

Part B: Section 32 Evaluation

Plan Change 16 Tuakau Structure Plan - Stage 1 (Residential and Industrial Rezoning)

Notified 16 July 2016

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Part I: Introduction

Under section 32 of the RMA, a local authority, when proposing to undertake a plan change to a District plan, must carry out an evaluation of alternatives, benefits and costs of the plan change.

An evaluation must -

- 1(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*
- 1(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by –*
 - (i) identifying other reasonably practicable options for achieving the objectives; and*
 - (ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*
 - (iii) summarising the reasons for deciding on the provisions; and*
- 1(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

An evaluation must also:

- 2(a) identify and assess the benefits and costs of the environmental, economic, social and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*
 - (i) economic growth that are anticipated to be provided or reduced; and*
 - (ii) employment that are anticipated to be provided or reduced; and*
- 2(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*
- 2(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matters of the provisions.*
- 3 If the proposal (an amending proposal) will amend a standard, regulation, plan, or change that is already proposed or that already exists (an existing proposal), the examination under subsection (1)(b) must relate to –*
 - (a) the provisions and objectives of the amending proposal; and*
 - (b) the objectives of the existing proposal to the extent that those objectives –*
 - (i) are relevant to the objectives of the amending proposal; and*
 - (ii) would remain if the amending proposal were to take effect.*

The evaluation report must be available for public inspection at the time the proposed plan change is publicly notified and is the Waikato District Council's response to this statutory requirement.

Part 2: Evaluation of PC16 Objectives - section 32(1)(a) RMA

As required by section 32(1)(a) of the Resource Management Act (the Act), the following tables examine the extent to which the objectives of the proposal being evaluated (ie: the PC16 objectives) are the most appropriate way to achieve the purpose of the Act.

Issue 15C.2 Planned and Sustainable Growth of Tuakau

	OPTION 1: Do nothing – Retain existing objectives contained in Franklin Section	OPTION 2: Preferred Option Introduce new objectives Refer to new Chapter 15C
Description	See objectives for Rural Zone (Part 17), Residential Zone, Rural Residential Zone and Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	Objective 15C.2.1 Objective 15C.2.11 Objective 15C.2.15
Examine the extent to which the objective/s is/are the most appropriate way to achieve the purpose of the Resource Management Act	<p>It is considered that retaining the suite of existing objectives from all six zones is not the most appropriate way to achieve the purpose of the RMA. This is primarily because there is a combined total of 118 objectives from these zones in the Franklin Section that would apply to the area intended for rezoning.</p> <p>An assessment of a resource consent application against this excessive volume of objectives is not only time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus and meaning. For example, a significant number of objectives in the TIZ and TISZ read as broad statements rather than giving direction on what outcomes are to be achieved.</p> <p>Furthermore, it would not be appropriate to assess an industrial development in the context of objectives that relate to the Rural Zone. For example, the TISZ objective relating to Issue 12 on Page 37A-9 is to “Maintain Franklin’s identity by promoting rural character and the countryside experience”. This objective conflicts with other objectives that “Provide employment opportunities close to the Tuakau population” (first objective on Page 37A-4) and “Provide supporting services to manufacturing, processing, assembling, storage,</p>	<p>Objective 15C.2.1 reads: <i>“Residential, rural residential and industrial development in Tuakau results in a high quality urban environment.”</i></p> <p>This objective therefore supports urban development provided that both subdivision and land use result in a high quality environment.</p> <p>While achieving this objective is particularly important for Tuakau’s residential areas, it is also important for the Tuakau Industrial Zone to be developed in a way that achieves a high quality urban environment. For example, the margin of the Kairoa Stream that forms the boundary of the extended Tuakau Industrial Zone can be developed as an esplanade reserve to provide an attractive pedestrian link with adjacent residential areas. This link can be a recreational asset for people employed in this industrial zone as well as the resident population. The intent of Objective 15C.2.1 is to therefore ensure that the growth of Tuakau does not adversely affect the overall quality, character and vitality of its urban environment.</p> <p>Objective 15C.2.11 reads: <i>“Urban expansion and development is integrated with the development of infrastructure.”</i></p>

	<p><i>distribution and wholesale activities located in the TIZ” (Page 37A-9).</i></p> <p>Option I therefore is not the most appropriate way to promote the sustainable management of natural and physical resources within all of the areas identified for urban development and hence the purpose of the RMA is not achieved.</p>	<p>Objective 15C.2.15 reads:</p> <p><i>“Adverse effects of use and development are avoided by provision of wastewater and stormwater disposal, supply of water, energy and telecommunications.”</i></p> <p>These two objectives collectively address the need for urban development to progress in an integrated manner with the provision of infrastructure. This is important to minimise development costs and to ensure that infrastructure can be provided in a timely, effective and efficient way. Without these objectives, costs and efficiencies can increase significantly where development patterns are dispersed.</p> <p>It is considered that the application of all three new objectives is the most appropriate way to achieve the purpose of the RMA which is to promote the sustainable management of natural and physical resources.</p>
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Issue 15C.4 Impact on Water Quality, Biodiversity, Ecosystems and Habitats

	OPTION 1: Do nothing – Retain existing objectives contained in Franklin Section	OPTION 2: Preferred Option Introduce new objectives for Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See objectives in Parts 5 (Conservation of Natural Features), Part 15 (Activities throughout the District), Rural Zone (Part 17), Residential Zone, Rural Residential Zone and Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	Objective 15C.4.1 Objective 15C.4.5
Examine the extent to which the objective/s is/are the most appropriate way to achieve the purpose of the Resource Management Act	<p>There are multiple objectives in Parts 5, 15, 17, 37A.2 and 40A.2 which relate to all issues that concern water quality, biodiversity, ecosystems and habitats. In addition, the Franklin Section contains a cross-reference to the objectives in section 3.3A.1 which concern the Vision and Strategy for the Waikato River. This is particularly important given that Tuakau is located wholly within the catchment of the Waikato River.</p> <p>An assessment of a resource consent application against multiple objectives is not only time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus and meaning.</p> <p>For example, the objective that is repeated for both the TIZ and TISZ to “<i>Promote minimal impact of runoff on soils, natural waterways, floodplains and wetlands</i>” is poorly linked to the corresponding issue that states “<i>Business activities have the potential to adversely affect the environment</i>”.</p> <p>For these reasons, Option 1 is not the most appropriate way to promote the sustainable management of natural resources and hence the purpose of the RMA is not achieved.</p>	<p>Objective 15C.4.1 reads: <i>“Wetlands, lakes and rivers are protected from the adverse effects of subdivision and land disturbance.”</i></p> <p>Objective 15C.4.5 reads: <i>“Indigenous biodiversity and the life-supporting capacity of indigenous ecosystems are maintained or enhanced.”</i></p> <p>These two new objectives, together with the existing objectives relating to the Vision and Strategy, collectively address the need for development to progress in a way that will not compromise fresh water bodies and their margins or indigenous ecosystems.</p> <p>These outcomes are particularly important given the close proximity of urban zones to the Tutaenui and Kairoa Streams, Tuakau’s location within the catchment of the Waikato River and existing indigenous ecosystems within these zones that are not already physically and/or legally protected.</p> <p>It is considered that the application of these two objectives with clear outcomes is the most appropriate way to achieve the purpose of the RMA which is to promote the sustainable management of natural resources.</p>

