

Commercial Zone and Te Kūiti CBD Precinct (Precinct 5)

Section 32 Report for the Proposed Waitomo District Plan

Section 32 Report – Commercial Zone and Te Kuiti CBD Precinct (Precinct 5)

SUMMARY OF ISSUES	RESOURCE MANAGEMENT ACT 1991	NATIONAL DIRECTION	REGIONAL POLICY STATEMENTS	IWI MANAGEMENT PLANS CONT...
<p>The commercial zone and Precinct 5 (Te Kuiti CBD Precinct) address the following issues:</p> <ul style="list-style-type: none"> The commercial zone needs to enable a wide variety of activities to support Te Kūiti and Piopio as the commercial centres of the District. The zone needs to be sized appropriately to enable a variety of commercial activities, but not so large that there is a high level of vacant shops. This is a key driver for the creation of a precinct in Te Kuiti to reduce the extent of the CBD to encourage intensification and reduce the number of vacant retail stores. The town centres need to be vibrant and economically viable. The design and layout of development within commercial areas can positively or negatively impact on the attractiveness and functionality of commercial centres and public areas within them. Commercial activities can generate a range of effects that affect the amenity of nearby residential properties. Poorly designed centres compromise amenity, safety and wellbeing. Poor functioning centres and scattered business development adversely affect the economic viability of the town centre. The importance of providing for and encouraging a mix of compatible activities within commercial centres and mixed use areas. The need to provide sufficient development capacity and flexibility for differing commercial activities. 	<p>Section 5 RMA Section 5(2) enables people and communities to provide for their social, economic, and cultural well-being, which is directly relevant to the commercial Zone. Town centres are a focal point for the community and enable economic activity. They also allow social interactions with places to visit.</p> <p>Section 6 RMA There are no section 6 matters relevant to this zone.</p> <p>Section 7 RMA The following clauses are relevant in section 7:</p> <ul style="list-style-type: none"> ensuring that the natural and physical resources of commercial areas are used and developed efficiently (section 7(b)); and the amenity values and quality of commercial areas, as well as surrounding residential areas are maintained and enhanced (section 7(c) and (f)). <p>Commercial land is a significant physical resource for the community. In addition to the economic value this land provides to the District, it provides value in terms of amenity and quality of the environment. zone boundary interfaces require careful management to maintain amenity within adjacent residential zones and open space zones.</p> <p>Section 8 RMA Section 8 is not considered relevant to this zone.</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>National Policy Statement on Urban Development (NPS-UD)</p> <p>It is noted that the Waitomo District is not an urban environment as defined in the NPS-UD. However, the NPS-UD provides valuable commentary on land use and development, aims to support well-functioning urban environments to provide for current and future community well-being. It requires RMA plans to provide opportunities for land development to meet housing and business needs, supported by adequate development capacity. Key requirements for the District Plan are:</p> <ul style="list-style-type: none"> Provide sufficient business and residential land and development opportunities to meet current and future demand. Promote accessibility and connectivity between housing and businesses. Actively enable development in urban environments. Development capacity must be supported by infrastructure. <p>Objective 1 of the NPS-UD seeks that urban environments provide choices that will meet the needs of people and communities and future generations for a range of working environments and places to locate businesses. Objective 4 seeks that urban environments are provided that, over time, develop and change in response to the changing needs of people and communities and future generations. Policy P3 directs that the efficient use of urban land and infrastructure is promoted.</p> <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>None of the NES's are particularly relevant to this zone.</p> <p>Relevant case law considered There is no case law of particular relevance to this zone, and case law will need to be researched where a particular issue needs addressing.</p>	<p>The Waikato Regional Policy Statement Objective 3.12 effectively sets the policy direction for business areas and centres. Objective 3.12 is "Development of the built environment (including transport and other infrastructure) and associated land use occurs in an integrated, sustainable, and planned manner; which enables positive environmental, social, cultural, and economic outcomes, including by... (j) promoting a viable and vibrant Central Business District in Hamilton City, with a supporting network of sub-regional and town centres; and (k) providing for a range of commercial development to support the social and economic wellbeing of the region."</p> <p>To give effect to Objective 3.12 and Policies 6.1 and 6.3, that implement it, the Waitomo District needs to provide opportunities for a range of commercial development that is adequately serviced by infrastructure and integrated with the transport network. Town centres should be the focus of commercial activity, providing for the social and economic wellbeing of the community.</p> <p>The effects of commercial development, and residential activities in town centres, must be managed so that the ability of communities to provide for their wellbeing is not compromised and to give effect to Objective 3.21, which is 'The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.' This requires identification of those elements that contribute to amenity within business areas and centres and methods to maintain or enhance those qualities.</p> <p>The Manawatū-Whanganui One Plan There are no provisions of relevance.</p>	<p>The Waikato Tainui Environment Management (WTEP) Plan 2018</p> <p>Section 25 of the WTEP is most relevant to the Commercial Zone. It sets out development principles to be applied to land uses, and requires that development enhances the environment using the following methods:</p> <ol style="list-style-type: none"> Restores the capacity of ecosystems; Creates or maintains ecosystems that function without human intervention; Understands and acknowledges the diversity and uniqueness of the development location (socially, culturally, spiritually, economically, and environmentally); Considers how the development design incorporates the diversity and uniqueness of the development location (such as culturally appropriate design, interpretive panels, commemorative pou [poles], etc); Minimises pollution and waste; Promotes efficient and effective energy conservation and use; Preserves and preferably enhances the natural hydrologic functions of the site; Identifies and preserves sensitive areas that affect the hydrology, including streams and their buffers, floodplains, wetlands, steep slopes, high-permeability soils and areas of indigenous vegetation; Effectively manages natural hazards; Considers beneficial re-use on-site of stormwater and wastewater; Considers water conservation; and Provides for visual amenity consistent with the surrounding environment. <p>Objective 25.3.2 seeks that development is well planned and the environmental, cultural, spiritual, and social outcomes are positive</p> <p>It is considered that the proposed provisions have taken into account the relevant WTEP provisions.</p>
<p>OPERATIVE WAITOMO DISTRICT PLAN</p>			<p>IWI MANAGEMENT PLANS</p>	<p>OTHER RELEVANT PLANS OR LEGISLATION</p>
<p>The Operative District Plan does not limit the range of activities in the Business Zone, and instead focuses on design standards such as bulk and location and drainage / effluent fields. The zone adopts a highly enabling approach.</p>			<p>Maniapoto Environmental Management Plan (MEMP)</p> <p>The most relevant provisions in the MEMP are: Policy 8.3.2.2 which seeks to ensure Maniapoto culture, history and identity associated with specific places are reflected in residential and commercial developments. This is achieved through:</p> <ol style="list-style-type: none"> Maniapoto have appropriate opportunities to be involved in developing and implementing plans and strategies to identify and protect Maniapoto values in residential and commercial developments Encourage use of indigenous plants for public spaces, parks and reserves Encourage use of landscape design elements that promote and celebrate Maniapoto cultural values Ensure the use of Maniapoto designed artwork, signs, materials and structures that communicate the culture, heritage and history and promote the 	<p>Town Concept Plans The plans outline key moves for each town which were identified by the community as being important to support future development and growth. Using the key moves as themes, we took the community's ideas and developed them into actions and plans to create a 'MAP'. There are town concept plans for Te Kūiti and Piopio. Improving the town centre is a key move identified in the Te Kūiti Town Plan. As part of this work the Council commissioned a retail economic assessment of the Te Kūiti town centre which was undertaken by Property Economics Limited. A key finding of this work is the existing business zone is too big for the catchment it serves. Property Economics Limited advised that an area just over 2 hectares is required to provide a commercial heart to Te Kūiti, with an overall requirement</p>

