



AREA SPECIFIC MATTERS

Residential Zone and Railway Cottage Cluster Precinct (PREC1) and Te Kumi Commercial Precinct (PREC2)

Section 32 Report for the Proposed Waitomo District Plan

Section 32 Report – Residential Zone and Railway Cottage Cluster Precinct (PREC1) and Te Kumi Commercial Precinct (PREC2)

SUMMARY OF ISSUES	RESOURCE MANAGEMENT ACT 1991	NATIONAL DIRECTION	REGIONAL POLICY STATEMENTS	IWI MANAGEMENT PLANS CONT...
<p>The residential zone and Precinct 1 and Precinct 2 address the following issues:</p> <ul style="list-style-type: none"> Land supply for future population growth. Work undertaken in 2018 as part of the Proposed District Plan (PDP) indicated there were around 200 vacant sections in Piopio and 1000 vacant sections in Te Kūiti. A number of these sections are large and could be subdivided further. Since that time 32 (2021) new building consents for new houses have been approved in Te Kūiti at an average of around 10 new dwellings per year. Over the same timeframe 1 new building consent for a new dwelling has been approved in Piopio. At that rate, there is enough capacity for well beyond the life span of the PDP. If the rate was to significantly increase, there would still be a lot of capacity. Even with this capacity the Council has decided to identify a new area for growth of around 23ha in Te Kūiti. For all of these reasons there should be sufficient residential zoned land in the District. The most recent work undertaken for the 2021 LTP on population numbers indicates there will be a continual moderate decline in the District's population over the period of the district plan. While there is an overall projected decline the work indicated there would continue to be demand for housing in Te Kūiti. Key drivers for this demand are decreasing household size, an increasing elderly population, increasing numbers of people identifying themselves as Māori. With increased levels of economic and social deprivation compared with other districts in the Waikato Region there is a need for affordable and healthy housing, which means providing for a range of housing types and options for multigenerational living. The provisions in the Operative District Plan (ODP) provide for a wide range of housing types as long as standards such as coverage are complied with. This flexibility is not written in a clear way so plan readers can understand. The approach in the ODP provides for a wide range of non-residential activities to occur within the residential zone if the effects standards are complied with. Industrial activities are the only non-residential activity listed as requiring resource consent. Commercial activities with no residential component are therefore permitted providing they comply with the standards. This approach while providing flexibility does not in Te Kūiti and Piopio support the efficient use of land that is zoned and appropriately serviced for these uses. A range of uses have also established in parts of the residential zone. Some of these 	<p>Section 5 RMA The primary purpose of residential zoned land is to provide housing. Housing is relevant to section 5 of the RMA, as housing supply is a key factor in the social wellbeing of people and communities. Given the high levels of economic deprivation in the Waitomo District provision for affordable housing options is important to meet the needs of future generations.</p> <p>Section 6 RMA The following matters are relevant to this topic.</p> <p>Section 6(h) The management of significant risks form natural hazards.</p> <p>Areas of the residential zone in Te Kūiti and Piopio are subject to the site suitability layer. This layer identifies areas within the residential zone that are subject to river flooding and at increased risk from landslide. For those places that are located within these areas the level of permitted development is reduced and ways of avoiding or mitigating the risk will be required through the resource consent process.