

# Appendix 10: RMA s32AA evaluation

**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)
<p><b>The rezoning proposal</b></p>	<p><i>1012 Gordonton Rd, RDI Hamilton 3281 – OPD zone part living/residential, part rural. PDP zone solely rural We propose that zoning is solely residential.</i></p> <p><i>1002 Gordonton Rd, RDI Hamilton 3281 – PDP zone rural. We propose that zoning is residential. Existing house on 2500m2</i></p>
<p><b>Relevant objectives of the PDP</b></p>	<p><i>Objective 4.1.2 – Urban Growth “Future settlement pattern is consolidated in and around existing towns and villages in the district”</i></p>
<p><b>Scale and significance of the rezoning proposal</b></p>	<ul style="list-style-type: none"> <li>• <i>2.5 Hectares (1012) and 0.25 hectares (1002) – both are not productive rural land due to small size with no facilities for production on irregular shape lot (1012)</i></li> <li>• <i>1012 Property has two existing street connections. Any increase in traffic movements as a result of development would be minimal and not enough to create nuisance or hazard. Straight road good visibility both directions.</i></li> <li>• <i>Residential neighbours</i></li> <li>• <i>3 waters</i> <ul style="list-style-type: none"> <li>- <i>wastewater septic tank facilities</i></li> <li>- <i>use of rainwater with trickle feed supply</i></li> </ul> </li> </ul>

- council owned Stormwater line on property boundary
- Consistent with existing area
- Urban fringe
- The Komokarau stream creates a natural logical boundary between rural and residential land. The stream also provides a buffer separation against reverse sensitivity effects of rural land located across stream
- Section 6 RMA
  - future development could help protect the Komokarau Stream which forms the property boundary. Current usage is uncontrolled
  - There is potential for the stream banks to be planted with vegetation as part of future development proposal

**Other reasonably practicable options to achieve the objectives (alternative options)**

Alternative 1: Have a mixed residential and rural zone with residential on all of the high ground-level land up to the adjoining stream boundary


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

<b>Rezoning Proposal:</b> <i>state the rezoning proposal being evaluated</i>	
<b>Benefits</b>	<b>Costs</b>
<b>General</b>	<i>For costs and benefits analysis - the level of detail contained in this section should correspond to the scale and significance of the effects anticipated from the implementation of the proposal.</i>
<b>Environmental Benefit</b>	<b>Benefit:</b> future subdivision, plant along the stream and things like this to help with run off and ecology etc

<b>Environmental Cost</b>		potential run off from site but this to be carefully managed
<b>Social</b>	expanding Gordonton Community, possible future planting, walkways as part of stream restoration	community doesn't want to expand, more traffic and more people which would be retained by maintain rural land use
<b>Economic – General</b>		
<b>Economic Growth</b> <i>Must give specific consideration to the matter of economic growth that are anticipated to be provided or reduced as a result of the proposal</i>	more people and thus more business for local shops etc, would also help with housing demand and growth projections, and would help with bringing down house prices.	
<b>Employment</b> <i>Must give specific consideration to the matter of employment that are anticipated to be provided or reduced as a result of the proposal.</i>	development would create employment opportunities - more work for buildings and construction workers in local community once developed	
<b>Cultural</b>	Locate undiscovered taonga which would add to historical knowledge of the area	Possible archaeological damage if sites are discovered during future construction but this could be managed by consulting with Iwi prior

**Table 3: Evaluation of the proposal**

<b>Reasons for the selection of the preferred option.</b>	obvious benefits to the community and environment as discussed above which is why this is the best option.
<b>Extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA.</b>	The proposal will be consistent with section 5 as it will result in the efficient use of land that is not suitable for rural activities by using it for residential purposes. It will enable the community to meet their needs now and in the future by using the land resource to meet housing demand, and bring economic growth to the area. Any adverse effects (i.e. environmental) would be avoided, mitigated and remedied through future consenting.

<b>Assessment of the risk of acting or not acting if there is uncertain information about the subject matter of the provisions.</b>	
<b>Conclusion</b>	<p>The Gordonton Village will change with the opening of the Hamilton Bypass in at least the downgrading of the road from SH1A to being a local road. Rezoning to residential use is very appropriate. The proposal will be consistent with section 5 as it will result in the efficient use of land that is not suitable for rural activities by using it for residential purposes. It will enable the community to meet their needs now and in the future by using the land resource to meet housing demand, and bring economic growth to the area. Any adverse effects (i.e. environmental) would be avoided, mitigated and remedied through future consenting.</p>