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		<p>significance of places, resources and names important to the people of Maniapoto</p> <p>Policy 22.3.2.1 seeks to promote the use of renewable energy and energy saving measures in residential, commercial, industrial and other developments</p> <p>Policy 18.3.1.3 relates to urban planning and development being undertaken in accordance with best practice principles, and infrastructure services provide for the environmental, social, economic, and cultural needs of Maniapoto within the financial capacity of the community.</p> <p>It is considered that the proposed provisions have taken into account the provisions in the MEMP, as they ensure good quality design of buildings to support the town centres in terms of economic development as well as creating vibrant places.</p>	<p>of around 4 hectares. This is much less than the 10ha of land currently zoned business in the ODP. More detail is provided in the Te Kūiti Town Concept Plan and the report prepared by Property Economics.</p> <p>New Zealand Urban Design Protocol 2005 The Urban Design Protocol identifies seven essential design qualities that together create quality urban design:</p> <ul style="list-style-type: none"> • Context: seeing buildings, places and spaces as part of whole towns and cities. • Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment. • Choice: ensuring diversity and choice for people. • Connections: enhancing how different networks link together for people. • Creativity: encouraging innovative and imaginative solutions. • Custodianship: ensuring design is environmentally sustainable, safe and healthy. • Collaboration: communicating and sharing knowledge across sectors, professions and with communities. • These design protocols were considered in the development of this chapter. <p>National Guidelines for Crime Prevention through Environmental Design in New Zealand CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the incidence and fear of crime, as well as an improvement in quality of life.</p> <p>There are four key overlapping CPTED principles. They are:</p> <ol style="list-style-type: none"> 1. Surveillance – people are present and can see what is going on. 2. Access management – methods are used to attract people and vehicles to some places and restrict them from others. 3. Territorial reinforcement – clear boundaries encourage community ‘ownership’ of the space. 4. Quality environments – good quality, well maintained places attract people and support surveillance. <p>These guidelines were considered in the development of this chapter.</p>	<p>of around 4 hectares. This is much less than the 10ha of land currently zoned business in the ODP. More detail is provided in the Te Kūiti Town Concept Plan and the report prepared by Property Economics.</p> <p>New Zealand Urban Design Protocol 2005 The Urban Design Protocol identifies seven essential design qualities that together create quality urban design:</p> <ul style="list-style-type: none"> • Context: seeing buildings, places and spaces as part of whole towns and cities. • Character: reflecting and enhancing the distinctive character, heritage and identity of our urban environment. • Choice: ensuring diversity and choice for people. • Connections: enhancing how different networks link together for people. • Creativity: encouraging innovative and imaginative solutions. • Custodianship: ensuring design is environmentally sustainable, safe and healthy. • Collaboration: communicating and sharing knowledge across sectors, professions and with communities. • These design protocols were considered in the development of this chapter. <p>National Guidelines for Crime Prevention through Environmental Design in New Zealand CPTED is a crime prevention philosophy based on proper design and effective use of the built environment leading to a reduction in the incidence and fear of crime, as well as an improvement in quality of life.</p> <p>There are four key overlapping CPTED principles. They are:</p> <ol style="list-style-type: none"> 1. Surveillance – people are present and can see what is going on. 2. Access management – methods are used to attract people and vehicles to some places and restrict them from others. 3. Territorial reinforcement – clear boundaries encourage community ‘ownership’ of the space. 4. Quality environments – good quality, well maintained places attract people and support surveillance. <p>These guidelines were considered in the development of this chapter.</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: 3 Problem / Issue: 2 Degree of Shift from Status Quo: 2 Who and How Many Affected, Geographic Scale of Effects: 2 Degree of Impact on or Interest from Māori: 1</p>				<p>The following objective from the Strategic Directions chapter of the PDP are relevant to this topic:</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"> 1. Are consistent with the anticipated character and amenity values of the areas where they are located; and 2. Efficiently use natural and physical resources in order to meet the