</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. Included within this matter is the need to have particular regard to how plan provisions affect the efficient use of land zoned for residential purposes, and how land zoned for residential is best utilised for that purpose. Ensuring there is sufficient land available, and enabling efficient use of land for residential purposes, will also assist in delivering housing that is affordable for the communities of Waitomo District</p> <p>Section 7(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 Residential Zone pleasant to live in includes factors such as acceptable levels of noise, good access to sunlight and access to open space to plant trees and gardens, outdoor living, and fresh air. Connections (road or pedestrian) to parks and other places are also valued attributes of residential areas. The separation of buildings from one another, the overall scale of buildings, and the density of dwellings on the site also affects people's appreciation of the pleasantness of the place where they live. While the majority of housing type in the Residential Zone is single household unit on its own lot, the ODP provides for a range of housing densities as long as site standards such as open space are met. When new development happens next door at a greater density then people can feel as though the pleasantness of their environment has changed. However, this change needs to be balanced against providing for a range of</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>It is noted that under the NPS for Urban Development (NPS-UD) the Waitomo District is not an urban environment, and as such the Waitomo District Council is not required to implement the NPS-UD. However, it is noted that PDP provides for a range of initiatives provided for in the NPS-UD such as:</p> <ul style="list-style-type: none"> The Town Concept Plans identified new areas for growth; The capacity of the existing zoned areas has been assessed; and A range of different housing options have been provided to ensure people have housing choice and affordable housing options. <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>No NES's are of particular relevance to this zone.</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 of the Waikato Regional Policy Statement are relevant to this zone. 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 where regard is to be had to them in preparing district plans. A number of the development principles are relevant to the residential zone including:</p> <ol style="list-style-type: none"> Supporting existing urban areas in preference to creating new ones Occurs in a manner that provides clear delineation between urban areas and rural areas Make use of opportunities for urban intensification and redevelopment to minimise the need for urban redevelopment in greenfield areas. Connect well with existing and planned development and infrastructure Be directed away from significant mineral resources and their access routes, natural hazards areas, energy and transmission corridors and locations identified as likely renewable energy generation sites. Promote compact urban form design and location <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>The above matters have been considered and addressed in the development of this chapter.</p> <p>Manawatu-Whanganui One Plan</p> <p>The residential 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 relevant to the residential zone are: 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 developed to be well planned and the environmental, cultural, spiritual and social outcomes are positive.</p> <p>The proposed residential provisions do assist in implementing the directions in the WTEP. A key means for achieving this outcome is the provision of papakāinga housing developments as a permitted activity. The associated definition states the developments are to be between 2 and 6 units and the developments 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. The PDP also provides for a range of other housing options including tiny housing developments and co-housing. Additionally, existing marae are zoned Māori purpose zone which provides for a broader range of opportunities.</p>

