

RMA Section 32AA evaluation template

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>Proposal 745 by Brian Butt and Sheryl Kruger on behalf of Year 91 Family Trust to rezone 399 Bedford Road, Te Kowhai from the current/proposed Rural zone to Country Living.</p>
<p>Relevant objectives of the PDP</p>	<p>1.5.2(a) this proposal would provide 2 additional dwelling units within the identified growth area in Te Kowhai.</p> <p>1.12.8(b)(i) land use from the village along Bedford road is residential up to Richards road then life style units along the eastern then northern side of the road from Richards road through to Collie road. This proposal utilises the land in the same fashion – effectively the life style blocks form a buffer zone in a contiguous manner between residential and rural zones – ie it forms a buffer between the sand mine/Schick farm and current “lifestyle’ properties from the village between Bedford and Ngaruawahia road up to Coombes road.</p> <p>1.12.8(b)(ii) this proposal continues the current local context of the mix of village and life style living supporting the rural context.</p> <p>1.12.8(b)(iii) growth in this manner aligns with the expectations of the Population, household and land capacity report 2020.</p> <p>1.12.8(b)(iv) – 399 Bedford backs on to Te Otamanui stream and the walkway. We have provided easements across 2 parts of our property to provide access from Bedford Road across the stream to the walkway to enable safe walking and exercise options for our community.</p>

	<p>This proposal is consistent with Future Settlement patterns in terms of it enabling settlement in and around the existing village and it is consistent with 4.1.3(b) in that it is an ‘in-fill’ of lifestyle dwellings within the current life style community.</p> <p>4.1.3(a) roading and utility infrastructure already exists, many implications related to infrastructure would relate to a small increase in use only.</p> <p>5.1.1(A) and 5.3.8 - this proposal subdivides an existing lifestyle block thus the use of high class soils for agricultural production does not apply. Further, there would be no change in the rural character of our local community and the predominant open space nature would remain 5.3.8(c) and (e).</p> <p>5.3.8(f) we’ve no doubt the parks and other public buildings and infrastructure would benefit from use by additional community members.</p>
<p>Scale and significance of the rezoning proposal</p>	<p>The proposal relates only to 399 Bedford Road, Te Kowhai although it seems practicable to apply Country Living to the two adjacent properties south of 399 Bedford Road to form a contiguous country living zone between Bedford Road and Ngaruawahia Road from the village through to the Schick farm/sand mine and the Combes Road development.</p> <p>The land use from Richards Road at the village end of Bedford Road and the Collie Road junction is effectively lifestyle type properties backing on to farm land. The property at 399 Bedford Road is a life style block and the intent of the proposal is to retain that functionality whilst creating two further life style living units within the current site.</p> <p>This rezoning request relates only to local Te Kowhai.</p> <p>The proposal aligns with the objectives and policies of the pWDP and there are limited conflicts (ie rural being converted to residential zones) with the Regional planning and none that we can see with the provisions of the RMA. Our property while zoned rural, operates as a lifestyle property which aligns appropriately with country living zoning.</p>

	<p>This proposal is consistent with the construct of Te Kowhai community with village/residential zone bounded by country living zones leading in to the rural community.</p> <p>The current land use would remain the same and the current roading network would be unaffected by the small additional use brought about by this proposal</p> <p>The two additional dwellings would be self sufficient in terms of water supply, waste water systems and storm water which no doubt would be a condition of building/resource consent.</p> <p>This proposal aligns with growth expected in this community and accordingly aligns with future planning options.</p>
<p>Other reasonably practicable options to achieve the objectives (alternative options)</p>	<p>Alternative 1: None</p> <p>Alternative 2: None</p> <p>Alternative X: Do Nothing</p>

Table 2:

Rezoning Proposal:		
	Benefits	Costs
General	This proposal aligns with future planning for the Te Kowhai community in terms of projected populations increases and balanced growth of housing units in residential zones, and the demand for lifestyle properties in this location.	
Environmental	399 Bedford road backs on to the Te Otamanui stream and the walkway crosses our land. We continue to plan out our property including along the stream bank behind our place to enhance the SNA behind the house block and beautify the walkway further.	
Social	We've witnessed the two new Country Living subdivisions growing our community and see the positive aspects of this settlement in our school and other community activities. This proposal would add to that.	
Economic Growth	We would expect with the cost of land and building in today's environment that the two blocks we could create would attract higher income families with higher spending power to contribute to the economic growth in the local area.	
Employment	Since moving to the community 6 years ago we have understood that Te Kowhai would likely be an attractive dormitory suburb to supply workforce for the growing industrial developments in Te Rapa north.	
Cultural	The Lifestyle community enhances and helps maintain the village and rural culture of our Te Kowhai community	

Table 3: Evaluation of the proposal

Reason for the selection of the preferred option	<p>The options for us are (1) this proposal, or, (2) do nothing.</p> <p>This proposal aligns with future planning and in applying this option it provides the opportunity for us to reduce the amount of land we care for as we approach our twilight years and remain in the home and community that we love and contribute to.</p>
Extent to which the objectives are the most appropriate way to achieve the purpose of the RMA	
Assessment of the risk of acting or not acting if there is uncertain information about the subject matter of the provisions	
Conclusion	<p>This proposal is a continuation of the balanced development of the Te Kowhai community and meets the provisions of the suite of planning documents looking at the future of our community and indeed our district. We commend this option to you for consideration.</p>