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<p>Timing and Duration of Effects: 1 Type of Effect: 1 Degree of Risk or Uncertainty: 1</p> <p>Total (out of 40): 13</p>				<p>community's and the environment's needs both now and in the future; and</p> <p>3. Recognise existing lawful activities and protect their ongoing operation from incompatible activities.</p> <p>SD-06: Promote development within the commercial, industrial and rural production zones that increases the type and range of employment opportunities within the district.</p> <p>SD-019: Ensure that Te Kūiti offers an urban environment that functions well and enables its community to provide for their current and future social, economic, and cultural wellbeing, and for their health and safety.</p> <p>SD-020: Support and sustain the vitality and viability of Te Kūiti, as the primary commercial centre for the district, to provide a range of business, retail and entertainment activities, community facilities, educational facilities and visitor accommodation.</p> <p>SD-021: Require subdivision and development within townships and within the future urban zone to occur in a planned, integrated and co-ordinated manner which ensures that infrastructure has sufficient capacity to accommodate the form and type of development anticipated.</p> <p>SD-022: Where the area is appropriately serviced by existing or planned infrastructure, encourage development and intensification that enables more people to live in, and more businesses and community services to be located in the district's existing townships.</p> <p>SD-024: Promote liveable, sustainable, well-functioning urban environments by incorporating low impact design solutions and matauranga Māori principles in the planning and construction of developments.</p> <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>SD-027: Encourage urban development that supports reductions in greenhouse gas emissions, minimises waste production, transport and energy demand, and is resilient to the current and future effects of climate change.</p> <p>UNCERTAINTIES AND RISKS s32(2)(c)</p> <p>The degree of risk and uncertainty is low. The Council has sufficient information to determine the commercial zone provisions relating to the role and function of the zone within the District.</p> <p>The proposed provisions align with the economic analysis regarding the planning provisions appropriate to deliver an economically efficient commercial centre network in Te Kuiti (Precinct 5).</p>
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				<p>The implementation of a clear hierarchy of centres has also been traversed with the community through the development of Town Concept Plans.</p> <p>The approach proposed is also consistent with the direction in the Waikato RPS. Therefore, there is a low risk of acting in the manner proposed.</p>
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OBJECTIVE(S) s32(1)(a)

