii)	ALTERNATIVES s32(1)(b)(i)
<p>Benefits Anticipated</p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> • Enables a range of sustainable lifestyle options for people, including work from home opportunities • The reduced likelihood of a dispersed pattern of rural lifestyle lots throughout the coastal environment consistent with the anticipated outcomes in the New Zealand Coastal Policy Statement. • Within the coastal environment making clear provision for new areas of development, which could provide a managed retreat option in future for people, who are located within coastal hazard areas. • The site coverage, setback and height in relation to boundary standards will ensure that buildings are of an appropriate scale. • Having clear and specific rules relating to the creation of new entrances to caves, or modifications to cave features, and the placement of fill or rubbish will help to prevent damage to these important features. • Reduction in the potential for reverse sensitivity effects by including rules that require setbacks from specified farm building and structures and setbacks from the rural production zone and sites of intensive indoor primary production. • Reduced odour effects by controlling the storage and spreading of non-hazardous solid or liquid waste. • A reduction in noise levels for people wishing to build close to state highways by requiring the habitable rooms of new buildings for noise sensitive activities to be insulated to achieve a comfortable indoor ambient level. <p><u>Economic</u></p> <ul style="list-style-type: none"> • Making clear provision for agricultural, pastoral and horticultural activities will provide people with a variety of economic, and/or sustainable living options. • Making clear provision for home businesses and activities such as residential based visitor accommodation differs from the effects-based framework in the ODP where activities were inferred rather than directly provided for. Clear provision gives confidence to proceed with business ideas. • Providing options for visitor accommodation, the same as the general rural zone, enables options for people to diversify the activities undertaken on a site. 	<p>For the purpose of this evaluation, the Council has considered the following potential options:</p> <ol style="list-style-type: none"> 1. The proposed provisions; and 2. The status quo. <p>The ODP provisions are not considered to be efficient or effective in achieving the objectives.</p> <p>In order to identify other reasonably practicable options, the Council has undertaken the following:</p> <ul style="list-style-type: none"> - Reviewed the provisions of other recently notified plans - Undertaken community consultation through the Town Concept Plan process.

Section 32 Report – Rural Lifestyle Zone

<ul style="list-style-type: none"> The PDP will now require standalone industrial and commercial activities (ie with no residential/living component such as a home based business) to be considered through the resource consent process. This will benefit the commercial zones which are located in Te Kūiti and Piopio and have economic benefits for the communities within the district as commercial activities will be encouraged to locate appropriately and utilise existing physical resources within the commercial zone. <p><u>Social and Cultural</u></p> <ul style="list-style-type: none"> Significant cultural benefits over and above the ODP, clear provision for marae complexes, papakāinga housing and policy recognition of matauranga housing design principles. There are social benefits from clearly listing those activities that provide for the health and wellbeing of communities such as education and community facilities. A resource consent is required (unless meeting the requirements of a home-based business) as not every site will be appropriate, the policy framework supports the activities that provide such benefits. <p>Costs Anticipated</p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> There may be a perceived change in amenity for some people with enabling provisions for marae complexes, papakāinga and visitor accommodation. Depending on the proposed development some areas of SNA may be removed through a resource consent process. Depending on the proposal, this cost could be balanced against permanent protection of the remainder of the SNA. <p><u>Economic</u></p> <ul style="list-style-type: none"> Increase in construction costs for people wishing the build close to stage highways. Restricts the development of commercial and industrial activities. Additional standards over and above the ODP for home-based businesses such as traffic generation. This standard will mean that activities that have customers which exceed the standard will need resource consent and/or will need to shift their business to a more appropriate location such as the commercial zone. <p><u>Social and cultural</u></p> <ul style="list-style-type: none"> It is unlikely there will be social and cultural costs from these provisions there is likely to be benefits. <p>Economic growth and employment opportunities</p> <p>The provisions provide for the growth of home based economic and employment opportunities. If the opportunity for visitor accommodation is taken up, then that could provide for economic growth and employment opportunities.</p>	
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QUANTIFICATION OF BENEFITS & COSTS s32(2)(b)

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified. Given the assessment of the scale and significance of the proposed provisions, specific quantification of the benefits and costs in this report is considered neither necessary, beneficial nor practicable in relation to this topic.

EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii)	REASONS FOR PROVISIONS s32(1)(b)(iii)
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Section 32(1)(b)(ii) requires assessing the efficiency and effectiveness of the provisions in achieving the objectives:

Efficiency
The proposed provisions are the most efficient method of meeting the objectives as the benefits outweigh the costs and the provisions will not impose significant additional costs onto landowners. The policies and rules set out clearly how the objectives will be achieved. The benefits from the provisions are wide ranging. The package of provisions will be efficient in achieving the objectives.

Effectiveness
The proposed provisions are the most effective in achieving the objectives as they directly address the resource management issues and the outcomes sought through the objectives. The provisions are consistent with the purpose and principles of the RMA. The proposed provisions are considered to be the most effective means of achieving the objectives as together they will:

- give effect to the Waikato RPS objectives and policies and the New Zealand Coastal Policy Statement; and
- take into account direction in iwi management plans particularly as they relate to papakāinga developments and providing for matauranga Māori principles in building design; and
- assist in implementing Strategic Direction SD04, SD05 and SD25 in the Proposed Plan; and
- enable the Council to fulfil its statutory obligations, including section 6(a), 6(b), 6(e), 6(h) and 7(b), 7(c), 7(f) and 7(g) and is consistent with its functions under section 31 of the RMA; and
- provide for a range of rural lifestyle options and activities; and
- ensure adverse effects on the function and character of the zone are managed appropriately by requiring consent for activities that could cause adverse effects; and
- encouraging the location of commercial and industrial activities within the appropriate zone; and
- enable the Council to effectively administer its district plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.

Section 32(1)(b)(iii) requires a summary of the reasons for deciding on the provisions:

- The proposed provisions are the most appropriate way to achieve the objectives as they:
- implement the directions in the New Zealand Coastal Policy Statement;
 - provide for a range of rural lifestyle activities;
 - contain standards that maintain amenity;
 - enable a range of home-based businesses;
 - address potential reverse sensitivity effects; and
 - focus on the core function of providing lifestyle living and encouraging commercial and industrial activities to locate within their respective zones supporting existing commercial centres in Te Kūiti and Piopio.