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<p>uses are incompatible with the amenity and character expectations of a residential zone.</p> <ul style="list-style-type: none"> Under the ODP the residential zone applied to Te Kūiti and Piopio as well as smaller settlements such as Mokau, Benneydale, Aria, Marokopa and Waitomo Caves. Some of the smaller settlements are coastal and have particular issues that need to be managed. Also, for a number of settlements there is no defined commercial area but there is the potential for some commercial development. Waitomo Caves also has particular characteristics associated with the tourist industry that are not recognised and appropriately provided for under the residential zone. For these reasons, a key issue / question is whether applying a residential zone to the range of urban environments/ settlements in the District is appropriate or is a more tailor made approach appropriate. In some settlements including Te Kūiti and Piopio a limiting factor for development of some residentially zoned sites is reticulated servicing. In some cases, the services are not available, or in other cases there are sites where connections have not been made. An example being Piopio where because of servicing constraints no provision has been made for compact housing. Providing for an appropriate level of development for sites that are not serviced is important. Providing for a range of housing options will change existing and anticipated levels of amenity and may affect aspects of existing residential character. By for example providing for housing to be in different forms such as tiny houses and co-housing. In the entranceway to Te Kūiti are a group of existing railway houses (PREC1). These houses provide a distinctive entrance to Te Kūiti and also are visual reminder of the importance of the rail network to the King Country. Feedback from community consultation through the Town Concept Plans are that these houses are important to maintain. The Council sought advice from Heritage experts who identified Precinct 1. A key factor was assessing which houses had higher integrity and had not been significantly altered. Areas of the residential zone in Te Kūiti and Piopio are subject to natural hazards. Technical research and modelling undertaken for the PDP review has identified areas within the residential zone that require different construction requirements before they can be developed such as higher floor levels. These provisions will ensure housing stock is more resilient at the time of any extreme natural events. 	<p>housing options to meet people’s needs. Under the ODP significant change from the ‘single household’ per lot model was provided for and under the PDP a similar approach is provided for. The main difference with the PDP is the range of housing types that are provided for are clearly articulated whereas in the ODP this was not the case.</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>In respect of this topic the land zoned residential and available for development at any one time is limited. While there is significant capacity in Te Kūiti that is not a reason in itself to enable a range of different activities that are more appropriately located elsewhere. For future generations it is important that capacity is retained in residential areas for residential purposes.</p> <p>Section 8 RMA</p> <p>In considering the principles of the Treaty of Waitangi it is important in the residential zone to not unduly restrict housing types and living options. In the residential zone in the PDP co-housing, papakāinga and tiny house developments are permitted subject to compliance with the standards in the Plan. These housing types provide a range of options. In the residential zone a Marae complex is treated the same as any other community facility and listed as a discretionary activity. Existing marae are all located within the Māori purpose zone, including marae located within urban areas. This zone provides for a range of activities and services.</p>			
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<ul style="list-style-type: none"> The approach in the ODP provides for a wide range of non-residential activities to occur within the residential zone if the effects standards are complied with. Industrial activities are the only non-residential activity listed as requiring resource consent. Commercial activities with no residential component are therefore permitted providing they comply with the standards. This approach while providing flexibility does not in Te Kūiti and Piopio support the efficient use of land that is zoned and appropriately serviced for these uses. A range of uses have also established in parts of the residential zone. Some of these uses are incompatible with the amenity and character expectations of a residential zone. There are an existing group of businesses along State Highway 3 that have been established under the provisions of the ODP. Community feedback has been that these businesses are an important for Te Kūiti and should be supported through appropriate planning provisions (Precinct 2). While the existing businesses are important growth in this area would further undermine the commercial zone in Te Kūiti, which is why the precinct approach is critical to ensuring that there is not further commercial development outside of this area. Home based businesses provide flexibility for people to work from home and are an economically efficient option for a lot of people. Identifying where a business is of an incompatible scale and nature is important, otherwise residential character and amenity can be affected. Additionally, the efficient use of zoned and serviced commercial and industrial land can be undermined. Non-residential activities that support the health and wellbeing of people and communities are anticipated within the residential zone including health and educational activities. The nature and scale of the buildings and effects may not be appropriate in some locations within the zone. 				
<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 residential zone applies to: Te Kūiti, Piopio, Mokau, Awakino, Aria, Marokopa and Waitomo Caves Village The minimum subdivision standard to create a new site is 300m² for infill and 600m² for greenfield. If the site is unsewered the minimum standard is 2,500m². There is no limitation on the number of dwellings you can build on a site. 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, site 			<p>The Council is required to take into account planning documents recognised by an iwi authority and lodged with the territorial authority (S74(2A)).</p> <p>Maniapoto Environment Management Plan</p> <p>A summary of the provisions in the Maniapoto Environment Management Plan (MEMP) relevant to the residential 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 papakāinga and marae. Objective 8.3.2 and Policy 8.3.2.1 seek to strengthen Maniapoto identity and culture in the design</p>	<p>There are no other relevant plans or legislation relate to this topic.</p>

