

Submitter Number 474 & 472

Amend the zoning of the 44.5437ha properties at 2 and 42 Plantation Road, Te Kauwhata from Rural Zone to Countryside Living/Residential.

There is **NO** Provision for additional Countryside Living in the Proposed District Plan for Te Kauwhata

Only a handful of lifestyle blocks for sale remain in Te Kauwhata, everything else is SOLD.

There is great demand in the area

Te Kauwhata is in danger of losing its rural community focus
The current housing supply is all residential which does not provide for a diverse population

Disproportionate allocation of Residential to countryside living – currently no future provision for countryside living.

Future Supply of approximately 2,500 residential Sections – Countryside living 0 supply



Last release of Vineyard Road Lots – All SOLD Bar 2 as of 2.2.2021

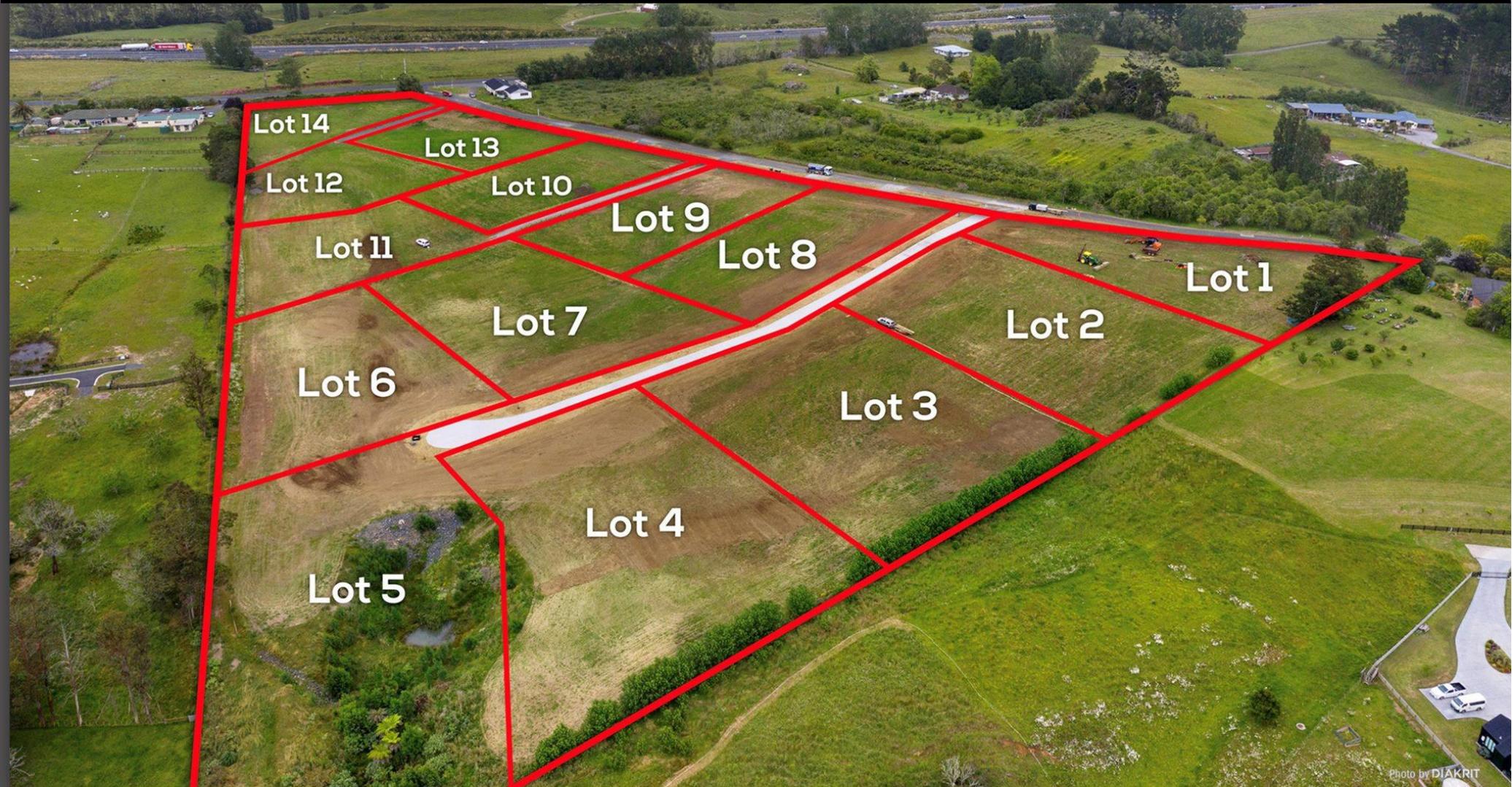


Photo by DIAKRIT

Summary

The subject property is small, unproductive in a rural sense. Property cannot make a profit and is thus farmed at a loss, and is not financially viable for any economic gain.

Subject site is already well serviced with extensive road frontage, power and water supply. Site's existing vehicle crossing, meter water connection, transport and water reticulation supports proposed rezoning to Country Living Zone whereby storm and waste water can be accommodated on site and infrastructure is self-sufficient.

Roading has been recently upgraded and is located close to transport and local town. Site access is safe and convenient, Additional Vehicle movements will be limited to the top of plantation road and Rodda Road both have been upgraded. A Commercial Vehicle crossing is already in place. Any future subdivision would not affect productive values of land or place any significant increase in traffic/services

Proposed rezoning would enable additional housing development and growth within the Te Kauwhata proximity

Rezoning enables a logical and acceptable level of development from a currently underutilized block restricted by its rural zoning.

Initial- Basic Subdivision plan concept B

Lot 6 DPS 87386

Current land use
Of adjacent block dairy
grazing
A water course currently
runs this boundary giving
separation between rural
and countryside living

Current land use
Of adjacent block dairy
grazing
A race currently runs this
boundary giving
separation between rural
and countryside living

10



State Highway 1

See new upgraded plan next page

Part

Current land use
Of adjacent block dairy
grazing
Plantation road currently
runs this boundary
giving separation between
rural and countryside
living

1.5204Ha

55894

Initial- Basic Subdivision plan concept C



Approximately 37 new dwellings possibly more contained within one site. So maximising the density and utilising unproductive soils and land in a concentrated area as opposed to scattering through the district. Localised, Connected, Serviced.

