

## RMA s32AA evaluation for Matangi Mixed Use Zone (MMUZ)

**Table 1: Rezoning Proposal**

The specific provisions sought to be amended	Assessment of the efficiency and effectiveness of the provisions in achieving the objectives of the Proposed Waikato District Plan (PDP)
The rezoning proposal	Rezone 452,452B, 456 & 462 Tauwhare Road Matangi, (Matangi Dairy Factory “the subject site”) from Light Industrial/Rural Zones to a special purposed zone: <u>Matangi Mixed Use Zone (MMUZ)</u> .
Relevant objectives of the PWDP.	<p><u>Strategic Direction</u></p> <p>Section 1.12 of the PWDP sets out Strategic Directions and Objectives for the District, these describe the plan for growth following the Future Proof Strategy and describe outcomes sought for natural environment, built environment, ease of movement, community wellbeing, employment and economic growth and managing change.</p> <p>It is considered that the proposed MMUZ will achieve the strategic direction and objectives for the District. The MMUZ will:</p> <ul style="list-style-type: none"> <li>• Provide for a variety of housing;</li> <li>• Promote quality design that will enhance Matangi Village;</li> <li>• Provide a compact urban environment focusing growth within the Matangi Village;</li> <li>• Protect and promote the repurposing of the Matangi Dairy Factory buildings enhancing the character and history of the Matangi Village.</li> <li>• Provide on-going use of the site for community activities, satisfying the social and economic needs of the Matangi Village community.</li> <li>• Increase the economic growth of the Matangi Village, promoting alternative commercial uses of the site and increasing employment opportunities for the residents of Matangi Village.</li> </ul>

<p><u>Objectives</u></p> <p>The following PWDP objectives are considered to be particularly relevant to the proposed rezoning of the Matangi Dairy Factory Site to MMUZ:</p>	
<b>PWDP Objective</b>	<b>Discussion</b>
<p>4.1.2 Objective – Urban growth and development</p> <p>Future settlement pattern is consolidated in and around existing towns and villages in the district.</p>	<p>Give effect.</p> <p>Rezoning MMUZ will ensure consolidation of commercial, community and residential activities within the existing Matangi Village.</p> <p>The rezoning is consistent with the Future Proof Strategy Planning for Growth 2017.</p>
<p>4.1.7 Objective – Character of towns</p> <p>Development in the Residential, Village, Industrial and Business zones is attractive, connected and reflects the existing character of towns.</p>	<p>Give effect.</p> <p>Rezoning MMUZ will improve the connectivity of the site to the adjacent business and residential zones. Proposed MMUZ provisions will enhance onsite amenity to reflect the character of Matangi Village.</p>
<p>4.2.1 Objective – Residential Character</p> <p>Residential character of the Residential Zone is maintained.</p>	<p>Give effect.</p> <p>Rezoning MMUZ combined with the proposed MMUZ provisions will maintain the residential character of the neighbouring Residential Zone.</p>
<p>4.5.1 Objective – Commercial function and purpose</p> <p>Commercial activity is focused within a differentiation of commercial zones and development (comprising the Business Town Centre Zone, the Business Zone, the Business Zone Tamahere and neighbourhood centres).</p>	<p>Consistent.</p> <p>The proposed MMUZ will include an area specifically focused on commercial and commercial service activities. This will create a continuation of commercial activity from the adjacent business zone.</p>
<p>4.5.12 Objective – Business Town Centre – Character</p> <p>(a)The commercial and mixed use</p>	<p>Consistent.</p> <p>The proposed MMUZ will include an area specifically focused on commercial and commercial service activities.</p>