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<p>coverage, maximum building area for non-residential activities, and maximum number of people employed in a business or commercial activity.</p>			<p>of buildings and structures for community development and public spaces.</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: 3 Degree of Impact on or Interest from Māori: 2 Timing and Duration of Effects: 1 Type of Effect: 2 Degree of Risk or Uncertainty:1</p> <p>Total (out of 40): 15</p>			<p>The proposed residential provisions do assist in implementing the directions in the MEMP. A key means for achieving this outcome is the provision of papakāinga housing developments as a permitted activity. The associated definition states the developments are to be between 2 and 6 units and the developments 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. On sites that are not served by wastewater, while papakāinga is not available, other multi-unit options are available as long as the site is of sufficient size to treat and dispose of wastewater. The PDP also provides for a range of other housing options and typologies. In addition to the provisions of the residential zone existing marae are zoned Māori purpose zone which provides for a broader range of opportunities. In addition, SD-024 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> <ul 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-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 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>UNCERTAINTIES AND RISKS s32(2)(c)</p>
				<p>The degree of risk and uncertainty is low. The activities and approaches are well understood.</p>

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OBJECTIVE(S) s32(1)(a)

Relevance – The objectives address the relevant resource management issues. The objectives recognise that the residential zone is critical in providing for the social, economic and cultural well-being of people and the community.

- RESZ-O1, RESZ-O3, RESZ-O6 recognises the importance of providing for a level of amenity in accordance with section 7(c) whilst recognising that the planned urban environment may alter existing levels of amenity. The objectives also link to the elements of character that are important in Te Kūiti and Piopio and are described in the Overview to the Chapter.
- RESZ-O2 recognise the importance of housing to social wellbeing and providing for a range of affordable housing options for a diverse range of households. RESZ-O2 is directly relevant to section 5 of the RMA.
- RESZ-O4 links to Precinct 2 Te Kumi Commercial Precinct and provides for the sustainable management of the existing businesses that have developed in this location whilst recognising the residential context these businesses are located in.
- RESZ-O5 links to Precinct 1 Railway Cottage Cluster precinct and recognises the historic character of these cottages in the main entrance to Kūiti.
- RESZ-O7 recognises that the design, form and function of housing needs to enable housing typologies that provide for hapū-focused options. This is directly relevant to section 8 of the RMA and the Waikato Tainui and Maniapoto Environmental Management Plans.
- RESZ-O8 provides a link to the Town Concept Plans that have been prepared and promotes the outcomes in the Town Concept Plans.
- RESZ-O9 recognises the importance of retaining residential zoned land for residential purposes and in doing so promotes the efficient use and development of residential zoned land whilst recognising that there are some non-residential activities that are important for health and wellbeing of the local community that should not be avoided. These activities are listed as discretionary activities in the activities table.
- RESZ-O10 recognises and provides for the reasonable use of existing industrial activities that have developed under the provisions in the ODP, in the Residential Zone over time, recognising these activities have existing physical resources albeit out of zone. It is particularly important to provide direction if these activities seek to expand in the future.
- RESZ-O11 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.
- RESZ-O12 is directly relevant to section 6(h) of the RMA. The objective in this zone is a reference of the importance of this issue and links to the natural hazards chapter in the Plan.

Usefulness –

- 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 objectives usefully contain specific outcomes for the 2 Precincts differentiating these areas from the zone as a whole.
- The proposed objectives clearly describe the purpose of the zone and thereby provide more certainty and specificity when compared to the existing provisions.

Reasonableness –

- 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 the residential zone. The objectives also provide direction for those activities that are not anticipated in the residential zone. The objectives provide for the outcomes sought for the 2 precincts.

Achievability –

- The objectives are within Council’s functions and powers.
- The objectives take account of the provisions in the iwi environmental management plans.
- The objectives can be achieved.

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:

- Will provide for the health and social wellbeing of people and communities by enabling a range of affordable housing types (section 5); and
- Give effect to the strategic objectives of the PDP; and
- Provide greater certainty to decision makers and plan users as to what is the expected end state; and
- Are within the jurisdiction of the Council and can be achieved within the exercise of its functions; and
- Address the key resource management issues for the zone; and
- Are in line with national best practice and implement national and regional guidance and direction including relevant iwi environmental management plans and key directions within the higher order policy documents; and
- Give effect to the strategic objectives of the PDP particularly SD-O5, activities with the same effects and functions are located within the same zone.