Approximately
37 New Titles
so 39 Dwellings
in total

Proposed District plan and other relevant documents
Relevant sections – High level view

KEY POINTS FROM WRPS Section 6A

105. WRPS Section 6A includes a section for rural-residential development. These principles will be relevant to submissions seeking Rural-zoned land to be rezoned as Country Living Zone. Common considerations for many zoning submissions include that rural-residential development should:

- a. be more strongly controlled where demand is high; **Demand is high surrounding Te Kauwhata there is no more supply.**
- b. not conflict with foreseeable long-term needs for expansion of existing urban centres; **No conflict land not suitable for high density urban development and there is land currently allocated for this.**
- c. avoid open landscapes largely free of urban and rural-residential development; **Subject property is surrounded by lifestyle blocks and close to existing countryside living zone.**
- d. avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes. **Contained development with access already in place.**
- e. recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes; **Subject property is close to town and current and future transport routes.**
- f. minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping; **Visual effects on rural character would be enhanced by the development.**
- g. be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and **YES**
- h. be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity **YES – planting of wetland and gullies.**

1.5 What does this mean for Waikato district strategic objectives and directions?

1.5.1 Compact urban development

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. Due to the time that has elapsed, and local government amalgamation in 2010, this strategy is being reviewed to address that part of the former Franklin district now in Waikato district.

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, minimises the necessity to travel, and supports public transport opportunities, public facilities and services.

An integrated approach to growth will have significant benefits in terms of planning for infrastructure, services, transport and facilities. It will ensure that provision is made when and where it will support the health and well-being of the wider community, and will provide certainty to landowners, developers and service providers for long-term investment decisions. A deliberate approach to the location and distribution of development will assist in safeguarding rural resources for productive use and the ability to accommodate rural activities that require a rural location. Non-rural industrial and commercial activities can only locate in rural areas if there is a functional need for a rural location. **Country Living zones, where infrastructure and services can be efficiently and economically provided, will be the focus for rural residential development.**

The property contained within this proposal has infrastructure and services that can be efficiently and economically provided. It is located close to town and major roading, and is not far from the railway. The development would help to safeguard the environment.

15A.2.10 Diverse living and working environments in Te Kauwhata create a positive sense of place and neighbourhood identity

OBJECTIVE

POLICIES

15A.2.10

Diverse living and working environments in Te Kauwhata create a positive sense of place and neighbourhood identity. This is currently not catered for in the proposed district plan. There is a massive imbalance of residential land tripling the size of Te Kauwhata.

15A.2.11

Subdivision, use and development should be located and designed to provide a variety of living and working environments with recreational opportunities in close proximity. The proposed development would help address this providing variety.

15A.2.12

Living, working and recreational environments should contribute to the Te Kauwhata village character and have high amenity values through the use of design principles. The proposed development would contribute and enhance the Te Kauwhata Village character and have high amenity values through design and land covenants.

Future Proof Strategy

The subject property fits perfectly within the future proof strategy for Rural Land:

As noted in the Future Proof Strategy (November 217) the growth pressures facing Waikato District include the significant influence of Auckland, the growth of Hamilton City and demographic and land use changes.

The Proposed Plan provides for a large amount of additional residential land in and around Te Kauwhata, including the Lakeside Developments area to the west of Lake Waikare which was subject to a hearing for Proposed Private Plan Change 2 in early 218.

Over 2 ha of land on the north-western side of Te Kauwhata is also proposed as Country Living Zone within the Proposed Plan.

However, the amount of land in this area zoned Country Living Zone within the Proposed Plan appears identical to that shown on the planning maps for the Operative Waikato District Plan (Waikato Section).

Te Kauwhata is strategically important in terms of accommodating growth between Auckland and Hamilton, and given the expected continued development of the Te Kauwhata area a larger supply of lower density in this area will be required to meet the district's demands.

Recent growth within the Waikato District has demonstrated a desire for lifestyle block properties which are self-serviced, contain adequate space for small scale agriculture or livestock raising and retain a peri-rural outlook and character. The site has good links to Te Kauwhata and the wider area via the Waikato Expressway; with the Te Kauwhata and Hampton Downs interchanges in the vicinity.

Future Proof Strategy

The subject property fits perfectly within the future proof strategy for Rural Land:

Protect the ability of high-quality soils to be used for productive purposes, ensuring there is a clear delineation between urban and rural land within the metro area. This will support the significant role primary industries play in the metro area's economy whilst providing for development at a scale consistent with existing rural and village developments.

Spatial plan directives:

- Protect high quality soils from development in the rural environment for productive uses.
 - Value, maintain and enhance rural amenity and character across the metro area.
 - Limit rural residential growth opportunities contained within clearly defined boundaries
- * Developing unproductive soils protects the high quality soils. Area is already heavily populated with lifestyle blocks and this will maintain and enhance rural amenity and character.*

To manage growth in a manner that:

- protects and enhances the quality of the natural environments and cultural heritage
 - anticipates the transition to a low carbon future and builds climate resilience
 - avoids increasing the impacts and residual risks of natural hazard
- * Natural environment protection through wetland and bush planting will protect and enhance the natural hazards of the property.*

Future Proof Strategy cont...