	<p>character of Raglan, Huntly, Ngaruawahia, Te Kauwhata, Pokeno and Tuakau town centres is maintained and enhanced.</p> <p>(b)The Business Town Centre Zone is promoted as a community focal point.</p> <p>(c)Development of town centres is designed in a functional and attractive manner serving the needs of the community.</p>	<p>This will create a continuation of commercial activity from the adjacent business zone.</p> <p>The proposed MMUZ provisions will limit scale and type of commercial activities to protect the vitality of the Matangi Village.</p> <p>The existing site is used for community events, the MMUZ will promote the continuation of community activities serving the Matangi community needs.</p>	
	<p>4.6.1 Objective – Economic growth of industry</p> <p>The economic growth of the district’s industry is supported and strengthened in industrial zones.</p>	<p>Consistent</p> <p>The MMUZ will promote the economic growth of the district enabling commercial, community and light industrial activities to expand within the zone.</p>	
	<p>4.7.1 Objective – Subdivision and Land Use Integration</p> <p>Subdivision layout and design facilitates the land use outcomes sought for the residential, business, industrial, reserve and specific purpose zones.</p>	<p>Give Effect.</p> <p>The proposed provisions of the MMUZ will ensure subdivision layout and design will support a mix of activities.</p>	
	<p>6.4.1 Objective – Integration of infrastructure with subdivision, land use and development</p> <p>Infrastructure is provided for, and integrated with, subdivision, use and development.</p>	<p>Give Effect.</p> <p>The proposed provisions of the MMUZ will ensure infrastructure will be integrated with the mixed use development within the zone.</p>	
	<p>7.1.1 Objective</p> <p>A district that acknowledges its past by: recognising, identifying, protecting and promoting heritage.</p>	<p>Give Effect.</p> <p>No changes are sought to the PDP heritage rules. The proposed MMUZ will promote the repurposing of existing buildings onsite acknowledging the heritage significance of the Matangi Dairy Factory.</p>	

	<p>It is considered that the proposed rezoning will give effect to the above-mentioned objectives. The proposed MMUZ includes zone specific objectives and policies which are considered to be appropriate, efficient and effective.</p>
<p><b>Scale and significance of the rezoning proposal</b></p>	<ul style="list-style-type: none"> <li>• What is the spatial extent of the rezoning request (i.e. single site, few sites, or large scale rezoning request)?</li> </ul> <p>The submitter seeks to rezone subject site, comprised of six titles spanning approximately 5.2ha in area from Light Industrial/Rural Zone to a special purpose MMUZ. The proposed special purpose zone will provide site specific provisions to provide for a nuanced mix of activities within the subject size.</p> <p>Due to the location, size and scale of the rezoning it is considered that the proposed MMUZ will not be significant to the district or region. The proposed MMUZ will be of local significance, proposed provisions will provide for an improved mix of activities onsite ranging from commercial, residential, light industrial and community activities. Providing a more appropriate use of the subject site from that of the notified industrial zone.</p> <ul style="list-style-type: none"> <li>• Does the rezoning align with higher order documents?</li> </ul> <p><i>Refer to Planning Evidence of Fraser McNutt, Section 6 for further detail.</i></p> <p><u>National Policy Statement for Urban Development 2020</u></p> <p>Under the NPSUD Tier 1 local authorities (including Waikato District Council) must provide sufficient development capacity to meet demand and additional margins as calculated in Housing and Business Development Capacity Assessments. Waikato District Council has not yet completed an updated assessment. It is anticipated however, that given the change in emphasis under Policy 2 to providing “at least sufficient development capacity” and the requirement for the assessment to include higher competitive margins, it is likely that the Housing Bottom Lines which will eventually replace the housing targets in the Waikato Regional Policy Statement (VRPS) will more than likely increase.</p> <p><i>Discussion</i></p> <p><i>The MMUZ will provide increased capacity for business and residential capacity within Matangi giving effect to the NPSUD.</i></p>

### Future Proof Strategy

Future Proof Strategy is a 30-year growth management and implementation plan specific to the Hamilton, Waipa and Waikato sub-region. It provides a framework to manage growth in a co-ordinated way. The strategy does not identify Matangi as a key future growth cell, therefore no specific guidance is provided for the growth of Matangi. Indicative limits have been provided for Matangi Village and the land is only to be developed if reticulated wastewater is available in the area and only one commercial centre is necessary to provide for the daily convenience of resident's needs.

