

Appendix 10: RMA s32AA evaluation template

Note: The blue text provides guidance notes for completing the template set out below.

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>The rezoning proposal</p>	<p><i>Explain the rezoning request</i></p> <p>The purpose of this submission is to progress a Community Plan prepared by the community in 2013 which is entitled ‘A Collection of Communities... One Community Plan for Eureka, Matangi, Newstead & Tauwhare 2013-2023’^A. This formal document provides a vision for community led objectives for Matangi Village. As part of this process a Village Concept Plan was prepared by the Community and this identified an area around the village for urban limits in which they would like development to occur. The Community believes growth should be complementary with the existing Matangi Village, to continue the close knit feel of the community, to enable it to grow in a way that makes it sustainable and does not adversely impact on the highly productive farm and horticulture land surrounding in that it provides jobs for the community.</p> <p>As the land surrounding the village is primarily zoned rural (apart from the Dairy Factory), a change of zone is required to achieve this. Council did suggest that we could rezone the land in Country Living, but this was not what the community wanted as the minimum lot size is too large and did not fit in with the communities vision of a being close knit.</p> <p>During the District Plan renewal process a Village Zone has been identified and this seems to fit with the community’s goals and vision.</p> <p>The MCC does not have the funds or expertise to give a full submission complete with specialist reports and assessments. We are essentially after the best outcome for the Community and are willing to listen to input from Council as to the best structure (change of zone, to Village Zone or Future Urban Zone (FUZ), or structure plan) to achieve this.</p>
<p>Relevant objectives of the PDP</p>	<p><i>List the key objectives of the PDP that are relevant to the consideration rezoning request forming part of this sec32AA evaluation. For example, strategic objectives and directions on the growth and form of urban or rural development are relevant matters for consideration.</i></p> <p>1.5.1 Compact urban development</p> <p>1. The Future Proof Strategy seeks a shift in the existing pattern of land use towards accommodating growth through a more compact urban form based on concentrating growth in and around Hamilton (67%) and the larger settlements of the district (21%). This involves a reduction in the relative share of the population outside of the subregion’s existing major settlements through tighter control over rural-residential development and encouraging greater urban densities in existing settlements. As Matangi Village is an existing settlement, encouraging greater urban density is what we are looking to achieve with rezoning.</p>

	<p>2. Urban forms of residential, industrial, and commercial growth in the district will be focused primarily into towns and villages, with rural-residential development occurring in Country Living Zones. Focusing urban forms of growth primarily into towns and villages, and encouraging a compact form of urban development, provides opportunity for residents to "live, work and play" in their local area, minimizes the necessity to travel, and supports public transport opportunities, public facilities and services. Matangi Village has a vibrant community and the Dairy factory has 25 local business giving the opportunity to live, work and play in the local area, which we would want to expand on with the proposed rezoning.</p> <p>1.5.6 Transport and logistics</p> <p>The Matangi Village central geographical location has close links road rail and air. The Tamahere Interchange on the new Waikato Expressway is 6km from Matangi, with the Ruakura Interchange being 7.5km from Matangi. The Inland Port being another 1.5km further away. The current SH1B is only 300m from the northern side of the village. The Hautapu Rail corridor runs through Matangi Village. The Hamilton Airport is only 9km away from the village. We are in the process of getting walking and cycling links to both Hamilton City (6km) and Tamahere Village (via Annebrook Lane Link road, 5km). We believe that Matangi is able to provide the necessary level of accessibility to create a community with a quality living and functional amenity).</p> <p>1.5.7 Natural Environment a) Proposed rezoning of Matangi Village is not in any identified natural or cultural landscapes or close to any significant natural features or water bodies.</p>
<p>Scale and significance of the rezoning proposal</p>	<p><i>Comment on the scale and significance of the rezoning proposal, to determine whether the rezoning proposal will result in a substantial change to the zoning management framework contained in the PDP. You may consider matters such as:</i></p> <ul style="list-style-type: none"> • What is the spatial extent of the rezoning request (i.e. single site, few sites, or large scale rezoning request)? <p>The size of the rezoning is of approximately 60ha around the village based on the 2013 Village Concept Plan's Urban Limits border. The area has not had any specialist reports to the suitability of the land for development, but is in general flat land. If a 25% allowance is made for roading and stormwater infrastructure, this would mean 48ha of developable land and based on proposed village zone size for unsewered sites with a 3000m² minimum, this would provide an approx. yield of 140-150 sites. We have not calculated the number of sites based on the minimum area required if a piped sewer infrastructure was available in Matangi Village, (allowing in the Village zone sections sizes at a 1000m² minimum). There has been ongoing conversations with Council about this possibility over the years, and possibly into the future, but we are unsure of timing around this, so have not calculated for this although the long term aim of the rezoning is to provide sites which are at the 1000m² which is in line with the community vision and concept plan</p> <ul style="list-style-type: none"> • Is the rezoning request of local, district or regional significance? <p>We believe this is a local request as it is just around the village and would not have any significance at a district or</p>