To grow urban settlements and places that:

- make efficient use of existing infrastructure and resources,
 - are transit-oriented and connected
 - provide affordable housing choices that respond to demand, including quality intensification, and
 - provide high quality live-work-play settlements
-
- *Infrastructure is already in place – stormwater, water supply can be accommodated on site the land is connected and transit-orientated.*
 - *There is huge uncatered demand*
 - *This would be quality intensification of unproductive land providing high quality live-work-play settlements*

Natural environment enhanced and protected with Planting – Wetland planting to flood prone area and native trees/bush to gullies. Flood zone is situated well below any potential building site



Bush/Gully planting

Wetland planting

BOGGY WITH TEMPORARY FLOODING

PLANT	FROST	SUN	WIND	BIRD FOOD	HEIGHT	COMMENT
<i>Astelia grandis</i>	2	2	2	No	2m lily	Large, flax-like plant that prefers shady damp sites under kahikatea or swamp maire.
Toetoe <i>Austroderia fulvida</i>	1	1	2	No	2m grass	Native toetoe (not pampas). Pioneer. Grows on damp sites and stream banks in open areas. Fast growing. Provides wind shelter and erosion control. Propagates by seed or division.
Toetoe <i>Austroderia toetoe</i>	1	1	2	No	3-5m grass	Native toetoe (not pampas). Pioneer. Grows in damp and dry soils. Can grow on poor soils. Less common in lowland areas than <i>A. fulvida</i> .
Kiokio <i>Blechnum novae-zealandiae</i> or <i>B. minus</i>	2	1	1	No	1m fern	Full sun or shade. <i>Blechnum minus</i> is more tolerant of shade and standing water.
<i>Carex gaudichaudiana</i>	2	1-2	1-2	No	0.5m sedge	Grows in swamps and exposed sites next to streams, rivers and lakes. Tolerates flooding. Sward forming.
<i>Carex maorica</i>	2	2	3	No	0.5m sedge	Tolerates flooding. Often found under shade.
Purei/makura <i>Carex secta</i>	1	1	2	No	2m sedge	Grows in shallow water, boggy margins and dry soil. Provides shelter and nesting for ground birds.
<i>Carex subdola</i>	2	1	2	No	0.5m sedge	Grows in swamps and exposed sites next to streams, rivers and lakes. Tolerates flooding. Sward forming.
<i>Carex virgata</i>	1	1-2	2	No	1m sedge	Boggy margins, shelter and nesting for birds. More tolerant of dry than <i>Carex secta</i> .
<i>Carex geminata</i>	1	1	1	No	1m sedge	Sward-forming, wide-leaf sedge that forms thickets on damp seepages.
Mingimingi <i>Coprosma propinqua</i>	2	2	2	Yes	3m shrub	White/blue fruit in spring. Distributed by birds. Prefers boggy to dry soils.

PLANT	FROST	SUN	WIND	BIRD FOOD	HEIGHT	COMMENT
<i>Coprosma rigida</i>	2	2	2	Yes	2m shrub	Grows under kahikatea stands and other woody wetland vegetation.
Hukihuki/swamp coprosma <i>Coprosma tenuicaulis</i>	2	2	2	Yes	3m shrub	Found in bogs or swamps, its black fruit attracts birds.
Ti kōuka/cabbage tree <i>Cordyline australis</i>	1	1	2	Yes	12m tree	Tolerates wet and dry soils. Young plants eaten by rabbits. Able to grow from seed. Hardy. Good for erosion control.
<i>Cyperus ustulatus</i>	1	1	1	Yes	1m sedge	Tolerates wet and dry soils.
Kahikatea/white pine <i>Dacrydium dacrydioides</i>	1	1-2	2	Yes	60m tree	New Zealand's tallest tree. Plant with side shelter in a moist site. Possum hardy. Red fruit attracts birds in autumn. Can be grown from seed. Separate male and female trees.
<i>Dicksonia squarrosa</i>	2	2	2	No	4-6m tree fern	Hardy. Grows in open or shaded sites. Fibrous roots reduce erosion.
<i>Gahnia xanthocarpa</i>	2	1	2	No	2m sedge	Large tussock-forming sedge, tolerant of sun or shade in damp areas.
Pukatea <i>Laurelia novae-zealandiae</i>	2	2	3	No	30m tree	Fast growing tree, able to handle a wide variety of soils. Will tolerate periodic flooding as breathing roots develop in waterlogged soils. Can be grown from seed.
Mānuka/tea tree <i>Leptospermum scoparium</i>	1	1	1	No	5m tree	Fast growing hardy pioneer. Useful as a nurse crop. Good for erosion control. Can withstand some grazing and grow on a wide range of soils.
<i>Machaerina rubiginosa</i>	2	1	2	No	1m sedge	Grows in up to 10cm water, in shallow drains or pools.
<i>Machaerina tenax</i>	2	2	2	No	0.5m sedge	Grows on boggy or damp sites with poor soils, usually under the shade of mānuka.
Pākihi rush <i>Machaerina teretifolia</i>	2	1	2	No	1m sedge	Grows on exposed sites in boggy conditions. Grows in peat soils.
Harakeke/NZ flax <i>Phormium tenax</i>	1	1	1	Yes	1-3 m herb	Fast growing hardy pioneer in full sun or shade. Withstands 5cm of water flooding and dry soils. Does not have deep or wide roots but useful for drain edge protection. Unpalatable to possums. Easily split into small fans or grown from seed. Particularly attracts tūi. Pioneer.
Maire tawake <i>Syzygium maire</i>	3	2	3	Yes	16m tree	Has red berries. Develops breathing roots in waterlogged soils in sheltered areas.

MOIST SOILS

Wetland planting – to be under Waikato Regional planting guides for boggy with temporary flooding.