#### *Discussion*

*The subject site is located within the identified village limits, the MMUZ will establish a continuation of the existing commercial centre and a managed expansion of the adjacent business zones. The MMUZ gives effect to this vision and additionally supportive of two key features of the Future Proof Strategy:*

- (a) Ensure the sub-region's towns have thriving business centres that provide local employment opportunities relevant to the local needs and aspirations which also includes housing and employment options along with a range of social and recreational activities.*
- (b) Building strong and sustainable communities through place-making initiatives, the provision of recreational, leisure, social, health, education, community, arts and cultural facilities and activities, and the ability for people to participate, collaborate and feel part of a community.*

*The MMUZ when considered in conjunction with the proposed provisions does not undermine the intent of the Future Proof settlement pattern.*

### Waikato Regional Policy Statement (WRPS)

The strategic direction of Future Proof is embedded within the WRPS; as such the WRPS policy direction ensures new urban development within Matangi is within the Urban Limits (Policy 6.14). The WRPS seeks compact urban form and integrated planning of commercial land use and infrastructure while providing for anticipated future population growth.

#### *Discussion*

*The MMUZ will give effect to the WRPS, particularly Policy 6.3. "Co-ordinating growth and infrastructure" via the suite of provisions proposed to manage development, infrastructure provision for onsite wastewater, promotion of onsite stormwater treatment through soakage, discouraged fragmentation of the land prior to public reticulation and minimisation of potential reverse sensitivity effects.*

*The MMUZ will ensure infill and development of an existing site within the Matangi Urban Limit. The bulk and location*