Relevance –

- The proposed objectives address the identified resource management issues. The proposed objectives relate to the purpose of the zone and Precinct and give clear direction on the intended function of the zone and Precinct, and their envisaged position in a commercial hierarchy. They also describe the outcomes for the zone and Precinct.
- The proposed objectives enable Council to undertake its functions under section 31, in particular section 31(1)(a) 'the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district', and section 31(1)(aa) 'the establishment, implementation, and review of objectives, policies, and methods to ensure that there is sufficient development capacity in respect of housing and business land to meet the expected demands of the district'.
- The proposed objectives give effect to higher level documents. They are consistent with the purpose and principles of the RMA and give effect to higher order documents.
- The commercial zone gives effect to higher order policy documents by promoting commercial development and other appropriate development at an appropriate scale. Focussing the commercial zone in areas of existing commercial development means they are making best use of existing infrastructure. The commercial zone provides for a range of commercial and community activities that are compatible with the scale of the town and consider the amenity of the surrounding zones. Overall, the proposed zone contributes to providing for sufficient commercially zoned land to meet capacity demands while also providing for medium density residential activities where appropriate.

Usefulness –

- The proposed objectives provide clarity and guidance regarding the intended purpose of the zone and the anticipated outcomes. They guide decision making when considering a resource consent application under section 104.
- The proposed objectives meet best practice by providing clear direction on what the intended outcome is and by describing the desired end state.

Reasonableness –

- While some additional costs may occur through additional resource consent requirements, the clearly articulated purpose of the zones will reduce uncertainty and provide clarity around expected outcomes.
- The objectives describe an outcome that will provide for increased development opportunities and a wider variety of activities.
- While there may be some additional costs for parts of the community, these will not be unjustifiably high.
- The proposed objectives clearly describe the purpose of the zone and thereby provide more certainty and specificity when compared to the existing provisions.

Achievability –

- The proposed objectives provide certainty regarding the purpose of the commercial zone. They are considered to be achievable within Council's powers, skills and resources. However, other factors outside the control of the District Plan such as infrastructure capacity or capacity for commercial development can have significant impact on the achievability of the objectives.

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:

- The proposed objectives are in line with national best practice and implement higher order policy documents by providing for a wide range of activities while also giving clear guidance on intended outcomes for the zone.
- They give effect to the strategic objectives of the PDP relating to Te Kūiti, employment, economic development and a focus on intensification of the CBD in Te Kuiti.
- The proposed objectives also provide greater certainty to decision makers and plan users.
- While the existing objectives in the ODP provide some direction, they do not fully reflect the higher level direction and do not provide certainty and guidance to decision makers and plan users as to what is the expected end state.
- The objectives will assist in providing for the economic, social and cultural well-being expressed in section 5 of the RMA by supporting the development of Te Kūiti and Piopio.
- COMZ-O6 and COMZ-O9 will be effective at maintaining the amenity values of the surrounding zones and achieve section 7(c) and (f) of the RMA.