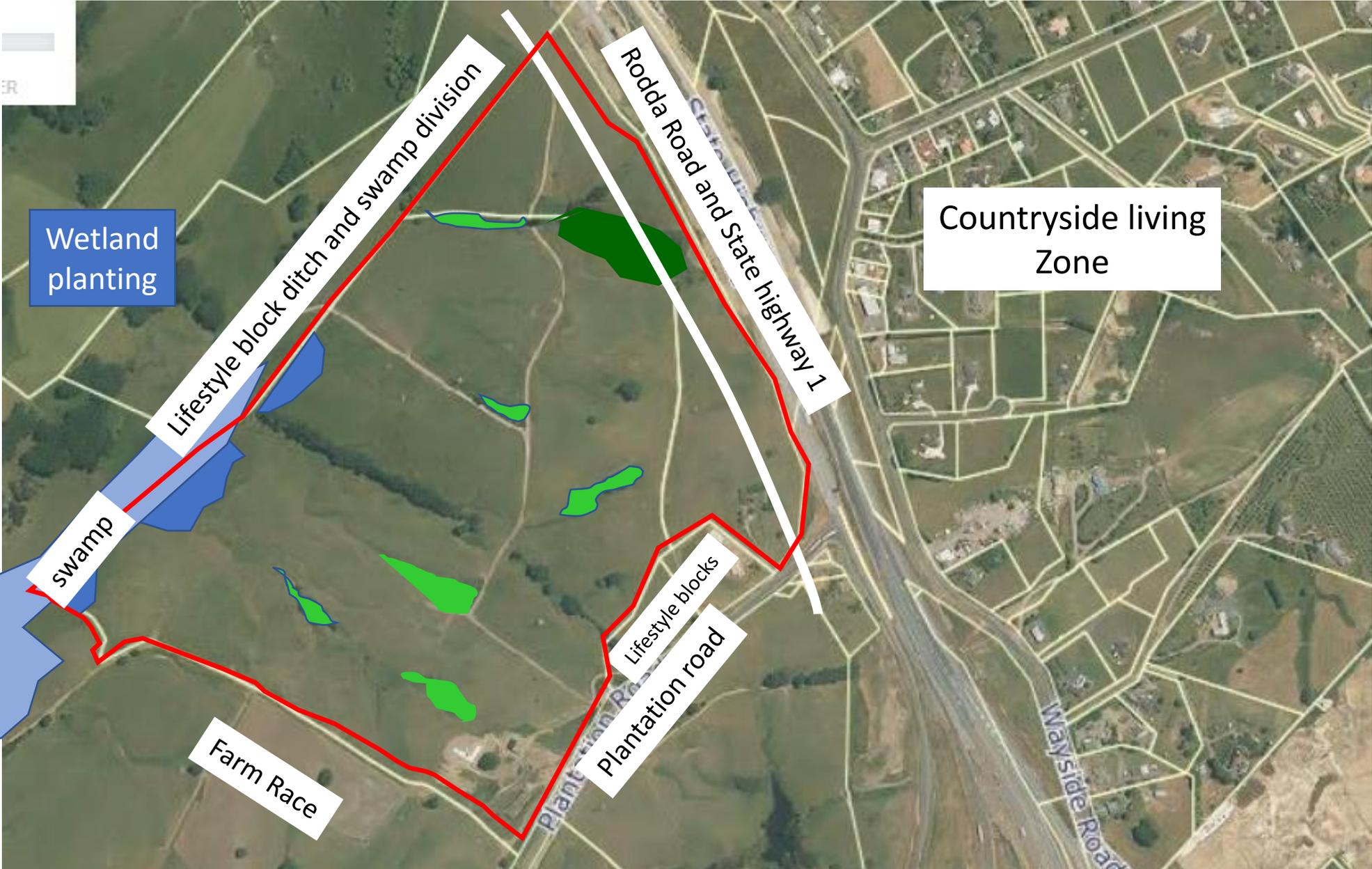
Any additional stormwater run off would be mitigated with water tanks for each dwelling.