Issue 15C.6 Health, Safety and Property

	OPTION 1: Do nothing – Retain existing objectives contained in Franklin Section	OPTION 2: Preferred Option Introduce new objectives for Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See objectives in Part 7 (Natural Hazards), Part 15 (Activities throughout the District), Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	Objective 15C.6.1 Objective 15C.6.7 Objective 15C.6.10
Examine the extent to which the objective/s is/are the most appropriate way to achieve the purpose of the Resource Management Act	<p>There are 11 objectives in Parts 7, 15, 19, 37A.2 and 40A.2 which address risks to health, safety and property as a result of land use and development.</p> <p>An assessment of a resource consent application against multiple objectives is not only time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus and meaning.</p> <p>This uncertainty is compounded by inconsistency between objectives, despite the stated issue being exactly the same. An example of this is the objective for the TISZ on Page 37A-8 that reads: “<i>Business areas should, at least, enable people to maintain good health or preferably enable people to enhance their health</i>” which is poorly linked to the corresponding issue that states “<i>If not managed and planned effectively, business areas can pose a threat to human health</i>”. The use of phrases “... should, at least ...” and “... or preferably” do not provide certainty as to what outcomes are being sought. The objective for the TIZ that corresponds with the same issue on Page 40A-2 reads: “<i>Business areas must not pose a threat to human health.</i>” The use of the word ‘must’ means that the TIZ objective is much more directive than the one mentioned for the TISZ. This situation highlights an inconsistent and uncertain approach for managing the adverse effects of industrial activity on</p>	<p>Objective 15C.6.1 reads: <i>“Risks to health, safety and property as a result of change in land use and development are managed.”</i></p> <p>Objective 15C.6.6 reads: <i>“Human health and the environment are not harmed by the use or development of contaminated land.”</i></p> <p>Objective 15C.6.9 reads: <i>“People, property and the environment are protected from the adverse effects of hazardous substances or radioactive material.”</i></p> <p>These three new objectives collectively address the need for urban development to progress in a way that will not compromise human health, safety and property.</p> <p>It is considered that the application of these clear and concise objectives is the most appropriate way to achieve the purpose of the RMA which is to promote the sustainable management of natural and physical resources to achieve the purpose of the RMA. In particular, Option 2 satisfies the section 5 requirement that natural and physical resources be sustainably managed in a way that enables people and the Tuakau community to provide for their health and safety.</p>

	<p>human health.</p> <p>Option I is therefore not the most appropriate way to achieve the purpose of the RMA. In particular, it does not satisfy the section 5 requirement that natural and physical resources be sustainably managed in a way that enables people and the Tuakau community to provide for their health and safety.</p>	
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Issue 15C.8 **Amenity Values for Urban Subdivision, Building and Development**

	OPTION 1: Do nothing – Retain existing objectives contained in Franklin Section	OPTION 2: Preferred Option Introduce new objectives for Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See objectives for Rural Zone (Part 17), Residential Zone, Rural Residential Zone and Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	Objective 15C.8.1 Objective 15C.8.6
Examine the extent to which the objective/s is/are the most appropriate way to achieve the purpose of the Resource Management Act	<p>There are multiple objectives in Parts 17, 19, 37A.2 and 40A.2 which address amenity values.</p> <p>An assessment of a resource consent application against multiple objectives is not only time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus and meaning.</p> <p>An example of this is the objective for the TISZ (Page 37A-9) which is to “<i>Maintain Franklin’s identity by promoting rural character and the countryside experience.</i>” This objective corresponds with Issue 12 on the same page which states: “<i>Development should contribute to the “Franklin difference”, a sense of place and a rural, country character.</i>”</p> <p>It is unclear as to how this objective would be achieved given the primary purpose of the TISZ which is to provide for industries and some retail activities that support the TIZ. This objective does not provide certainty to developers for the design of any industrial building that is to contribute to “<i>a rural, country character.</i>”</p> <p>Option 1 is therefore not the most appropriate way to achieve the purpose of the RMA.</p>	<p>Objective 15C86.1 reads: “<i>Adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</i>”</p> <p>Objective 15C.8.6 reads: “<i>Signs visible from public places do not compromise visual amenity or road safety.</i>”</p> <p>These two new objectives collectively address the need for urban development to be established and operated in a way that will not compromise the amenity values of the surrounding environment.</p> <p>Therefore, these objectives set out the clear expectations for the layout and functionality of new lots, roads and buildings, the maintenance and enhancement of natural features such as trees and landscaping and ensuring that the adverse effects of urban development are managed.</p> <p>It is considered that the application of these clear and concise objectives is the most appropriate way to achieve the purpose of the RMA which is to promote the sustainable management of natural and physical resources to achieve the purpose of the RMA.</p>

Issue 15C.10 Functionality and Integrated Development within the Tuakau Industrial Zone

	OPTION 1: Do nothing – Retain existing industrial objectives contained in Franklin Section	OPTION 2: Preferred Option Introduce one single objective Refer to new Chapter 15C
Description	See objectives for Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2).	Objective 15C.10.1 Industrial development to occur in an integrated, efficient and coordinated manner while managing adverse effects.
Examine the extent to which the objective/s is/are the most appropriate way to achieve the purpose of the Resource Management Act	<p>It is considered that retaining the suite of existing objectives from the Tuakau Industrial Zone and Tuakau Industrial Services Zone is not the most appropriate way to achieve the purpose of the RMA. This is primarily because there is a combined total of 81 objectives from these two zones in the Franklin Section that would apply to the area intended for rezoning.</p> <p>An assessment of a resource consent application against this excessive volume of objectives is not only unnecessarily time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus and meaning. For example, a significant number of objectives in the TIZ and TISZ read as broad statements rather than giving direction on what outcomes are to be achieved.</p> <p>Option 1 therefore is not the most appropriate way to promote the sustainable management of natural and physical resources within the extended Tuakau Industrial Zone and hence the purpose of the RMA.</p>	<p>This single objective seeks an outcome whereby industrial development within the extended Tuakau Industrial Zone will provide for the social and economic wellbeing of the Tuakau community and in a way that complements residential growth so as to promote the “live, work and play” principle.</p> <p>The need to achieve this objective has become increasingly important over the last decade (particularly since adoption of the Franklin District Growth Strategy in 2007) given the actual rate of population increase in Tuakau and the current pressure to provide for more housing supply that is the result of the close proximity to Auckland and major highway routes.</p> <p>Furthermore, industrial development needs to occur in an integrated manner with the installation of infrastructure to ensure the effective and efficient use of resources. This objective therefore reflects the RMA requirement for subdivision, land use and development to avoid, remedy or mitigate adverse effects on the environment.</p> <p>It is considered that the all-encompassing nature of this single objective is the most appropriate in order to achieve the purpose of the RMA which is to promote the sustainable management of natural and physical resources.</p>

Conclusion

As a result of this section 32(1)(a) evaluation, it is concluded that the PC16 objectives discussed under Option 2 are the most appropriate way to achieve the purpose of the RMA. This is primarily because, compared to the existing Franklin Section objectives discussed under Option 1, they are concise and clear.