PROVISIONS s32(1)(b)

EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii), 32(2)(a)(i), s32(2)(a)(ii)	ALTERNATIVES s32(1)(b)(i)
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<p>Benefits Anticipated</p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> A 2018 survey identified over a quarter of the business zoned land being vacant. The Property Economics Report states that this is a very high level of vacancy for a town centre and indicates a town centre struggling to maintain retail performance and retailers. In response to this issue the Proposed District Plan has identified a retail core Precinct 5, the remainder of the zone is still zoned commercial but is anticipated to be a mixed-use environment. A do-nothing approach could have dire consequences for Te Kūiti town centre. It is considered the recommended approach is more efficient and effective than the approach in the ODP. Down zoning of some sites was considered as an option, but was discounted, because of the effects on landowners. Monitoring of the approach in the PDP will be required to assess whether a higher level of regulation is required. Controls the scale, dominance and visual effect of commercial buildings by requiring buildings to be setback from adjacent sites used for residential activities within the commercial zone and where sites adjoin the residential and open space zones Precinct 5 will encourage a retail core with high pedestrian and shopping interest, increasing the vitality and viability of Te Kūiti as the primary commercial centre in the District. Mix of activities outside Precinct 5 will provide opportunities for working and living and help with safety with more people living close within and adjacent to businesses. Efficient use of existing infrastructure. The setback and frontage rules will ensure amenity and character is retained. Commercial areas will be developed in a way that delivers positive urban form and built development outcomes. The controls will ensure the scale and style of development is appropriate to Te Kūiti and Piopio, with levels of screening, landscaping and security that will ensure a positive contribution to each centre. 	<p>For the purpose of this evaluation, the Council has considered the following potential options:</p> <ol style="list-style-type: none"> The proposed provisions; and 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 other relevant district plan provisions for activities in the town centres; and Sought feedback from Council asset managers in terms of infrastructure. Collated feedback from discussions with iwi. Commissioned a specialist retail economics report to understand the commercial zone needs of the District.
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<p><u>Economic</u></p> <ul style="list-style-type: none"> Increases the vitality and maintain the viability of Te Kūiti as the district’s primary commercial centre. Actively encourages commercial and retail development and employment opportunities. Helps deliver the Town Concept Plan for Te Kūiti and Piopio. In Te Kūiti encourage smaller sized shops and commercial services and enables more businesses to establish in PREC5 ‘the town centre’, with larger footprint businesses in the balance of the Commercial Zone. The provisions are flexible as they recognise that where a site has been vacant for more than 2 years that through a resource consent process a wider range of activities could establish within the PREC as this is a preferable outcome than having a site within the PREC vacant for an extended period. This is an efficient and pragmatic approach and recognises the significance of having activity within the core of the Te Kūiti commercial zone (Precinct 5). In Piopio maintaining ground level space for retail will assist in maintaining commercial land for commercial purposes. This is a more effective approach than the ODP which enabled residential activities to occur in the business zone at the ground floor level. Provides increased opportunities for people to shop locally. Reduces the number of vacant shops as the town centre is sized appropriately for the catchment and because of this is more likely to be economically viable. Supports Te Kūiti as the primary town centre of the District. Enables visitor accommodation in the main towns which has flow-on economic activity. Helps to maintain and enhance existing centres while reducing the likelihood of establishing competing centres. <p><u>Social</u></p> <ul style="list-style-type: none"> Enable more people to live, particularly in Te Kūiti outside of Precinct 5 . For Te Kūiti this will provide increased housing choice as to but also adds to the vitality and safety of Te Kūiti town centre. Manages adverse effects at the interface between zones. Manages reverse sensitivity effects. Enables people to meet their social needs locally. Provisions allow for healthcare, educational and community facilities thereby improving accessibility of these activities for local communities The continuous verandah requirements will be more pleasant for people regardless of weather. Pleasant and attractive commercial areas will improve the social vibrancy of commercial areas <p><u>Cultural</u></p> <ul style="list-style-type: none"> Enables community facilities and marae complex. <p>Costs Anticipated</p> <p><u>Environmental</u></p> <ul style="list-style-type: none"> No environmental costs are envisaged. <p><u>Economic</u></p> <ul style="list-style-type: none"> Restricts the development of industrial activities, although policy direction provides clear guidance as to where and what type of industrial activities could be appropriate. For instance, in Piopio where there is no capacity within the existing industrial zone. Lack of flexibility about where larger scale retail activities are located, and consequential reduction in income. Increased application requirements and ongoing consenting costs for activities and developments that do not meet permitted standards. Potential opportunity cost for landowners of sites with changed development potential. Additional costs of acoustically insulating houses near the railway line or State Highway. <p><u>Social</u></p> <ul style="list-style-type: none"> There are unlikely to be any social costs. <p><u>Cultural</u></p> <ul style="list-style-type: none"> There are unlikely to be any cultural costs. <p>Economic growth opportunities The provisions do enable economic growth opportunities, but possibly no more or less than the ODP.</p> <p>Employment opportunities The provisions do enable economic growth opportunities, but possibly no more or less than the ODP.</p>	<p>- Reviewed the Town Concept Plans and ensure where possible that the commercial zone and Precinct 5 enable the key moves specified in the Town Concept Plans.</p>
<p>QUANTIFICATION OF BENEFITS & COSTS s32(2)(b)</p>	
<p>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.</p>	
<p>EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii)</p> <p>Section 32(1)(b)(ii) requires assessing the efficiency and effectiveness of the provisions in achieving the objectives:</p> <p><u>Efficiency</u> 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 largely economic ones with flow-on environmental and social benefits resulting from commercial areas performing successfully. These benefits will outweigh any more localised economic costs resulting from greater restrictions on specific activities and directing particular types of commercial activities to specific zones / areas.</p>	<p>REASONS FOR PROVISIONS s32(1)(b)(iii)</p> <p>Section 32(1)(b)(iii) requires a summary of the reasons for deciding on the provisions.</p> <p>The proposed policies and rules are the most appropriate way of achieving the objectives as they:</p> <ul style="list-style-type: none"> focus retail activity in Te Kūiti (PREC5) therein assisting in maintaining the viability of Te Kūiti town centre and assisting in promoting its vitality. provide for a wide range of activities while providing clear guidance on the anticipated mix of activities and amenity levels for each area within the zone. address potential reverse sensitivity effects. support a commercial hierarchy which will support the development of Te Kūiti and Piopio.