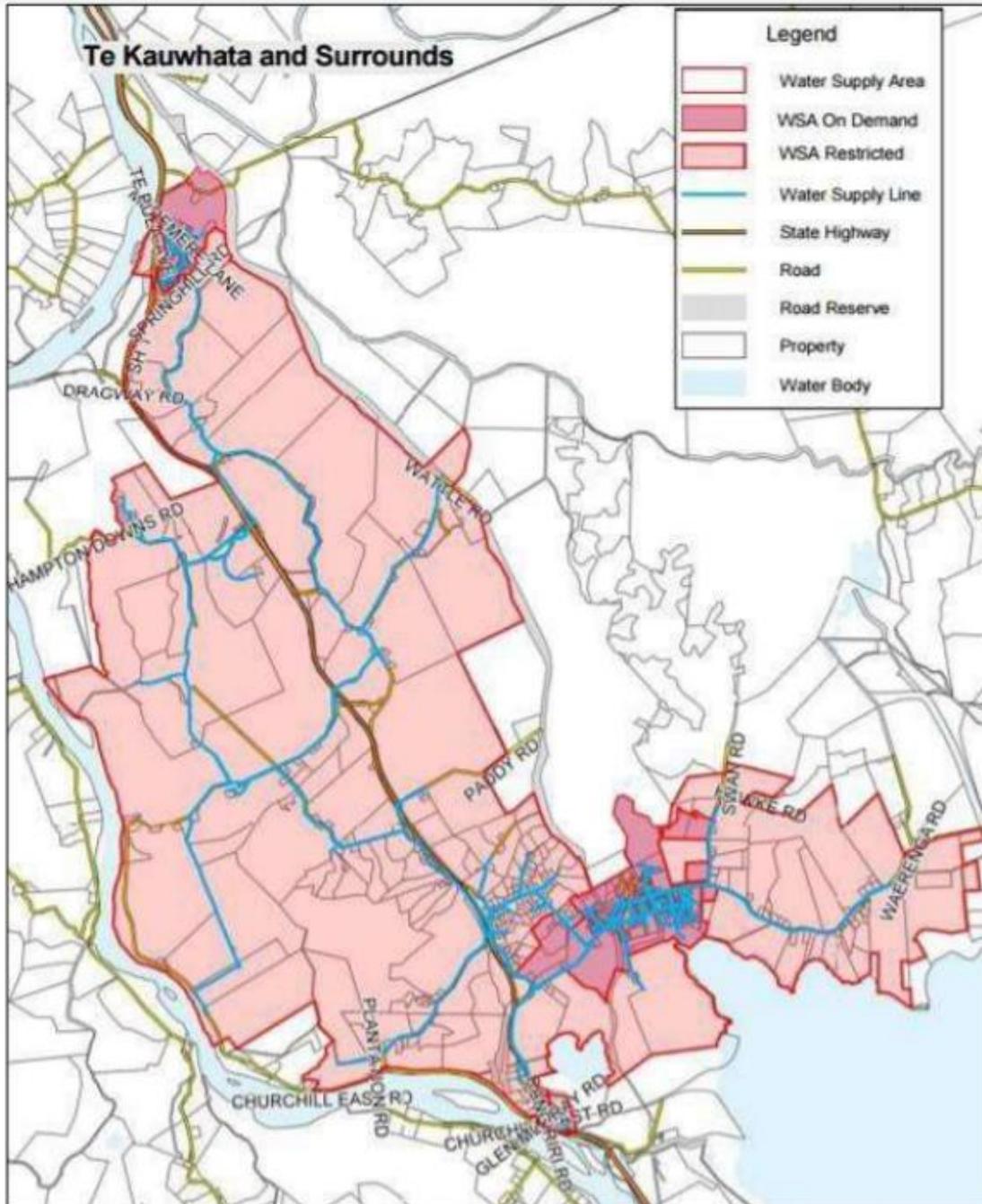


Example Gully Plantings with Native trees and bushes



Reverse sensitivity issues are accommodated for already as road borders 2 sides of the property. Farm race borders one side and swamp, flood zone and lifestyle block on the other -





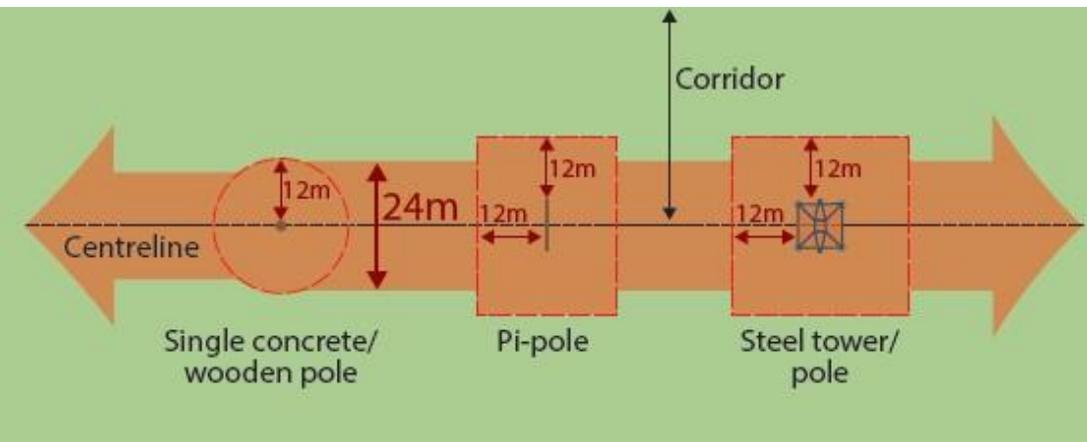
Water supply line runs down 2 sides of the property.

New dwellings would have water tanks aswell.

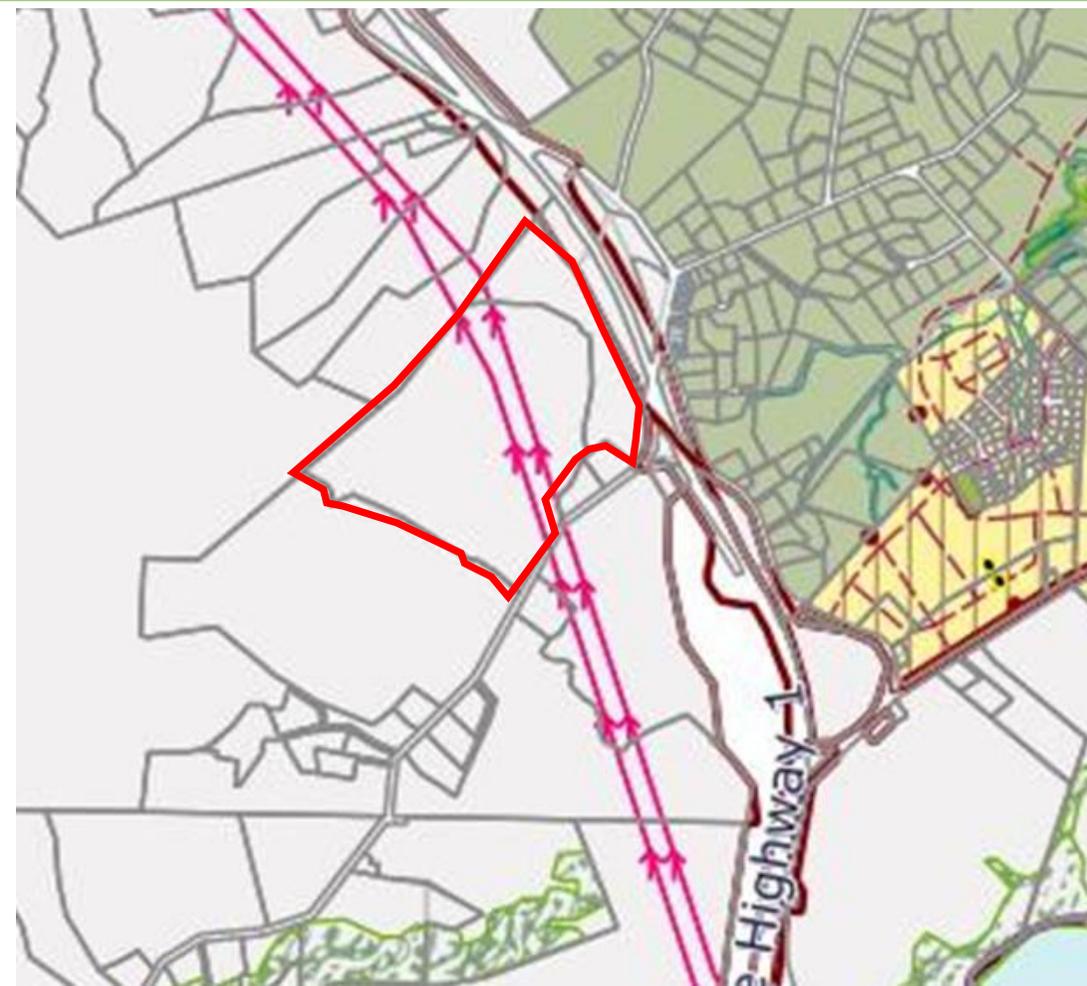
Sewerage would be on site individual private systems