	<p><i>provisions proposed will result in a compact urban form.</i></p> <p><i>Commercial land use will be serviced by an onsite septic system (Innoflow) that will collect and dispose of via septic field situated on Lot 1, DPS 72565. Capacity for the suite of existing activities have been calculated in conjunction with further capacity to accommodate the extent and mix of new permitted activities on site. This is demonstrated via drawing number 4676-1 Ormiston Associates LTD contained in 'Appendix A' Trisha Simonson evidence for further explanation.</i></p> <p><i>The proposed system is able to be retrospectively connected to a public reticulated line should one be planned for, funded and installed on Tauwhare Road. At this point in time there is no funding planned in the Waikato district LTP for Matangi WW upgrades.</i></p> <p><u>Eureka, Matangi, Newstead &amp; Tauwhare Plan 2013 - 2023</u></p> <p>The Community Plan proposes to develop business and retail activity in order to strengthen the village community and continue developing Matangi, it proffers two options for development with the biggest proposed change being a business zone on the fringe of the urban limits – located north of the subject site off Matangi Road and a bus stop.</p> <p><i>Discussion</i>  <i>The MMUZ is consistent with the future development of Matangi. It will provide for a variety of businesses to locate in the heart of the village and provide for the anticipated population growth of Matangi. The mixed-use zone is compatible with the anticipated environmental outcomes of Matangi Village and does not deviate from those outlined in the Community Plan.</i></p> <p><u>Matangi Community Plan 2005-2015</u></p> <p>The Matangi Community Plan identifies several key issues and projects consistent with the nine outlined Community Outcomes. The purpose of the Plan is to avoid haphazard development and aid in Waikato District Council's planning processes by providing clear direction of the future development of Matangi.</p> <p><i>Discussion</i>  <i>The MMUZ is consistent with the future development of Matangi.</i></p>
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	<p><u>Waikato 2070 Plan</u>          The Waikato 2070 Plan provides a long-term plan to achieve the Councils vision of creating liveable, thriving and connected communities within the Waikato District. The Plan identifies key towns where growth can occur and outlines implementation methods and tools to achieve said growth. The purpose of the Plan is to deliver well-planned communities able to support the projected business and population growth while supporting the social, cultural and economic wellbeing of the community.</p> <p><i>Discussion</i>  <i>The MMUZ will support the economic and social growth of Matangi Village by providing additional space to be used for commercial purposes to serve the community.</i></p> <p><u>Waikato Tainui Environmental Plan – Tai Tumu, Tai Pari, Tai Ao</u>          The Waikato Tainui Environmental Plan is a long-term development approach to building the capacity of Waikato-Tainui marae, hapuu and iwi. Waikato-Tainui aims to achieve a consistent approach to environmental management across the Waikato-Tainui area (rohe). The Plan provides a baseline for approaching environmental matters of importance to Waikato-Tainui to assist in further discussions, consultation and engagement to focus on areas of alignment and to resolve any inconsistencies.</p> <p><i>Discussion</i>  <i>The MMUZ provisions will give effect to the environmental management approach, by ensuring that future development of the site will improve the potential environmental effects as the site use shifts from primarily industrial to range of commercial, light industrial, community and residential land uses.</i></p> <p><u>Vision and Strategy for the Waikato River</u>          The Waikato River Authority is recognised as the custodian of the Vision and Strategy for the Waikato River in 2010. The Vision and Strategy identifies four key issues, all commonly related to the degradation of the River (through natural processes and human activities) and moving towards restoration and protection of the River. The Vision and Strategy identifies various objectives and strategies to be implemented that will help restore the Waikato River to optimal health.</p>
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	<p><i>Discussion</i></p> <p><i>The MMUZ is consistent with the vision and strategy for the Waikato River as the provisions will ensure that future development of the site will improve the potential environmental effects as the site use shifts from primarily industrial to range of commercial, light industrial, community and residential land uses.</i></p> <ul style="list-style-type: none"> <li>• <i>Would the requested rezoning align with or result in significant change in the anticipated outcomes / character / amenity of the subject area and communities?</i></li> </ul> <p><i>The requested MMUZ will result in a continuation of the proposed business zoning to the west creating a centralised business hub within the Matangi Village. The MMUZ will change the anticipated outcomes for the subject site shifting from the character and amenity effects of the notified Industrial Zone to a higher level of amenity and onsite character due to the proposed mix of activities onsite. It is considered that the change will improve character and amenity of the surrounding community, particularly the land zoned residential to the south of the subject site.</i></p>
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	<ul style="list-style-type: none"> <li>• What are the effects of the rezoning on resources that are considered to be a matter of national importance in terms of Section 6 of the RMA.</li> </ul> <p><i>The MMUZ will not result in adverse effects with respect to any matters of Section 6 of the RMA. See table below for further detailed s32AA evaluation.</i></p> <ol style="list-style-type: none"> <li>a. <i>Section 6(e) 'the relationship of Maori and their culture and traditions with the ancestral lands, water, sites wahi tapu and other taonga' is to be recognised and provide for.</i> <p><i>The MMUZ identifies and manages within the site it's wastewater discharge, while improving a historic and existing discharge. It provides, through proposed provisions, for onsite stormwater disposal via soakage and lastly provides for a range of uses within the site including community events and activities that support the local catchment.</i></p> </li> <li>b. <i>Section 6(f) The protection of historic heritage from inappropriate subdivision, use, and development.</i> <p><i>The MMUZ respects the existing built heritage, surrounds and themes through the proposed provisions. The MMUZ through its proposed objectives, provides a supportive framework for section 6(f) of the RMA. Subdivision is not promoted in the MMUZ.</i></p> </li> <li>c. <i>Section 7(c) – the maintenance and enhancement of amenity values &amp; (f) maintenance and enhancement of the quality of the environment.</i> <p><i>Provisions are included in the MMUZ to ensure the maintenance and enhancement of amenity values and the quality of the environment.</i></p> </li> <li>d. <i>Section 8 – principles of the Treaty of Waitangi.</i> <p><i>Comment on matters relating to Treaty matters is provided in later section of my evidence.</i></p> </li> </ol> <ul style="list-style-type: none"> <li>• Does the scale of the development have any implications in terms of land use and transport integration matters?</li> </ul> <p><i>It is anticipated that the establishment of any transport networks will be completed in accordance with the relevant standards at time of development. The proposed MMUZ provisions will provide integration of transport and land use within the subject site, including the limitation of types of activities to specific locations within the subject site to provide safe and efficient flow of traffic to and from activities within the Zone.</i></p>
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	<ul style="list-style-type: none"> <li>• Does the scale of development have any implications in terms in terms of infrastructure servicing (i.e wastewater, water supply and stormwater).</li> </ul> <p><i>The MMUZ will enable an increased scale of business, residential and community development when compared to the notified Industrial zone. All wastewater will be serviced by an onsite septic system (Innoflow) that will collect and dispose of via septic field situated on Lot 1, DP 72565. Water supply is existing delivered to the site via three trickle feed 200-250mm connections which will be utilised in conjunction with onsite collections that currently exist, particularly for the existing dwellings. Stormwater is collected and disposed of via existing public 380mm connection to Tauwhare Road. Onsite soakage is available and is the primary recommended method for managing stormwater from new buildings or impermeable areas in the first instance before further discharge is made via the existing SW connection on Tauwhare Road.</i></p> <ul style="list-style-type: none"> <li>• Would the rezoning limit the anticipated future development planned for in the subject area.</li> </ul> <p><i>The MMUZ will expand the future development of Matangi, the zone will enable increased commercial, residential and community development consistent with the growth of Matangi and the Council 'blueprint' that is being developed for the area.</i></p>
<p><b>Other reasonably practicable options to achieve the objectives (alternative options)</b></p>	<p>Option 1: Zone the Matangi Dairy Factory site Industrial with Business (x2 Lots fronting Tauwhare Road) and Rural Zones (notified).</p> <p>Option 2: Rezone Matangi Dairy Factory site from Light Industrial/Rural to a special purpose <u>Matangi Mixed Use Zone</u>. (preferred)</p> <p>Option 3: Zone the Matangi Dairy Factory site Light Industrial and Rural Zones (retain Operative District Plan Zoning).</p>