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Development is largely a permitted activity and the bulk and location is managed through standards without the need for resource consent unless the activity is not complying with the development standards.

Effectiveness

The proposed provisions are the most appropriate method of meeting the objectives as they provide for a wide range of activities while at the same time giving clear direction and guidance towards the expected mix and scale of activities in the zone. They provide a high level of certainty to landowners, residents, developers, the community and Council.

The proposed provisions are the most appropriate method of meeting the objectives relating to the character and amenity of Te Kūiti and Piopio. They provide for additional height of buildings while also giving clear direction and guidance towards the expected quality of the built environment.

- give effect to the RPS to enable business activities in appropriate locations, and to locate and design development so that it functions in a way that encourages sustainable economic development.
- implement the Town Centre Concept Plans.
- ensure that significant adverse effects on the function and viability of Te Kuiti and Piopio is avoided.
- provides for activities which reflect and support the function and role of these towns.
- enable the Council to fulfil its statutory obligations, including ensuring the efficient use and development of the existing physical resources within the district's commercial areas.
- enable the Council to effectively administer its District Plan and to monitor the outcomes of the proposed provisions in a clear and consistent manner.
- assist in achieving the relevant Strategic Directions, including ensuring activities within centres align with the character, scale and intensity anticipated by their role and encourages self-sufficiency and sustainable economic growth.
- ensure that adverse effects on residential areas that are located adjacent to commercial zones are managed appropriately by controlling development adjoining existing residential activities within the commercial zone and at the interface between the zones.
- increase the effectiveness of the plan provisions in achieving positive urban design outcomes by providing greater clarity and certainty.
- assist in achieving the relevant Strategic Directions through providing attractive and pleasant places to live, work and visit and ensuring the scale, character and intensity of built form aligns with the role of the township.