Furthermore, the PC16 objectives enable proposals for residential and industrial development to be comprehensively assessed to ensure that adverse effects are managed and that the section 5 requirement for natural and physical resources to be sustainably managed is achieved.

Part 3: Identification of Other Reasonably Practicable Options - section 32(1)(b)(i) RMA

After evaluating whether the objectives are the most appropriate way of achieving the purpose of the Resource Management Act, section 32(1)(b)(i) requires the Council to examine whether the provisions in the proposal (ie: the PC16 provisions) are the most appropriate way to achieve the objectives by identifying other reasonably practicable options for achieving the objectives.

The following tables examine four options to satisfy this section 32(1)(b)(ii) test. These are summarised as follows:

- Option 1 addresses the status quo (do nothing)
- Option 2 is the preferred PC16 option
- Option 3 is to retain and apply the existing Franklin Section framework of provisions
- Option 4 involves an extension of Option 2 by applying the Waikato Section Paa zone and associated rules to the Te Nga Tai E Rua Marae at 24 Carr Street in Tuakau.

Option One: Retain Status Quo – No Change: Continue Application of Franklin Section Framework
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Option One is to retain the existing regulatory framework of zones, objectives, policies, rules and other methods currently contained in the Franklin Section of the Operative Waikato District Plan which currently applies to Tuakau.

<p>Costs</p>

<p><i>Environmental</i> – The existing framework of objectives, policies and rules for the existing Rural and Rural Residential zones provide for some housing development. However, potential lot yield is significantly limited as a result of stringent subdivision rules and as such, will not accommodate Tuakau's growing population.</p>

<p>For example, the subdivision rules for the existing Rural Zone immediately outside of Tuakau township provide for "very limited" growth outside of the existing Environmental Enhancement Overlay Area. This means that the only available subdivision opportunities are those based on the creation of in-situ environmental lots which require properties to contain at least 20 hectares as a starting point and, depending upon the total area of a qualifying natural feature, a maximum lot yield of either one or two lots. The alternative use of the transferable rural lot rule also limits yield to either one or two additional lots depending on whether the area of the existing receiver title is less or greater than 4 hectares.</p>
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<p>Subdivision rules for the existing Rural Residential Zone also significantly limit lot yield. This is due to the minimum lot size requirement of 3000m².</p>
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<p>Dwelling yield is further limited in both these existing zones as a result of the land use rules. For the Rural zone, the number of permitted dwellings depends on the area of the title. Only one dwelling is permitted unless the title contains at least 40 hectares which would allow two dwellings or at least 100 hectares which would allow three dwellings. For the Rural Residential zone, the rules require resource consent for one dwelling on a title as a controlled activity provided that an area of at least 3000m² is available to accommodate such development.</p>
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<p>The limitations in these subdivision and land use rules are further supported by the existing framework of objectives and policies such that any proposal that breaches these rules is subject to a rigorous assessment and, without sufficient merits being demonstrated, a high likelihood of being declined consent. Despite these limitations, if any subdivision and land use proposals exceeding these maximum lot or dwelling yields were to be consented, adverse visual and physical effects from a greater density of housing would be unanticipated costs to the natural environment.</p>

<p>Industrial development within the existing Tuakau Industrial Zone, Tuakau Industrial Services Zone and Business Zone will result in visual and physical impacts which are expected costs to the natural and</p>
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physical environment.

While compliance with the standards for permitted activities and conditions on resource consents would avoid, remedy or mitigate adverse effects on the natural and physical environment, it remains clear that the existing framework is considerably deficient in that it does not cater for the demand for significant dwelling yields and needed industrial development. This deficiency has existed for a considerable period of time and has been further highlighted by the changes that have rapidly occurred to Tuakau's demographic profile, particularly over the last decade, as well as through the research that informed the adopted Tuakau Structure Plan.

Economic – Obtaining resource consents for subdivision, section 223 and 224 certificates, land use consents and monitoring and potential applications for private plan changes involve costs to the landowner or developer. The preparation of any application with a necessary assessment against the existing framework can involve excessive costs, particularly for land within the existing Tuakau Industrial Zone and Tuakau Industrial Services Zone due to the volume and complexity of objectives, policies and rules. Therefore, the onerous nature of the subdivision and land use rules for these two industrial zones are not conducive to investment and therefore do not enable industries to easily establish.

The selection of alternative properties for residential or industrial development may result in more costs and therefore lost economic opportunities.

Social and Cultural Costs – Retaining the existing framework of zones, objectives, policies and rules does not enable the Tuakau community to meet their housing needs and does not easily enable investment and employment opportunities to be realised in the existing Whangarata Business Park. Retaining the status quo option therefore results in significant social and cultural costs to the Tuakau community and compromises the ability to provide for people's general wellbeing as required by section 5 of the RMA.

Benefits

Environmental – Retaining the existing framework of zones, objectives, policies and rules will result in benefits to the natural environment as lot and dwelling yield in both the Rural Zone and Rural Residential Zone will remain limited meaning that adverse visual and physical effects from housing development will also be limited. Retaining rural land for productive purposes and the life-supporting capacity of versatile soils is also an environmental benefit.

Compliance with standards for permitted activities and the ability to impose resource consent conditions to avoid, remedy or mitigate adverse effects on the natural or physical environment provide environmental benefits.

Economic – Certainty of consents for residential or industrial development within the existing Rural Residential Zone, Tuakau Industrial Zone and Tuakau Industrial Services Zone gives confidence for investment. This confidence does not exist for any proposed development that is 'out of zone'.

Social and Cultural – There may be some social and cultural benefits for some farmers continuing to rely upon the existing framework for the Rural zone because of there being less risk of additional sensitive activities being established nearby. This issue is probably most relevant to the cropping and pastoral properties off Buckland Road that are within the Schedule 21E area on Map 1. No other social or cultural benefits are identified.