Figure 1. On-Demand and Restricted Supply Areas Overview



Transmission line set backs /no build easily accommodated in the design -Reference - Pokeno please see image below where density is higher than proposed)



Cost to council

Nil

Income to Council

Rates - \$2,800 approx. per new property per year
X approximately 37 new titles/dwellings = \$104,000 income to council per year

Resource consent/contributions to council estimated \$370,000 - \$740,000

Building Consents estimated \$280,000 - \$350,000

Total Estimated Income to Council
\$754,000 - \$1.2m

Economics

**Employment – Local.
Estimated over a 5 year period.**

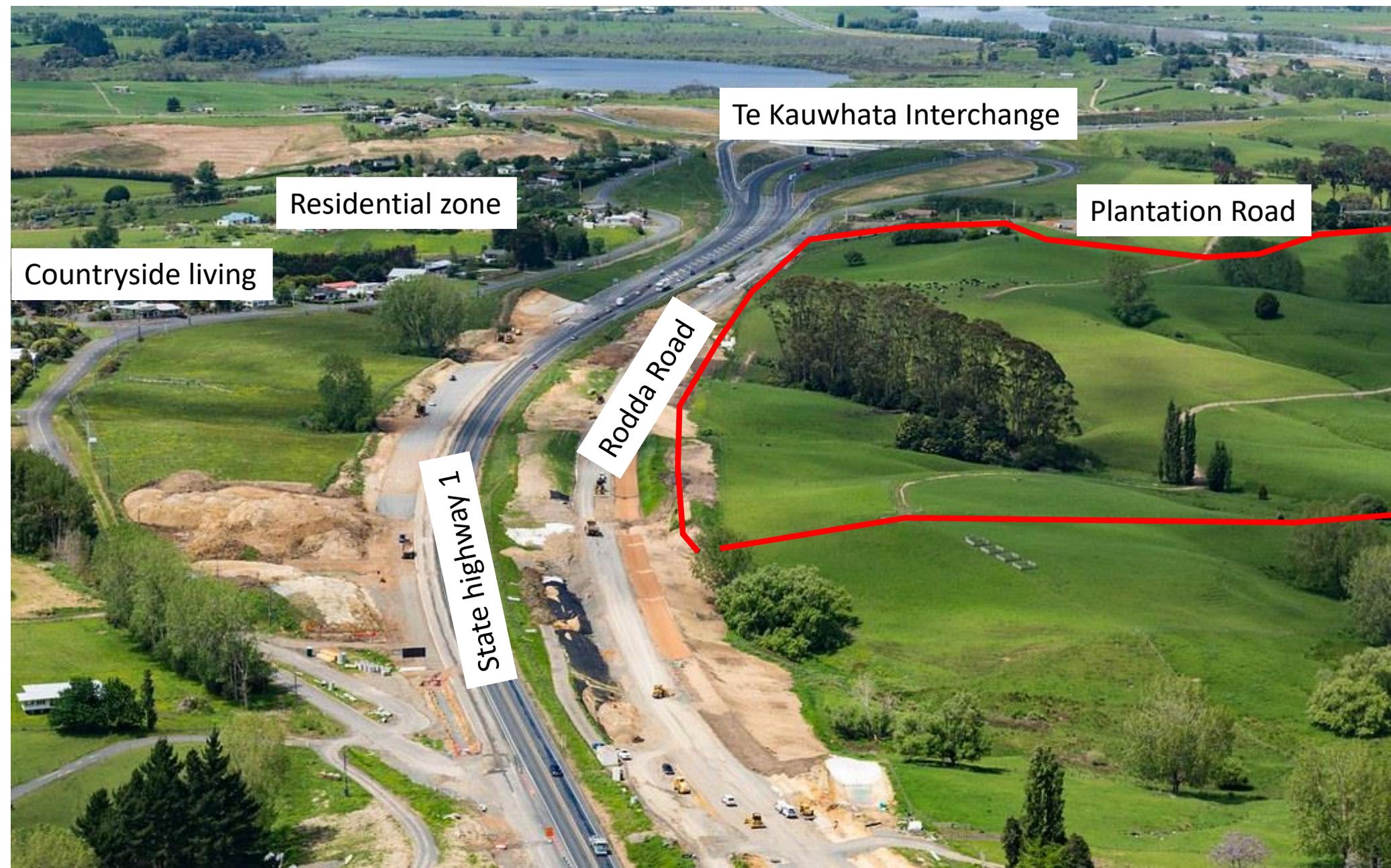
Cost of Development of land
\$3,145,000 - \$4,440,000.

Cost of new Homes (Average House value) \$550,000 * 37
\$20,350,000.