**Table 2: Benefits and Costs Analysis of the Rezoning Proposal**

Rezoning Proposal: Rezone Matangi Dairy Factory from Light Industrial/Rural to Special Purposed Matangi Mixed Use Zone		
	Benefits	Costs
<b>General</b>	Option 2 recognises the need for further business growth in Matangi Village, it provides further opportunity to progress the growth of Matangi, when compared to Options 2 and 3 provisions for the special purpose zone ensure growth is limited and activity specific.	Option 2 will result in a change in zoning pattern from Options 1 and 3, reducing land zoned Light Industrial across Waikato District when compared to Options 1 and 3.  As a result of the mixed use zoning the types of viable industrial activities (such as noxious or large-scale industry) will be limited

	<p>Recognising the unique nature of the Matangi Dairy Factory Site, Option 2 efficiently manages the potential activities onsite to avoid land use incompatibility.</p> <p>Option 2 ties together a range of potential uses that could occur within the site with clear objectives and direction rather than an 'activity by activity' consenting approach. It accounts for a range of 'existing use right' activities that have established over the decades and rationalises legal boundaries to ensure the site doesn't become a multi zoned anomaly that sets up unnecessary and complex resource consenting down the track.</p>	<p>when compared to Options 1 and 3.</p>
<p><b>Environmental</b></p>	<p>Option 2 will increase the ability to integration the existing buildings of the Matangi Dairy Factory Site into the surrounding area improving the amenity and character, particularly of the adjacent residentially zoned properties.</p> <p>Option 2 will improve the ability to integrate development with the historic buildings through repurposing.</p> <p>Options 1 and 3 provide for industrial activities as the predominate site use, Option 2 will reduce the risk from potentially noxious, noisy and offence industrial activities.</p> <p>Option 2 provides a wider capacity and flexibility of land use within the site which better caters for the future populations needs in the immediate locality that is community focused and scaled appropriately to the surrounded catchment.</p> <p>Option 2 will introduce additional commercial and retail GFA in conjunction with the small Tauwhare Road Business Zone across the road.</p>	<p>When compared to Options 1 and 3, Option 2 has the increased potential to result in incompatible land use and reverse sensitivity effects when compared to Options 1 and 3.</p> <p>Option 2 will result in increased pressure on infrastructure networks due to the increased site development potential under the MMUZ.</p>