Opportunities for economic growth and employment

As discussed above, the existing framework of objectives, policies and rules for both the Rural Zone and Rural Residential Zone significantly limit lot and dwelling yield. Retaining this framework therefore does not cater for the number of dwellings that need to be accommodated to satisfy an increasing housing demand, nor does it implement the 'live, work and play' principles of the Franklin District Growth Strategy. This is particularly problematic for development within the large greenfield area on Buckland Road (shown as Schedule 21E on Map 1) given that the Tuakau Structure Plan signals a conservative estimate of 682 dwellings for this location.

Retaining the existing framework of objectives, policies and rules for the existing Tuakau Industrial Zone and Tuakau Industrial Services Zone is also not conducive to industrial development meaning

that options for economic and employment growth are significantly compromised. For example, there is no category for permitted activities in either of these zones and any new development requires resource consent and an assessment against an excessive number of objectives and policies that are complex and unclear. These deficiencies may, in part, explain why there has been very little investment in the Whangarata Business Park in the six years that the existing framework has been operative. It is important that industrial development in this location complements residential development to help realise the 'live, work and play' principle.

Efficiency and effectiveness

- Retaining the existing zoning and associated provisions is not efficient or effective as it hinders growth and development in Tuakau. In particular, the existing zoning will not accommodate the existing demand for residential properties or the projected levels of growth in Tuakau that are a direct effect of the growing property prices in Auckland's housing market. Similarly, the onerous nature of the objectives, policies and rules for the Whangarata Business Park is not an efficient or effective way of providing industrial growth opportunities.
- Overall, the number of objectives and policies that must be considered in the consenting process is not efficient or effective as it increases the cost and time of processing resource consent applications.
- While having different rules that apply in the former Franklin District area may achieve the objectives in some instances, it is not considered an effective method in view of the comprehensive District Plan review process that has already commenced which seeks to achieve a broadly consistent framework of provisions across the entire district.

Most appropriate way of achieving the objective

Option 1 is not an appropriate alternative as the existing framework does not facilitate the amount of housing development required to satisfy current and projected population levels, nor does it facilitate industrial development within the Whangarata Business Park to complement residential development. This status quo option is also not appropriate given the Council's current objective of ultimately producing a single document through the comprehensive review process that contains a broadly consistent framework of zones, objectives, policies and rules across the entire Waikato District.

Extent to which Option 1 achieves section 5 and the overall purpose of the RMA

It is significant that Option 1 would not enable the Council to fulfil its functions in order to meet the purpose of the Resource Management Act. This is because retaining the existing zoning and associated provisions will not facilitate the required amount of housing development nor does it facilitate industrial development to complement residential development. Therefore, Option 1 will not satisfy section 5 of the RMA because it will not generate opportunities for the Tuakau community to provide for their social and economic wellbeing.

Risk of acting or not acting if there is uncertain or insufficient information

It is considered that retaining the status quo, being the Franklin Section's regulatory framework of zones, objectives, policies and rules poses a risk to the Council and the community because:

- It will not enable the community of Tuakau to provide for their residential needs and business/investment opportunities with regard to industrial development.
- Applying a framework that is different from the Waikato Section framework of zones, objectives, policies and rules, results in unnecessary complexity and significant inconsistencies across the Waikato District.
- It may result in requests for private plan changes. This does not deliver the Council's commitment to initiate its own plan changes that implement the 'live, work and play' principles contained in the Franklin District Growth Strategy (which still applies to this locality) and the mandatory requirement to give effect to the now operative Waikato Regional Policy Statement.

Conclusion for Option I

Option I would see the Council continue with the current zoning and the associated framework of objectives, policies and rules. The implications are that there will not be an adequate supply of residential land to cater for the reasonably foreseeable needs of the Tuakau community and, in particular, within the next 10 years. This option would also mean that the Council's commitments through the Future Proof partnership and the District Development Strategy to provide for residential growth would not be actioned. In addition, there would be a lost opportunity to improve the workability of the provisions for the reconfigured Whangarata Business Park, thus potentially retaining the disincentives to much needed business investment which goes hand in hand with residential growth.

It is significant that Option I would not enable the Council to fulfil its functions in order to meet the purpose of the Resource Management Act. This is because retaining the existing zoning will not generate opportunities for the Tuakau community to provide for their social and economic wellbeing. For this reason, it is concluded that Option I is not a 'reasonably practicable option' for achieving the PC16 objectives.

Option Two: Proposed Plan Change 16 – Preferred Option

The preferred option is to proceed with PC16 which proposes to rezone land to increase the supply of residential land given the rate of population growth and the need to satisfy an increasing demand.

PC16 also proposes to expand the existing Whangarata Business Park to include certain properties at the northern end of Bollard Road that are currently zoned Business and two properties on Whangarata Road (one of which is zoned Rural with the other having a split zoning of Rural and Tuakau Industrial). The expanded area will be rezoned 'Industrial Zone' (Waikato Section) and will be subject to the provisions in Schedule 24G (Tuakau Industrial Zone).

The primary reason for expanding the existing Whangarata Business Park is to enable industrial development to be comprehensively managed in this location, particularly given the extent of the existing Business Zone that has already been developed with well-established industries. The two abovementioned properties on Whangarata Road have been included following consideration of the existing title boundaries, the location of the Kairoa Stream and shelterbelts, the need to avoid split zonings and the signal in the Franklin District Growth Strategy to eventually zone these two properties for industrial purposes. This industrial rezoning will also simplify the rules applying to this location to create more certainty for economic investment and growth and to develop consistency for industrial activities as a whole throughout the Waikato District.

PC16 introduces a new Chapter 15C that contains a comprehensive suite of objectives and policies to guide subdivision and development in the areas to be rezoned for residential and industrial purposes.

PC16 also introduces rules for land use, building and subdivision activities that are to apply to the rezoned areas. These rules will be contained in new Schedules 21E, 24G and 27B that apply to the Tuakau Living Zone, Tuakau Industrial Zone and Tuakau Country Living Zone respectively. These schedules have been based largely on the rules that currently exist in the Waikato Section to meet the Council's ultimate aim of producing a single document with a broadly consistent set of controls that will, as far as is practicable, apply to the whole of the Waikato district.

Costs

Environmental – Residential and industrial development within the rezoned areas would result in expected visual and physical impacts. However, while these are costs to the natural and physical environment, compliance with standards for permitted activities and conditions on resource consents would avoid, remedy or mitigate these adverse visual and physical effects to satisfactory levels given the over-arching reason for progressing with PC16 which is to enable residential and industrial growth.

Economic – The construction of residential and industrial buildings, obtaining resource consents for subdivision, section 223 and 224 certificates, land use consents and monitoring involve costs to the landowner or developer. The preparation of any application for resource consent and an assessment

against the proposed framework of objectives, policies and rules involve costs. However, compared to the status quo option, the reduced number and the clarity of objectives and policies allows for efficient and effective assessment of applications which, in turn, means that processing costs will be lower.