Other improvements value (fencing/sheds etc)
\$2,200,000

**Total Cost of development
\$26,342,500**

Access and connectivity is already in place
Looking South



Te Kauwhata Interchange

Residential zone

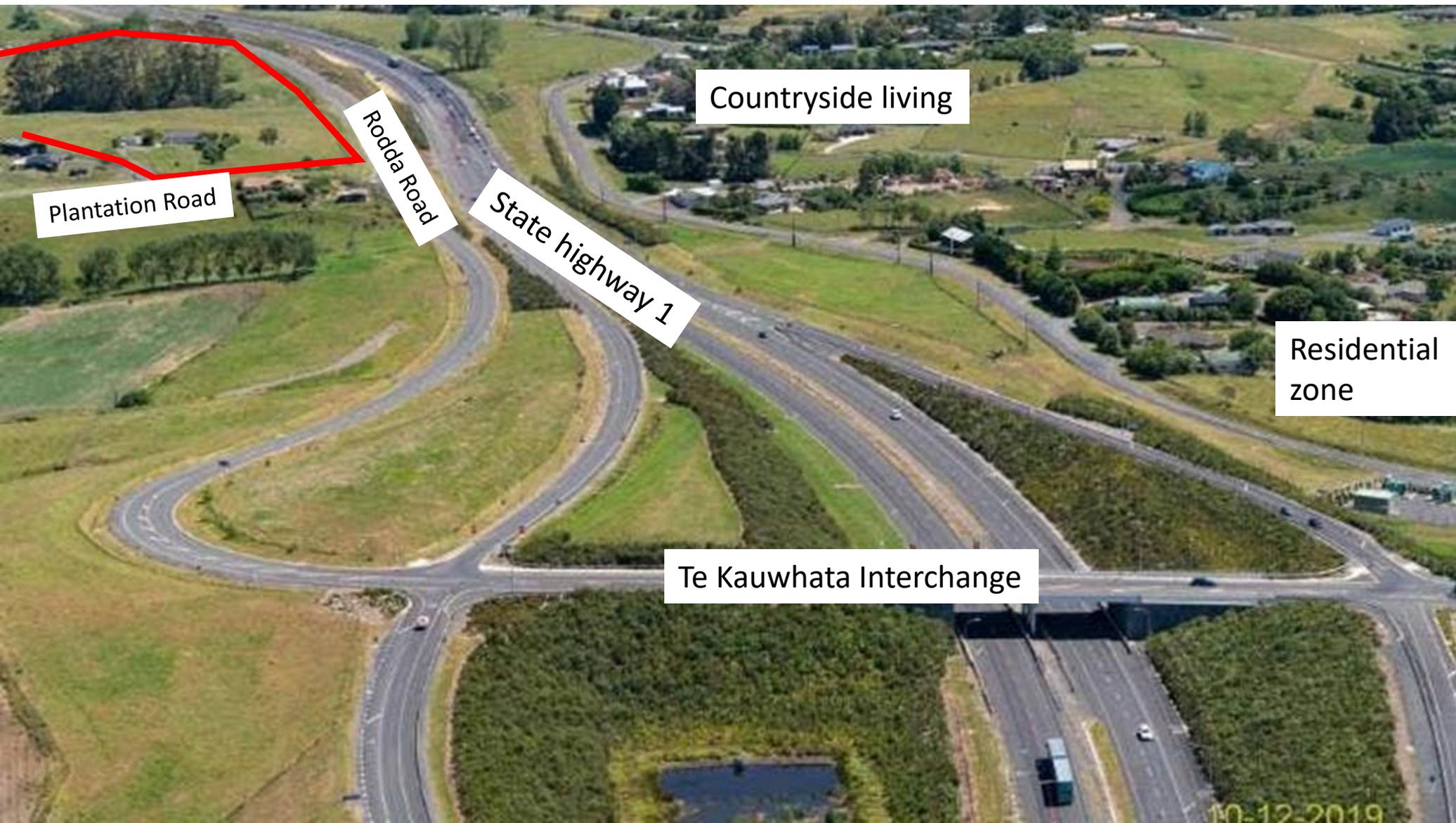
Plantation Road

Countryside living

Rodda Road

State highway 1

Access and connectivity is already in place
Looking North



Plantation Road

Rodda Road

State highway 1

Te Kauwhata Interchange

Countryside living

Residential zone

10-12-2019

Site consists of low quality soils that are unsuitable for cropping or intensive farming. Land use fits requirements of Country Living Zone. Does not fit requirement of Rural Zone. Any future subdivision would not affect productive values of land or place any significant increase in traffic/services.

1.4 PUBLISHED GEOLOGY

The portion of the Auckland Geological Map Sheet 3 is enclosed.

The soils of the area are designated Mwk on the map. These soils are bordered by eQr soils.

The soils are described as Koheroa Sandstone which is calcareous, sandy silt stones with minor sandstone and tuff.

The soils are in the Meremere sub group of mainly marine sedimentary rocks.

They are in the early Miocene Period and are approximately 20 million years old.

Onsite investigation confirms the above geology.

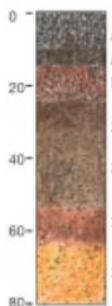
***Excerpt from site specific Geotech report**

New Zealand Soil Classification

Key

[LP] Perch-Gley Allophanic

Periodic wetness caused by a perched water table



- Allophanic
 - Perch-Gley (LP)
 - Gley (LG)
 - Impeded (LI)
 - Orthic (LO)
- Anthropic
 - Truncated (AT)
 - Fill (AF)

Click arrows for more items...

The [New Zealand Soil Classification \(NZSC\)](#) was developed in the 1980s. It has a hierarchical structure with five levels: Order, Group, Subgroup, Family, Sibling. The new classification grew out of the New Zealand Genetic Soil Classification and, where possible, preserved its useful features.

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><i>Amend the zoning of the 44.5437ha properties at 2 and 42 Plantation Road, Te Kauwhata from Rural Zone to Countryside Living/Residential. There is no provision for countryside living and no supply, but there is high demand. This is very important to retain the historical and diversity of the Te Kauwhata community, to attract a range of homeowners. Te Kauwhata has an unbalanced supply of residential land in what is historically a rural community with community values.</i></p> <p>Additional further information to original submission supplied in attached document.</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 Country Living zones, where infrastructure and services can be efficiently and economically provided, will be the focus for rural residential development.</p> <p><i>The land contained within this proposal is self-contained as a block on land that is economically unproductive. It already has 2 road frontages, access to Potable water supply and the Te Kauwhata Irrigation scheme. Power runs along both boundaries and the sites would be accommodated by onsite sewerage systems, and water tanks if required. The Roading has already been upgraded due to the State highway 1 upgrade. It is closely connected to the town with the Te Kauwhata off ramp. Infrastructure and services can be efficiently and economically provided.</i></p>

According to the Section 32 report – Part 2 – Country Living Zone – Prepared for the Proposed Waikato District Plan. The Objective of a county living zone is subdivision use and development in the country living zone maintains and enhances the character and amenity values of this zone.

This objective is the most appropriate way to achieve the purpose of the RMA and the RPS because it enables the efficient use of the land, by providing for development, while recognizing that there are character and amenity values which are unique to the zone which need to be maintained. The objective provides for a range of activities, land uses and subdivision which in turn will provide for the social, cultural, and economic well being of landowners. The objective also recognizes that new activities or development has the potential to create adverse effects, such as reverse sensitivity for rural activities in adjacent rural zones, it therefore ensures that adverse effects are appropriately avoided, remedied, or mitigated.