	<p>regional level. It is similar to what has been recently approved for Te Kowhai Village</p> <ul style="list-style-type: none"> • Does the rezoning align with higher order documents? <p>The Blueprint process at Waikato District Council did identify Matangi as a node within this policy document and we provided comment on this in terms of funding.</p> <ul style="list-style-type: none"> • Would the requested rezoning align with or result in significant change in the anticipated outcomes / character / amenity of the subject area and communities? <p>The rezoning also does align with the proposed Mowbray Group rezoning submission for mixed use on the Matangi Dairy Factory Site. We believe our rezoning is complementary with their aims of the site in terms attracting more businesses which will in turn provide more job opportunities in the village, which may flow on to more need for homes in the area.</p> <p>In terms of character and amenity. The sections size would ideally be similar to the existing properties along Matangi Road at approx. 1000m². The development on Matangi Road is behind the existing houses on the road so would have minimal impact on the character of the road being primarily old dairy factory worker cottages. In terms of Amenity the Village Plan shows a 10 acre site on the northern side of the railway to be set aside for a Recreation Reserve for Amenity. This would enhance amenity in the area to benefit everyone in the community</p>
	<ul style="list-style-type: none"> • 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. <p>In summary we believe our proposal does comply with Sections a-h including</p> <ul style="list-style-type: none"> - Preserve the natural character of the environment and is not an inappropriate area for subdivision development potential, as it is located around the village away from sensitive areas in terms of land use - Located away from outstanding natural features - Does not involve areas of significant indigenous vegetation and fauna. - No natural hazards are currently listed for this immediate locality in the DP Mpaps and Waikato Regional Council Natural Hazards Portal. The locality is only listed for drains at present, on the latter. <ul style="list-style-type: none"> • Does the scale of the development have any implications in terms of land use and transport integration matters? <p>Land use: Current land use is approx. 1/3 rural sheep/beef farming, 1/3 persimmon orchard & ready lawn business and 1/3 existing rural residential properties. The 1/3 rural residential properties will not impact rural land use significantly with the proposed zone change. The 1/3 loss of orchard and ready lawn activity is a change of land use which are activities which can readily occur in other parts of the rural zone, as could the sheep/beef farming operations. The Orchard operations could require soil testing and remediation to prove suitability for land use change.</p> <p>Transport Integration: As discussed previously Matangi is centrally located and within a few kilometers Hamilton City,</p>

Waikato Expressway, Airport, Inland Port and Railway. In terms of the change in zoning, based on the 150 lots with an average vehicle movements per day of 10 for each site, the existing local road network would be able to handle this increased traffic to these main transport corridors.

- Does the scale of development have any implications in terms of infrastructure servicing (i.e. wastewater, water supply and stormwater)?

Yes the proposed rezoning will have implications in terms of infrastructure.

Wastewater:

Currently there is a basic treatment plant for grey water on the northern side of the railway, which has been at full capacity for a number of years and Council are not in favour of extending it. This is a key reason any development within Matangi has been resisted by Council. The old septic tanks on each property are used to collect the solids which are pumped out by a council contractor when required throughout the year. This system is not ideal, and as such the Matangi Community Committee has for a number of years been trying to get council to look at alternatives. The latest feedback from council is that they are in discussions with Waipa District Council to create a new combined wastewater treatment plant for both councils. It is understood that Matangi and Tauwhare would be able to connect into this, but is part of an overall system that would involve a cost benefit which would be undertaken by council.

We understand that timing for this would be planning in the next 2 years with construction being completed in approximately 4 years.

Stormwater:

Stormwater measures would be catered for within the individual blocks of sites and would potentially create stormwater management devices within each of the lot as well to reduce the effects of stormwater on the surrounding area. There is no significant stormwater pipe systems in Matangi with outlets from the village discharging into open drains under the management of the local drainage board.

Water Supply:

The current water supply network was upgraded a few years ago around the area. With the number of dwelling proposed a reassessment of the water supply would need to be undertaken.