Social and Cultural Costs – The costs noted under the ‘Environmental’ and ‘Economic’ heading also constitute social and cultural costs. On balance, these costs are acceptable given the over-arching reasons for progressing with PC16 which is to enable residential and industrial growth.

Benefits

Environmental – The proposed framework of zones, objectives, policies and rules will satisfy an immediate need to provide land for residential development. This has become a critical need given the changes that have rapidly occurred to Tuakau’s demographic profile, particularly over the last decade and the research that informed the adopted Tuakau Structure Plan.

Furthermore, the proposed framework of objectives, policies and rules for the Tuakau Industrial Zone will enable, rather than hinder, investment in industrial activities. In turn, this will help give effect to the ‘live, work and play’ principle whereby industrial and residential activities complement each other.

Compliance with standards for permitted activities and the ability to impose resource consent conditions to avoid, remedy or mitigate adverse effects on the natural or physical environment will also provide environmental benefits.

Economic – Certainty of consents for residential or industrial development within the rezoned areas gives confidence for investment. Compared to the status quo option, the proposed framework enables a simpler and more streamlined assessment of development proposals that results in time and cost savings which are economic benefits for the community and the Council. There will be significant administrative savings for the Council and the community by having a streamlined regulatory framework applying the entire district. The ability to invest and develop also meets the requirements in section 5 of the RMA to provide for the community’s economic wellbeing.

Social and Cultural – Reliance upon the proposed framework provides confidence for investment in residential and industrial developments and this provides social and cultural benefits which meet the requirements in section 5 of the RMA to provide for the community’s general wellbeing.

Opportunities for economic and employment growth

PC16 will provide for approximately 1250 dwellings to be established within the Tuakau New Residential Zone and the Tuakau Country Living Zone. This number is expected to satisfy the demand for more housing over the next decade. PC16 will also address the deficiencies in respect to the existing framework of objectives, policies and rules for the Whangarata Business Park by enabling, rather than hindering, opportunities for industrial investment. PC16 will therefore give certainty to landowners and developers to invest, which in turn will result in multiplier effects and therefore increased economic and employment growth. These opportunities satisfy the section 5 requirements set out in the RMA.

Efficiency and effectiveness

- The framework of zones, objectives, policies and rules in PC16 is effective and efficient as it will enable, rather than hinder, growth in Tuakau. In particular, the zoning will accommodate the existing demand for residential properties and the projected levels of growth in Tuakau that are a indirect effect of the growing property prices in Auckland’s housing market. Compared to the status quo option, the application of this framework to the Tuakau Industrial Zone will enable, rather than hinder, industrial growth.
- Overall, the number and clarity of objectives and policies allows for efficient and effective assessment of applications. Compared to the status quo option, this means that processing costs will be lower.
- Maximising consistency with the Waikato Section framework is an effective and efficient method in view of the comprehensive District Plan review process that has already commenced which seeks to achieve a broadly consistent framework of provisions across the entire district.

Most appropriate way of achieving the objective

The PC16 framework of provisions is considered to be the most appropriate way to achieve the proposed objectives in Chapter 15C because it will facilitate the amount of housing development required to satisfy current and projected population levels. It will also facilitate industrial development within the Whangarata Business Park to complement residential development. This framework is also appropriate given the Council's current objective of ultimately producing a single document through the comprehensive review process that contains a broadly consistent framework of zones, objectives, policies and rules across the entire Waikato District.

Extent to which Option 2 achieves section 5 and the overall purpose of the RMA

Option 2 will facilitate the amount of housing development required to satisfy current and projected population levels over the next decade. It will also facilitate industrial development to complement residential development and thus help realise the 'live, work and play' principle. It is therefore concluded that Option 2 clearly satisfies section 5 of the RMA because it will not generate opportunities for the Tuakau community to provide for their social and economic wellbeing and it will achieve the overall purpose of the RMA to promote the sustainable management of natural and physical resource.

Risk of acting or not acting if there is uncertain or insufficient information

It is considered that PC16 will not pose a risk to the Council and the community because:

- It will enable the community of Tuakau to provide for their residential needs and business/investment opportunities with regard to industrial development.
- PC16 is a step towards achieving the Council's ultimate aim of producing a single document through the comprehensive review process that contains a broadly consistent framework of zones, objectives, policies and rules across the entire Waikato District.
- PC16 will remove the risk of requests being made for private plan changes. PC16 will deliver the Council's commitment to initiate its own plan changes that implement the 'live, work and play' principles contained in the Franklin District Growth Strategy (which still applies to this locality) and the mandatory requirement to give effect to the now operative Waikato Regional Policy Statement.

Conclusion for Option 2

Option 2 will enable the Council to satisfy an increasing demand for residential land for the next 10 years. It will also involve the replacement of the existing rules with more appropriate rules to facilitate industrial investment and development. This, in turn, will enable employment opportunities to be realised which will have a direct impact on the uptake of land for residential use.

It is therefore concluded that the provisions in PC16 are the most appropriate way to achieve the PC16 objectives and the overall purpose of the RMA which is to promote the sustainable management of natural and physical resources.

In addition to Option 2 being the preferred option to achieve these overall objectives, from both a practical and consistency perspective, the Council considers there to be merits in applying the Waikato Section provisions over the Franklin Section so as to reduce variation and complexity across the district as far as is practicable.

Option Three: Rezone but apply the existing Franklin Section regulatory framework of zones, objectives, policies and rules for residential and industrial areas rather than impose the equivalent Waikato Section framework.

Option Three is to rezone but apply the existing Franklin Section regulatory framework of zones, objectives, policies and rules for residential and industrial areas rather than impose the equivalent Waikato Section framework.

This option would mean that the Franklin Section's zoning of 'Residential' and 'Rural Residential' would apply to the areas required for residential development. Subdivision and land use activities in these zones would be addressed by the existing objectives, policies and rules contained in Parts 26, 27 and 28 of the Franklin Section.

For the reconfigured Whangarata Business Park, the Franklin Section's Tuakau Industrial Zone would replace the Business zoning of the properties on Bollard Road and this zoning would also extend over the two properties at 113 and 115 Whangarata Road. Subdivision and land use activities in this industrial location would be addressed by the existing objectives, policies and rules in Parts 37A to 42A of the Franklin Section.

Costs

Environmental – Residential development involving the construction of houses and infrastructure would result in visual and physical impacts which are costs to the natural environment. The loss of rural land for productive purposes and the life-supporting capacity of versatile soils is an environmental cost. However, while the Residential and Rural Residential zoning would signal that residential development in these locations is appropriate and expected, the potential loss of amenity as a result of small lot sizes in the Residential Zone results in an overall environmental cost. This cost is further discussed in the following paragraphs.