	<p>The conglomeration of residential, Industrial (predominantly light), commercial and retail reduces commuter travel and pressure on the transport system (see Mr Inder's Evidence).</p> <p>In addition, this slight increase in commercial land use capacity would occur without reliance on municipal wastewater provision or roading safety and efficiency improvements. Potable Water and stormwater requirements would remain relatively unchanged given the expanse of the built environment and current connections to the site.</p>	
<b>Social</b>	<p>Matangi is a growing community Option 2 enables the delivery of a comprehensively planned MMUZ to cater for the future employment, retail and community needs.</p>	<p>The social benefits Options 1 and 3) are limited in that the growth opportunities for Matangi Village via development within the scope of the light industrial zoning.</p>
<b>Economic – General</b>	<p>Option 2 as proposed includes provisions that regulate the GFA expansion of commercial and commercial service land use as well as influencing the locational proximity within the site.</p> <p>The MMUZ allows for current land use activities and enhances the opportunity to repurpose and use the large amount of vacant land and buildings within the site for alternative uses such as multi-unit residential, community events and functions as well as providing additional commercial opportunity to support the growing suburb.</p>	<p>Options 1 and 3 will not have any economic cost and will allow the small Matangi Business Zone to continue operating as a small suburban convenience node whilst the current industrial land use activities provided for within the Matangi Dairy Factory site would remain unchanged.</p>
<b>Economic Growth</b>	<p>Option 2 will provide increased opportunity for economic growth as a result of the ability to maximum commercial, residential, light industrial and community activities within the site.</p> <p>The potential for an increase in commercial land use activities that could establish under Option 2 would further cater for the local convenience needs of residents and local community.</p>	<p>The provision of a MMUZ under Option 2 will provide for the expansion of the existing Tauwhare Road commercial suite of activities across the road from Matangi Dairy Factory site. The location and expansion of this business zone in proximity to other local centres and the expected size (GFA) means that the impact on the viability of local commercial centres in Hamilton East, Silverdale, Cambridge and Tamahere would be indiscernible based purely on the extent and capacity of the notified land area.</p>

	Options 1 and 3 provide for limited economic growth, limited to industrial and rural activities.	
<b>Employment</b>	Option 2 will provide a wider range of employment opportunities when compared to Options 1 and 3, particularly with expansion of commercial services, community activities and convenience services.	Options 1 and 3 provide for employment opportunities limited to industrial and rural activities.
<b>Cultural</b>	Options 1 and 3 do not provide the specific opportunity to repurpose the historic buildings, while Option 2 provides improved opportunity for older historic buildings to be repurposed and utilised whilst not undermining the adjacent zoning purpose and function.	

**Table 3: Evaluation of the proposal**

<b>Reasons for the selection of the preferred option.</b>	<p>Option 2 has the highest environmental, social and economic benefits. This option applies a new MMUZ that regulates the gross floor area expansion of commercial and commercial service land use as well as influencing the locational proximity within the site.</p> <p>The MMUZ allows for current land use activities and enhances the opportunity to repurpose and use the large amount of vacant land and buildings within the site for alternative uses such as multi-unit residential, community events and functions as well as providing additional commercial opportunity to support the growing suburb. The central and popular location is well known, easily accessed and has an established familiarity with the local community dating back to its establishment in the early 1930s.</p>
<b>Extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA.</b>	It is considered that the proposed MMUZ objectives achieve the propose of the RMA, the suite of objectives manage the natural and physical resources of the subject site while enabling the site to be developed in a manner and to a level that will provide for future generations. Sections 7b and 7d are of particular relevance as the proposed objectives will maintain and enhance the amenity of the subject site.