<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>This development will create approximately 37 new dwellings, but with minimal environmental or resources impact.</p> <ul style="list-style-type: none"> • Is the rezoning request of local, district or regional significance? <p>The rezoning request is of local significance – providing for a lack of supply for such properties that are in high demand.</p> <ul style="list-style-type: none"> • Does the rezoning align with higher order documents? <p>Yes</p> <p>105. WRPS Section 6A includes a section for rural-residential development. These principles will be relevant to submissions seeking Rural-zoned land to be rezoned as Country Living Zone. Common considerations for many zoning submissions include that rural-residential development should:</p> <ol style="list-style-type: none"> a. be more strongly controlled where demand is high. b. not conflict with foreseeable long-term needs for expansion of existing urban centres; c. avoid open landscapes largely free of urban and rural-residential development; d. avoid ribbon development and, where practicable, the need for additional access points and upgrades, along significant transport corridors and other arterial routes. e. recognise the advantages of reducing fuel consumption by locating near employment centres or near current or likely future public transport routes; f. minimise visual effects and effects on rural character such as through locating development within appropriate topography and through landscaping; g. be capable of being serviced by onsite water and wastewater services unless services are to be reticulated; and h. be recognised as a potential method for protecting sensitive areas such as small water bodies, gully-systems and areas of indigenous biodiversity <p>The rezoning aligns with the character and amenities in the subject area and community.</p>
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	<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 would align with the character, and amenity of the subject area and community.</p>
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	<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>The rezoning would help protect these with planting that would otherwise not be undertaken</p> <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>No, the land is uneconomically viable and not of high-grade soils in fact the soils are rather inferior, and transport is already upgrades have already been done – there is no integration matters of detriment.</p> <ul style="list-style-type: none"> • Does the scale of development have any implications in terms in terms of infrastructure servicing (i.e. wastewater, water supply and stormwater). <p>The development would be largely onsite servicing with septic systems and water tanks. Services to bring in would be power (and if desirable the water supply from the existing main that adjoins the property on 2 sides)</p> <ul style="list-style-type: none"> • Would the rezoning limit the anticipated future development planned for in the subject area. <p>No</p>
<p>Other reasonably practicable options to achieve the objectives (alternative options)</p>	<p><i>List the alternative options available here:</i></p> <p>Alternative 1:</p> <hr/> <p>Alternative 2:</p> <hr/> <p>Alternative X: Do nothing option</p>

Table 2: Benefits and Costs Analysis of the Rezoning Proposal

<p>Rezoning Proposal: <i>state the rezoning proposal being evaluated</i></p>		
<p>Benefits</p>	<p>Cost to deliver</p>	<p>Costs</p>

<p>Supply of high demand properties. Attraction of a range of family dynamics to the community. Attract management and business owners to live in the area. By keeping the development in one area it protects the high value soils. Development will enhance the environment with planting and bush. Creation of local employment by local people to deliver. It is estimated that the Waikato district council from the development of this land would receive between \$750,000 to \$1,200,000. And ongoing between \$100,000 - \$150,000 per annum</p>	<p>It is estimated to cost between \$85,000 - \$120,000 per new title to deliver if on this scale. (\$3,145,000 - \$4,440,000. Plus, planting and fencing costs – say \$40,000</p> <p>The additional cost to council would be nil as rates cover any expenses, and development is self-servicing or private utility provision</p>

General

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.

The proposed development equates approximately a \$26m development.

Providing numerous employments through the trades, specialists, and supply of goods and Services

Income to local council (development phase) Estimated to be \$750,000 - \$1,200,000

Ongoing income to local council through rates estimated to be \$100,000 - \$150,000 per annum

Ongoing the local spend in local businesses is increased – not only in those supplying products and services for domestic purposes but also those in the rural sector. Estimated at \$17,800 per dwelling = \$658,000 per annum input into local business.

Environmental

Land would be enhanced through planting and stormwater management.

Social	The social housing balance of rural/residential needs to be protected.	
Economic – General	Owners attracted to new development are highly likely to be contributors to the economy and the community. And provide jobs and income to the area. These are likely to attract a different buyer than those of the residential land. Thus, increasing the diversity of the community and attracting more income to the area and its surrounding businesses.	
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>	37 new lifestyle block owners will bring additional wealth to the area. These are likely to be more managerial/business owner types thus also contributing to the local economy, shops, services etc. in the local community.	
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>	The owners are likely to work locally or commute. Additional employment will mainly be through the development and construction phase. For trades and supplies and then post for more maintenance and local supplies trade.	
Cultural	Te Kauwhata and its surrounding area is historically a rural town. With a strong rural community. Local residents are very concerned with the massive supply of residential land being developed and the town losing its rural community focus and hub. Creating more countryside living will help address this balance. There are no other specific cultural issues that I am aware of.	

Table 3: Evaluation of the proposal

<p>Reasons for the selection of the preferred option.</p>	<p><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></p> <p>The land meets the objective of the countryside living zone, plus there is demand for these properties, benefiting the community with diverse population housing options and economic advantages to the local community. Efficiently and cost effectively produced</p>
<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> <p><i>(1) the purpose of this Act is to promote the sustainable management of natural and physical resources.</i></p> <p><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></p>

	<p>(a) <i>sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</i></p> <p>(b) <i>safeguarding the life-supporting capacity of air, water, soil and ecosystems; and</i></p> <p>(c) <i>avoiding, remedying, or mitigating any adverse effects of activities on the environment.</i></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><i>Te Kauwhata needs countryside living for the reasons provided in the attached document. Demand and culture, community and economics and efficiencies being the key drivers for this requirement. Failure to act will result in an imbalanced community and loss of benefits to the local economy. The land is uneconomic and not of high rural productive land – yet it is perfectly positioned close to town and transport.</i></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"> • <i>The land contained within this submission is perfectly inline with the countryside living zone requirements and it is highly desirable for: new residents (there is uncatered for demand), the local economy, amenity values, use of inefficient unproductive land, efficiency and minimal cost to produce. Natural land features will be enhanced and protected.</i> <p><i>....</i></p>