Industrial development within the reconfigured Whangarata Business Park would result in visual and physical impacts which are already expected costs to the natural and physical environment given the purpose of the Tuakau Industrial Zone and Tuakau Industrial Services Zone to provide for industrial development and employment. However, while compliance with conditions of resource consent would avoid, remedy or mitigate adverse effects from industrial development, anecdotal evidence to date suggests that the existing Franklin Section framework of provisions for this location is considerably deficient in that it hinders, rather than enables, industrial development and this is a significant overall cost to the environment.

Economic – Obtaining resource consents for subdivision, section 223 and 224 certificates, land use consents and monitoring always involve some costs to the landowner or developer. However, these costs can be excessive, particularly for proposed subdivision and land use activities within the Tuakau Industrial Zone and Tuakau Industrial Services Zone. This is due to the volume and complexity of objectives and policies that currently relate to both zones. Therefore, the onerous nature of these provisions is not conducive to investment and does not enable industries to easily establish. The selection of alternative properties for industrial development may result in more costs and therefore lost economic opportunities. Developers of residential properties may also incur some economic loss if small lots are created but not taken up by certain sectors of the property market that seek more generous sized lots. This mismatch between supply and demand has the potential to constitute a significant economic cost. Furthermore, there are administrative costs to the Council and the community in continuing to administer two different planning frameworks.

Social and Cultural Costs – The social and cultural needs of residential communities change over time and the Council has a duty to monitor these changes and ensure that the District Plan keeps pace with these changes as far as is possible given legislative and financial constraints. While various plan changes were initiated under the former Franklin District Council's jurisdiction, the provisions in the Franklin Section have not been comprehensively reviewed since being made operative in February 2000. Since inheriting the Franklin Section in 2010, Waikato District Council has reflected on the character of small lots that have been created under the existing rules and the changing demographic profile of Tuakau. This has resulted in a Council concern that Objective 19.3.3 "to safeguard the amenity values of the

Residential Zone while recognising the need to use urban land efficiently", is not being achieved and that these social and cultural costs cannot be sustained and need to be avoided.

Therefore, retaining the Franklin Section framework of zones, objectives, policies and rules does enable the Tuakau community to meet their housing needs in terms of overall supply. However, the Council considers that the ability to create residential lots with net sizes that are significantly less than those prescribed by the Waikato Section (that is, an absolute minimum of 450m² and an average of 600m²) does have the potential to compromise residential amenity and this may be an unacceptable social and cultural cost to the Tuakau community. Properties that contain a more generous site area may be more sought after and particularly by couples with young families.

For the Whangarata Business Park, the Franklin Section framework of zones, objectives, policies and rules is complex and unclear and therefore not conducive to industrial investment or the creation of jobs. Retaining these provisions will perpetuate the deficiencies and will not address the existing social and cultural costs.

Benefits

Environmental – Applying the existing Franklin Section framework of zones, objectives, policies and rules over land needed for residential development will satisfy an immediate need to provide an increased supply of available residential properties. This has become a critical need given the changes that have rapidly occurred to Tuakau's demographic profile, particularly over the last decade, and the research that informed the adopted Tuakau Structure Plan. However, as discussed above, this benefit may be significantly compromised due to the potential loss residential amenity values resulting from small lot sizes.

For the existing Whangarata Business Park, the existing Franklin Section framework has already proven to be inadequate as new industrial development has not been enabled and no overall environmental benefit in this location has been achieved. The excessive volume and complexity of objectives, policies and rules act as a disincentive to investment and this situation may, in part, explain why there has been little industrial development within the existing Whangarata Business Park in the six years that this framework has been operative.

Economic – Certainty of consents for residential development within the Franklin Section's Residential Zone and Rural Residential Zone give confidence for investment. The ability to invest and develop helps to realise the 'live, work and play' principles and meet the requirements in section 5 of the RMA to provide for the community's economic wellbeing. Compared to the Waikato Section framework, achieving a higher yield of residential lots will provide economic benefits to landowners and developers and will satisfy a growing demand for an increased supply of residential properties. However, the Council considers that this economic benefit is significantly compromised by the potential loss of amenity resulting from small lot sizes.

For the industrial location, retaining the Franklin Section framework of zones, objectives, policies and rules will not result in economic benefits because of the need to obtain resource consent for any new industrial building and the uncertainty of obtaining consent.

Social and Cultural – Imposing the Franklin Section framework of zones, objectives, policies and rules does enable the Tuakau community to meet their housing needs in terms of supply. However, compared to the Waikato Section rules, the social and cultural benefits derived from achieving a higher lot yield may be outweighed by the potential loss of residential amenity resulting from small lot sizes. Overall, retaining the existing Franklin Section framework for the industrial location will not provide social or cultural benefits for reasons already discussed.

Opportunities for economic growth and employment

While the Franklin Section framework enables a higher lot yield to be achieved (compared to the Waikato Section framework) thus satisfying the need for an increased supply of residential properties, the Council considers that the potential loss of amenity as a result of small lot sizes may act as a disincentive to property purchases which, in turn, may compromise economic and employment growth.

For the existing Whangarata Business Park, opportunities for economic and employment growth are already stymied because the Franklin Section framework of objectives, policies and rules are complex and provide no certainty. Extending the Tuakau Industrial Zone will exacerbate this problem because even more properties will be faced with the need for resource consents for industrial development without any certainty of investment. The realisation of the “live, work and play” will therefore be further compromised as the need for residential and industrial developments do complement each other will be more difficult to achieve.

Efficiency and effectiveness

- Application of the Franklin Section framework of zones, objectives, policies and rules is an effective way of increasing the supply of residential properties to meet an increasing housing demand. The potential to generate a lot yield that is higher than that allowed under the Waikato Section rules enables a greater spread of costs to service this growth and is thus more cost efficient. However, the effectiveness of providing more residential properties may be compromised by the potential loss of amenity values due to lot sizes being small and this may not satisfy the needs of some sectors of the property market. The Council has reflected on Tuakau’s changing demographic profile and is not satisfied that the lot yields enabled by the Franklin Section framework achieves Objective 19.3.3 which is “*to safeguard the amenity values of the Residential Zone while recognising the need to use urban land efficiently.*”
- Retaining the existing Franklin Section framework of zones, objectives and policies for the reconfigured Whangarata Business Park is not an effective or efficient way of achieving the overall objective of the Tuakau Industrial Zone and Tuakau Industrial Services Zone which is to provide for industrial development and employment. As discussed earlier, this is because of the onerous and complex nature of this framework which hinders, rather than encourages, industrial growth.
- Retaining the Franklin Section framework is not an effective or efficient method in view of the comprehensive District Plan review that has already commenced which seeks to achieve a broadly consistent and complete framework of zones, objectives, policies and rules across the entire district.