<p><b>Assessment of the risk of acting or not acting if there is uncertain information about the subject matter of the provisions.</b></p>	<p>It is considered that there is no risk of acting, sufficient information has been provided in support of the MMUZ.</p> <p>The risk of not acting (i.e. not rezoning the land for mixed use) is that the submitter will be unable to rationalise, repurpose existing buildings and provide for future employment, alternative living and potentially force a range of mixed land use to be accommodated elsewhere outside of Matangi. As a result, the economic, social and employment opportunities would be largely lost. This is the opportunity cost of the rezoning proposal.</p>
<p><b>Conclusion</b></p>	<p>The proposed rezoning (e.g. proposed rezoning) will be efficient and effective in achieving the objectives of the PDP for the following reasons The MMUZ will:</p> <ul style="list-style-type: none"> <li>• Give effect to the growth direction of Future Proof, the WRPS and Community Plans.</li> <li>• Provide additional capacity for business and residential development giving effect to the NPS UD.</li> <li>• Result in environmental, social and economic benefits, beyond those of the notified zoning.</li> <li>• Give effect to the PDP district wide objectives.</li> </ul> <p>.....</p>

## ***Special Purpose Zone***

In accordance with section 58I of the RMA, Council is required to implement the National Planning Standards, Mandatory direction 8 specifies a zone framework that Council must use. The PDP did not include a proposed 'Mixed Use Zone', and the notified zones do not provide sufficient flexibility to enable the comprehensive development of the Matangi Dairy Factory site. Therefore, in accordance with Mandatory Direction 8 (3), a special purpose zone is the most appropriate zoning for the subject site.

### ***Section 32AA Matangi Mixed Use Zone Provisions***

A s32AA assessment must determine whether the proposed MMUZ provisions are the most appropriate way to achieve the proposed objectives by undertaking a cost benefit analysis of the economic, social, environmental and cultural effects of the provisions, including whether opportunities for economic growth and employment are reduced or increased. The risk of acting or not acting where uncertain information exists must also be considered. The cost and benefits of the MMUZ have been assessed in Tables 2. Below is an assessment of the proposed provisions.

The proposed MMUZ objectives seek to ensure that a suitable range of activities are provided for in the zone and that development is appropriately designed. These objectives are achieved through the application of policies and methods, in this case the use of land use and subdivision rules.

The policies proposed are considered to achieve the MMUZ objectives by:

- Enabling mixed uses and a range of activities;
- Providing for multi-unit residential activities above ground floor with high amenity;
- Managing non-residential activities to protect, maintain and enhance amenity;
- Discouraging activities which may have noxious or offensive effects;
- Managing new building scale and design;
- Providing for a range of commercial activities that will not compromise the function, role and amenity of regional commercial and business zones;
- Utilising urban design and CPTED principles in design;
- Ensuring all subdivision and development provides integrated Three Waters infrastructure and services to a level that is appropriate to their location and intended use.

The proposed policies are considered the most appropriate for achieving the objectives and provide a coherent link to the methods and rules in the MMUZ chapter. Table 4 below demonstrates that the policies proposed for the MMUZ implement the proposed MMUZ objectives, and that the methods implement the proposed MMUZ policies.

**Table 4: Evaluation of the MMUZ Provisions**

<b>MMUZ Objective</b>	<b>MMUZ Policy</b>	<b>MMUZ Method</b>
MMUZ-01 – Distribution of land use activities	Policies 1 a - f – Range of Activities	
	a. Enable mixed uses, a diverse range of activities, services and trading formats that provide employment opportunities.	MMUZ-R1 – MMUZ-R16, MMUZ-R18 – MMUZ-R21
	b. Provide for Multi Unit Residential activities above ground floor level with high amenity.	MMUZ-R13 and MMUZ-R18
	c. Maintain and enhance residential amenity by managing non-residential activities which generate high levels of noise, motor vehicle traffic and activities operating outside normal business hours.	MMUZ-R23 – MMUZ-R28
	d. Discourage activities, which have noxious, offensive, or undesirable qualities.	MMUZ-R4
	e. Matangi Mixed Use Zone acts as a focal point for local community activities and events through built form, size, scale, and diversity of activity.	MMUZ-R3, MMUZ-R10, MMUZ-R44 – MMUZ-R61
	f. Maintain heritage through the repurposing and reusing of existing buildings where possible.	MMUZ-R62 – MMUZ-R70
MMUZ-02 – New commercial and office activities primarily operate within the commercial area	Policies 2 a - c – Agglomeration of Commercial Activities	
	a. Enhance Tauwhare Road frontage and ensure it is primarily activated through commercial landuse.	MMUZ-R1, MMUZ-R2, MMUZ-R19, MMUZ-R20 MMUZ-R44
	b. Maintain and provide for safe interaction of pedestrian and vehicular users.	MMUZ-R81 and MMUZ-R82