PROVISIONS s32(1)(b)

EFFICIENCY & EFFECTIVENESS s32(1)(b)(ii), 32(2)(a)(i), s32(2)(a)(ii)

ALTERNATIVES s32(1)(b)(i)

Benefits Anticipated

Environmental

- Potential for reverse sensitivity effects will be reduced as the list of permitted activities will be those that are appropriate to the overall function of the residential zone. New industrial and commercial activities will be directed to the appropriate zone.
- The setback and height in relation to boundary standards will ensure that buildings are of an appropriate scale.
- A range of different housing types are specially recognised. These housing types such as minor residential units, duplex housing and tiny house developments may mean that land is used more efficiently and effectively than would otherwise be the case. The approach taken in the ODP is to not restrict the number of units per site, but that approach is inferred as there is no rule restricting the number of units per site, as opposed to being clearly provided for. The lack of clear provision for activities was an issue raised early on in this PDP review process.
- There are some sites within the residential zone that are not connected to reticulated services the continuation of the approach in the ODP that relates density standards to the servicing of the site means that adverse effects from overdevelopment of sites that do not have reticulated servicing will be avoided.
- The residential zone adjoins State Highways in both Te Kūiti and Piopio the new requirement for noise insulation close to State Highways will assist in making sure the internal areas of residential units and other noise sensitive places are consistent with the amenity expectations of the residential zone and will assist in reducing sleep disturbance. The need for noise insulation has not been applied to any item of historic heritage listed in SCHED 1 or any railway cottage in Precinct 1 in recognition of the community values associated with these buildings.
- There are small areas of the residential zone in Te Kūiti that are within the Te Kūiti aerodrome Flightpath height restrictions. It is important for safety that these restrictions are complied with. Aeroplane safety cannot be compromised and for that reason development that does not comply with the height restriction is listed as a prohibited activity.
- The heritage and amenity values associated with the railway cottages at the northern entrance to Te Kūiti will be recognised and the retention of the cottages will be encouraged through the provisions of the PDP. The ODP does not recognise the values associated with the railway cottages or promote their retention.
- Areas of the residential zone located within Te Kūiti, and Piopio are located within the site suitability layer. The level of development anticipated in these locations is reduced. Refer to the section 32 report on natural hazards.

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions; and
2. The status quo.

The ODP provisions are not considered to be efficient or effective in achieving the objectives.

In order to identify other reasonably practicable options, the Council has undertaken the following:

- Reviewed the provisions of other recently notified plans;
- Undertaken community consultation through the Town Concept Plan process;
- Undertook consultation on Precinct 1 and Precinct 2 through the draft district plan consultation process;
- Commissioned a report on the heritage values of the Te Kuiti Railway Cottage Cluster; and
- Consultation with iwi.