Most appropriate way of achieving the objective

- Retaining the Franklin Section framework is not appropriate. This is because of the Council’s concerns that small lot sizes enabled by the rules do not achieve Objective 19.3.3 which is “*to safeguard the amenity values of the Residential Zone while recognised the need to use urban land efficiently.*”
- For the existing Whangarata Business Park, it is clear that the Franklin Section framework hinders, rather than encourages, industrial investment and employment growth. Extending the Tuakau Industrial Zone with no change to the existing provisions will exacerbate this problem.
- Retaining the Franklin Section framework is also not appropriate because it does not meet the Council’s current objective of ultimately producing a single document through the comprehensive review process that contains a broadly consistent and complete framework of provisions across the Waikato District.

Extent to which Option 3 achieves section 5 and the overall purpose of the RMA

Option 3 would not enable the Council to fulfil its functions in order to meet the purpose of the Resource Management Act for the same reasons given under Option 1. This is because retaining the existing zoning and associated provisions will not facilitate the required amount of housing development nor does it facilitate industrial development to complement residential development. Therefore, Option 3 will not satisfy section 5 of the RMA because it will not generate opportunities for the Tuakau community to provide for their social and economic wellbeing.

Risk of acting or not acting if there is uncertain or insufficient information

It is considered that Option Three will pose a significant risk to the Council and the community because:

- While retaining the Franklin Section framework will provide for the Tuakau community's housing needs through the production of lot yields that are higher than those allowed for under the Waikato Section, the Council considers that this benefit is significantly outweighed by the potential loss of residential amenity which may be a direct consequence of small lot sizes. This outcome may not satisfy the needs of certain sectors of the housing market, such as couples with young children.
- The continued application of the Franklin Section framework of zones, objectives, policies and rules to the reconfigured Whangarata Business Park Zone will not only perpetuate the deficiencies in this framework, but it will exacerbate the problem as a result of additional properties being included in the Tuakau Industrial Zone with no change to the provisions. Industrial investment and employment growth will continue to be hampered and the 'live, work and play' principles will remain unrealised.
- Retaining a framework of zones, objectives, policies and rules that do not match the equivalent framework in the Waikato Section may result in confusion and would retain existing complexities and significant inconsistencies across the Waikato District. This runs counter to the Council's current objective of ultimately producing a single document through the comprehensive district plan review process that contains a broadly consistent and complete framework of zones and associated provisions.
- Furthermore, there are administrative costs to the Council and the community in continuing to administer two different planning frameworks.

Conclusion for Option 3

It is concluded that Option 3 is not a 'reasonably practicable option' for the same reasons given in the conclusion for Option 1.

Option Four: Extend PC16 to include Rezoning of Te Nga Tai E Rua Marae Site

Option 4 involves an extension of Option 2 (PC16) so that it includes rezoning the Te Nga Tai E Rua Marae site (the Marae Site) at 24 Carr Street, Tuakau which is currently zoned Business (Franklin Section). This rezoning would involve the application of the Waikato Section Paa Zone and associated rules to the Marae Site.

Costs

Environmental – The introduction of a Paa Zone and associated rules will enable various land use activities to occur (including papakaainga housing and cultural events) as permitted activities provided that there is compliance with all of the rules that address land use effects and buildings. Adverse effects resulting from papakaainga housing include visual impact, traffic generation and noise, all of which constitute costs to the environment.

Economic – Building papakaainga housing will involve costs to the landowners of the Marae Site. Potential resource consents (for proposals that breach the Paa Zone rules) and monitoring involve costs.

Social Costs – The adverse effects noted above under the ‘Environmental’ heading also constitute social costs.

Cultural Costs – No specific cultural costs are identified.

Benefits

Environmental – The Paa Zone rules ensure that the adverse effects from land use development (including papakaainga housing) are avoided, remedied or mitigated. For rules most relevant to papakaainga housing, these include a maximum site coverage of 50%, a minimum setback of 6 metres from road boundaries, a minimum setback of 7.5 metres from all zone boundaries, a maximum building height of 10 metres and maximum noise levels (which are consistent with the noise levels applying to the Waikato Section Living Zone), glare and lighting controls and minimum standards for vehicle access to the site, parking and manoeuvring.

Economic – The development of papakaainga housing on the Marae Site would enable the costs of developing and maintaining the property to be shared by the owner/occupiers and would reduce the need for Maaori to seek their own residential titles which would be expected to be significantly more expensive.

Social Benefits – The provision of several papakaainga houses would enable Maaori to provide for their social, economic and cultural wellbeing in terms of section 5 of the RMA. This wellbeing constitutes an overall social benefit to Maaori.

Cultural Benefits – Enabling the Marae Site to be developed with papakaainga housing will provide significant cultural benefits to Maaori. Several papakaainga houses in this location will enable Maaori to easily access goods and services within the Tuakau town centre and will satisfy the requirements of section 6(e) of the RMA which requires the Council to recognise and provide for the relationship of Maaori and their culture and traditions with their ancestral lands, water, sites, waahi tapuu, and other taonga. Furthermore, the Council considers that papakaainga housing on this site complements the purpose of the two titles (redefined by the New Zealand Gazette on 22 December 2011) which is for them, as a Maaori reservation, to be “a meeting place, recreation ground, sporting ground and marae for the common use and benefit of the Maaori people of Tuakau district generally”.

Opportunities for economic growth and employment

Papakaainga housing will result in economic growth and employment opportunities, particularly for Maaori who wish to live and work in the Tuakau area and thus help realise the 'live, work and play' principle. The creation of these opportunities satisfies the requirement in section 5 of the RMA to provide for people's social, economic and cultural wellbeing.

Efficiency and effectiveness

- Retaining the existing Business zoning and associated provisions is not efficient or effective for the landowners of the Marae Site as it does not enable papakaainga housing to occur as a permitted activity. By comparison, the introduction of the Waikato Section's Paa Zone and associated rules will provide a clear and enabling framework for papakaainga housing to occur and it is an effective method to satisfy the requirements of both sections 5 and 6(e) of the RMA as noted above.
- The Paa Zone and rules would enable a proposal for papakaainga housing to be easily assessed without the complications of the existing Franklin Section framework.
- The introduction of a Paa Zone and associated rules, in conjunction with Option 2, is an effective method to achieve the Council's ultimate objective of producing a single document with the comprehensive district plan review which is to contain a broadly consistent framework of provisions for the entire district. The Council remains supportive of a Paa Zone for the Marae Site, but has resolved to address this specific rezoning and the remaining part of the TSP as part of the review rather than including them as part of PC16.

Extent to which Option 4 achieves section 5 and the overall purpose of the RMA

It is significant that Option 4 would enable the Council to fulfil its functions under section 31 of the RMA to meet the purpose of the RMA. The includes the specific function under section 31(1)(a) to establish, implement and review objectives, policies and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district. Therefore, the introduction of a Paa Zone and associated rules satisfies various legislative requirements that include sections 5, 6(e) and 31 of the RMA.