	c. Discourage residential units from establishing in the commercial area.	MMUZ-R12, MMUZ-R13, MMUZ-R14 and MMUZ-R18
MMUZ-03 – Development does not undermine the primacy, function, vitality of local Commercial Centres	Policies 3 Range of Commercial Activities	
	a. Provide for a range of commercial activities that will not compromise the function, role and amenity of regional commercial and business zones.	MMUZ-R1, MMUZ-R2, MMUZ-R19 and MMUZ-R20, MMUZ-R52 and MMUZ-R53
	b. Provide for a range of commercial activities that do not generate adverse safety and efficiency effects on local roading and rail networks.	MMUZ-R1, MMUZ-R2, MMUZ-R19 and MMUZ-R20, MMUZ-R44, MMUZ-R81 and MMUZ-R82
MMUZ-04 – Amenity of Matangi Light Industrial Activities	Policies 4 a and b – Industrial Activities	
	a. Manage new building scale and design to limit shading and building dominance on neighbouring Residential and Rural zone.	MMUZ-R54 - MMUZ-R57
	b. The adverse effects of Matangi Light Industry activities are contained within the Matangi Mixed Use Zone boundary to avoid adverse effects on amenity within other zones, particularly the Residential, Rural and public interface on Tauwhare Road.	MMUZ-R4, MMUZ-R29 and MMUZ-R30
MMUZ-05 – Urban Form	Policies 5 a – e – High Quality Urban Form	
	a. Require buildings with street frontages to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.	MMUZ-R44, MMUZ-R45, MMUZ-R48 and MMUZ-R49
	b. Utilise urban design and CPTED principles in the design of development.	MMUZ-R18 and MMUZ-R45

	c. Development addresses, responds and is sympathetic to the heritage values of the site.	MMUZ-R17, MMUZ-R40 – MMUZ-R43, MMUZ-R47, MMUZ-R62 - MMUZ-R70 and MMUZ-R77
	d. Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.	MMUZ-R31 and MMUZ-R32
	e. Promote the use of landscaping for buffering and boundary softening.	MMUZ-R31, MMUZ-R32, MMUZ-R44 and MMUZ-R45
MMUZ-06 – Development Scale	Policy 6a – Managing Development Scale	
	a. Subdivision, use and development are of a scale and size that will minimise the potential adverse effects on surrounding residential, rural, roading and public infrastructure.	MMUZ-R60, MMUZ-R61, MMUZ-R71 – MMUZ-R80
	b. Adverse effects of subdivision, use and development activities on the transport network are minimised with particular regard to: <ul style="list-style-type: none"> <li>I. Reverse sensitivity effects of land uses sensitive to adverse transport effects (e.g. noise)</li> <li>II. Protection of strategic and arterial transport networks, rail crossings and associated intersections.</li> <li>III. Maintain the safety of pedestrians and cyclists</li> </ul>	MMUZ-R60, MMUZ-R61, MMUZ-R81 and MMUZ-R82
	c. Lighting and signage are managed so as to not create adverse effects from illumination, light spill, flashing or reflection on the receiving environment.	MMUZ-R33, MMUZ-R34, MMUZ-R39 – MMUZ-R43
MMUZ-07 – Subdivision and Development	Policies 7 a - c	
	a. Ensure subdivision and development provides integrated Three Waters infrastructure and services to a level that is appropriate to their location and intended	MMUZ-R71 – MMUZ-R80

	use.	
	b. Subdivision and development is located and designed to minimise adverse effects on ground and surface water resources, particularly the life-supporting capacity of water bodies and their riparian margins.	MMUZ-R60, MMUZ-R71 – MMUZ-R80
	c. Avoid Fee Simple subdivision without connection to public reticulation.	MMUZ-R71 – MMUZ-R80