Specific reporting and designs would need to be undertaken to confirm Village Concept Plan areas are suitable for development in terms of 3 Waters

Would the rezoning limit the anticipated future development planned for in the subject area. The rezoning to Village Zone provides flexibility to have sites either unsewered initially and sewerred later in the future, which therefore does not limit anticipated future development. Possibly may need to provide initial lot layouts that could also prove compliance with smaller sites by further later subdivision down to the 1000m².

Other reasonably practicable options to achieve the objectives (alternative options)	<p><i>List the alternative options available here:</i></p> <ul style="list-style-type: none"> • Alternative 1: To rezone as Future Urban Zone (FUZ). We would need to fully understand the advantages/disadvantages of this zone compared to the proposed Village Zone. From a brief look at this, a potential difference is the FUZ would not allow development in the village until a piped sewer system was available in the village which could potentially be a number of years away. We are reasonably open to council's view and guidance on this.
	Alternative 2: Rezone the area Country Living Zone, but the Community were against this idea 3-4 years ago.
	Alternative X: Do nothing option

Table 2: Benefits and Costs Analysis of the Rezoning Proposal

Rezoning Proposal: <i>state the rezoning proposal being evaluated</i>	
Benefits	Costs
General	<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>
Environmental	<p>We believe the environmental cost benefit would be positive. The land is already of mixed use, there are no impacts on areas of significant vegetation, fauna or flora. The area is generally flat and not prone to erosion. Attention to drainage would be required. Extending the village in a planned way avoids the adhoc nature of subdivisions on 20+ hectare sites away from services.</p> <p>Reduced need for some people to commute to work and more opportunity to share transport for those who do.</p> <p>We do acknowledge that we have not had any specialist reports prepared.</p>
Social	We consider the change in zone would benefit the community in terms of enabling more people to live work and play in a village setting. The Matangi School roll would likely increase with more families coming into the area.
Economic – General	
Economic Growth <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>	We consider there would be a positive economic growth following the rezoning, as more economic activity would be generated by the additional housing in the village, which would feed into local businesses and the community in general.
Employment <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>	Whilst the creation of additional housing in the village may help employment in the area initially through construction, the change in zoning may help the Matangi Dairy Factory by providing opportunities for business growth on their site, and by providing people with job opportunities close to where they live.
Cultural	Given this is a community initiative. The main aim of this rezoning is to make the village a more vibrant place to live work and play, for the cultural and physical well - being of the people in the village

Table 3: Evaluation of the proposal

Reasons for the selection of the preferred option.	<i>This section requires the “balancing” of the costs and benefits of all the options, and provide reasons as to why the preferred option has been chosen.</i>
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<p>Extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA.</p>	<p><i>Section 5 of the RMA sets out the purpose of the RMA:</i></p> <ol style="list-style-type: none"> <i>(1) the purpose of this Act is to promote the sustainable management of natural and physical resources.</i> <i>(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while –</i> <ol style="list-style-type: none"> <i>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</i> <i>(b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and</i> <i>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</i> <p>We believe this Village zoning is the most sustainable way to provide a more vibrant community going forward and believe it does not compromise the natural and physical resources.</p>
<p>Assessment of the risk of acting or not acting if there is uncertain information about the subject matter of the provisions.</p>	<p><i>Consider whether there is sufficient information available to make an informed assessment on the proposal, and risk of acting or not acting if there is uncertain information on the subject matter.</i></p> <p>The question of if there is sufficient information to make an informed assessment of the proposal. We recognize that more specialist reporting and design is required to determine if the area is suitable for development. The proposed urban area is large enough to identify if in the future certain areas are not suitable, but we do not know this at this stage. The risk of not acting is that it potentially could be 10 years away before a similar District Plan process where a community initiated zone change could be applied for. Given the uncertainty around the Replacement to the RMA legislation, we would not even know what that process would or require.</p>
<p>Conclusion</p>	<p><i>This section should set out the conclusion of the findings of the assessment. You may set out the conclusion as follows:</i></p> <p><i>The proposed provisions (e.g. proposed rezoning) will be efficient and effective in achieving the objectives of the PDP for the following reasons:</i></p> <ul style="list-style-type: none"> • The community have identified the need to provide opportunity for people to live in a village setting and grow and enhance our community. • It has close link to major transport links and corridors • The identified land encompasses the village and would provide the sense of village environment consistent with the objectives and policies of the District Plan in general. • It has synergies with the proposed zone change to mixed use on the Matangi Dairy Factory site in terms of providing dwellings for more people to be able to live, work and plan in the village. • If the servicing in terms of wastewater upgrades can be done in conjunction with the larger proposed wastewater plant for both council's it makes this more cost effective rather than looking at a system just for Matangi