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<p>Economic</p> <ul style="list-style-type: none"> The range of housing types provided have the potential to offer more affordable options for people. This is particularly important in Waitomo District because of the high relative rates of socio-economic deprivation and the projected increase in demand for single occupier dwellings. 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. The use of a precinct approach to provide for the existing cluster of commercial activities (Te Kumi Commercial Precinct - PREC2) along the northern entrance to Te Kuiti recognises the existing uses and the benefits this location has for visitors to town and / or the travelling public. The precinct generally provides for activities that are anticipated in the commercial zone that are appropriate to the location of the precinct and the function it serves. The associated policy is clear that expansion of commercial or retail activities outside the precinct is to be avoided. The PDP will now require standalone 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>Social and Cultural</p> <ul style="list-style-type: none"> A range of housing types are clearly provided for. The housing types provide a wide range of choice. The social benefits include for example the ability for multigenerational families to live on the same site and use shared facilities (co-housing), the ability to add a smaller residential unit on the site to meet a wide range of needs, clear recognition and provision for tiny houses. Significant cultural benefits over and above the ODP, clear provision for papakāinga housing and policy recognition of matauranga housing design principles. In addition, clear provision for co-housing and other housing types may also have cultural benefits. There are social benefits from clearly listing those activities that provide for the health and wellbeing of communities such as education and health 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>Environmental</p> <ul style="list-style-type: none"> No additional environmental costs are anticipated over and above the provisions of the ODP. The key reason for this is that while the ODP did not clearly provide for various housing options the ODP placed no limitation on the number of units per site. For this reason, under the ODP multiple units could establish on a site as a permitted activity. Furthermore, a number of the key site development standards are the same as those contained in the ODP. Including setbacks, building coverage and height. <p>Economic</p> <ul style="list-style-type: none"> Restricts the development of commercial and industrial activities Additional standards for home-based businesses such as traffic generation, these standards were not included in the ODP. 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. Potential for lost opportunity costs for owners of railway cottages who may wish to demolish or relocate the railway houses Additional costs of acoustically insulating houses near the state highway. There may be perceived economic loss for those communities (Mokau, Benneydale, Aria, Marokopa and Waitomo Caves) who in the PDP are now not zoned Residential that were under the ODP. Under the PDP these communities have been zoned either settlement zone or tourism zone. These zones provide for a wider range of activities and more clearly reflect the opportunities and constraints within these locations. The residential zone does not provide this degree of flexibility. Refer to the section 32 report for the settlement zone and tourism zone. However, it is considered that PREC2 will provide greater economic opportunities than were provided for under the ODP provisions, if the businesses seek to expand or change. <p>Social and cultural</p> <ul style="list-style-type: none"> It is unlikely there will be social and cultural costs from these provisions. <p>Economic growth and employment opportunities</p> <p>The provisions do enable economic growth and employment, possibly to a reduced level from the ODP as the provisions (except for Precinct 2 and home-based businesses) do not enable standalone small to medium sized commercial activities. The recognition of Precinct 2 and the provisions associated with it supports commercial activity and employment in this location.</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)
<p>Section 32(1)(b)(ii) requires assessing the efficiency and effectiveness of the provisions in achieving the objectives:</p> <p>Efficiency</p> <p>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. Of particular importance are the social benefits from clearly providing for a diverse range of housing options. The provisions have considerably more benefits than the ODP. The package of provisions will be efficient in achieving the objectives.</p> <p>Effectiveness</p> <p>The proposed provisions are the most effective in achieving the objective 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:</p> <ul style="list-style-type: none"> give effect to the Waikato RPS objectives and policies; 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 SD-O4, SD-O5, SD-O22,SD-O24, and SD-O25 in the Proposed Plan; and 	<p>Section 32(1)(b)(iii) requires a summary of the reasons for deciding on the provisions:</p> <p>The proposed provisions are the most appropriate way to achieve the objectives as they:</p> <ul style="list-style-type: none"> provide for a diverse range of affordable housing types in a clear manner where appropriate servicing is available; and contain standards that maintain a level of amenity; and enable a range of home-based businesses; and address potential reverse sensitivity effects; and focus on the core function of providing housing encouraging commercial and industrial activities to locate within their respective zones supporting existing commercial centres in Te Kūiti and Piopio; and support the existing retail and business function and physical resources of the businesses located in Precinct 2 in a manner that protects the role and function of the commercial zone in Te Kūiti; and promote the retention of the railway cottages and provide for development in a manner that does not detract from the heritage and amenity values of the railway cottages.

Section 32 Report – Residential Zone and Railway Cottage Cluster Precinct (PREC1) and Te Kumi Commercial Precinct (PREC2)

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| <ul style="list-style-type: none">• enable the Council to fulfil its statutory obligations, including 7(b), 7(c), 7(f) and 7(g) and is consistent with its functions under section 31 of the RMA; and• provide a diverse range of affordable housing opportunities where appropriate servicing is available; 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. | |
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