Risk of acting or not acting if there is uncertain or insufficient information

It is acknowledged that there are risks for both acting and not acting in relation to Option 4.

It is considered that a decision to act on Option 4 would not pose a risk to the Council and the community because:

- It would enable the multiple landowners of the Marae Site to provide for residential needs of Maaori and therefore their social, cultural and economic wellbeing.
- It would help realise the 'live, work and play' principle.
- The Paa Zone rules ensure that adverse effects arising from development of the site (including papakaainga housing) are avoided, remedied or mitigated.
- It satisfies the legislative requirements of sections 5, 6(e) and 31 and achieves the overall purpose of the RMA.
- Option 4 is a step towards achieving the Council's ultimate objective of producing a single document through the comprehensive district plan review which contains a broadly consistent framework of provisions that is to apply across the entire district.

However, the Council's decision to defer Option 4 until the comprehensive district plan review does pose some risk because:

- It may leave Maaori with little option but to seek other residential sites which would likely be significantly more expensive to purchase and develop. This is not desirable given the current shortage of residential land supply in Tuakau and the need to realise the 'live, work and play' principle.
- It may be a considerable period of time until a Paa Zone (with associated rule provisions) is made

operative through the district plan review process. In the meantime, an application for resource consent is necessary to establish papakaainga housing in the existing Business Zone (Franklin Section). This involves costs and does not provide the landowners with certainty.

- It may result in the landowners applying for a private plan change in advance of the district plan review. This involves costs which are more appropriately borne by the Council, given the commitment made when developing the TSP to introduce a Paa Zone. It is fair and reasonable that this zoning be subject to a Council-initiated plan change rather than a private plan change.
- Excluding the Paa Zone from PC16 means that the relationship of Maaori and their culture and traditions would not be recognised and provided for as required by section 6(e) of the RMA.
- It would not satisfy the legislative requirements of sections 5, 6(e) or 31 or the overall purpose of the RMA.

Conclusion for Option 4

It is acknowledged that Option 4 would enable the Council to fulfil its functions in order to meet the purpose of the RMA. While the Council does consider the introduction of a Paa Zone and associated rules provisions to be a 'reasonably practicable option', it has resolved to address the rezoning of the Marae Site, and the remaining area of the TSP, with the comprehensive district plan review. PC16 therefore does not involve the Marae Site.

Part 4: Examination of whether the provisions are the most appropriate way to achieve the objectives – section 32(b)(ii) RMA

As required by section 32(b)(ii) of the Resource Management Act (the Act), the following tables examine whether the PC16 provisions are the most appropriate way to achieve the PC16 objectives.

In terms of by section 32(2)(b) of the Act, this examination does not quantify the costs and benefits because the Council does not consider it practicable to do so.

To assist the understanding of how the Council has carried out this examination, the tables in Part 4 are ordered so that they address these provisions:

- Policies
- Zone Methods
- Activity Rules
- Prohibited Activity Rules
- Land Use Effect Rules
- Building Effect Rules
- Subdivision Rules
- Appendices
- Application of the existing objectives, policies and rules for financial contributions contained in Chapter 16 of the Waikato Section

Section 32 Evaluation of Policies

Issue 15C.2 Planned and Sustainable Growth of Tuakau

	OPTION 1: Do nothing – Retain existing policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Light Industrial Zone Refer to new Chapter 15C
Description	See policies for Tuakau Industrial Services Zone (Part 37A.2), Tuakau Industrial Zone (Part 40A.2), Rural Zone (Part 17) and Business, Residential and Rural Residential Zones (Part 19)	Objective 15C.2.1 <ul style="list-style-type: none"> • Policy 15C.2.2 • Policy 15C.2.3 • Policy 15C.2.4 • Policy 15C.2.5 • Policy 15C.2.6 • Policy 15C.2.7 • Policy 15C.2.8 • Policy 15C.2.9 • Policy 15C.2.10
Costs	<p>Environmental costs:</p> <p>Any subdivision or development within the urban areas identified by this plan change would involve some cost to the natural and physical environment. This would include road and building construction and installation of infrastructure.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against in excess of 200 policies for all six existing zones. This is a time-consuming analysis which would affect the cost of processing those applications.</p> <p>The construction of roads, buildings and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.</p> <p>Social costs:</p> <p>Some temporary social costs would be</p>	<p>The term “subdivision” in Policies 15C.2.2, 15C.2.3, 15C.2.4, 15C.2.5, 15C.2.7 and 15C.2.8 and is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>The term “neighbourhood block” in Policies 15C.2.3 and 15C.2.5 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>contiguous residential development bounded on all sides by an alternative land use such as a road, reserve or a zone boundary.</i></p> <p>The term “rear allotment” (rear lot) in Policies 15C.2.4 and 15C.2.5 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>an allotment whose building platform is separated, either partially or fully, from the road where it has frontage by the building platform of another</i></p>

	<p>anticipated as a result of implementing the existing policies such as noise and visual impact from road and building construction and installation of infrastructure.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into Waikato River catchment and the potential findings of archaeological remains as a result of constructing roads and buildings and installing infrastructure would be addressed through the standard procedure for resource consent applications.</p>	<p><i>allotment.</i></p> <p>The term “boundary” in Policies 15C.2.5 and 15C.2.8 is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (a) <i>in relation to fee simple titles, the site boundary.</i> (b) <i>in relation to cross-lease titles, the boundary of any restrictive covenant area.</i> (c) <i>in relation to unit titles, the boundary of the accessory unit associated with the principal unit.</i> <p>The term “dwelling” in Policy 15C.2.7 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>A building for the occupation of a single household unit containing only one kitchen and may include an additional kitchenette. It includes a dependent person’s dwelling.</i></p> <p>The term “kitchen” contained within the above definition of dwelling means:</p> <p><i>Any space, facility or surface for the storage, preparation and/or cooking of food, the washing of kitchenware, the disposal of wastewater, a food preparation bench, sink, oven, stove, hotplate or separate hob, refrigerator, dishwasher or other kitchen appliances. A small scullery or utility room accessed only from the kitchen is included as part of one kitchen. This definition excludes a microwave or an outside kitchen.</i></p> <p>The term “kitchenette” contained within the above definition of dwelling means:</p> <p><i>A space which does not meet the definition of a kitchen but may contain a sink and is restricted to the purposes of tea and coffee making, drinks bar and the rinsing of utensils and does not include fixed food preparation facilities. A kitchenette shall be secondary to the main kitchen, and shall not enable part of the dwelling to be used independently as a separate household unit.</i></p> <p>The term “allotment” in Policy</p>
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		<p>15C.2.8 is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>The term “network utility” in Policies 15C.2.9 and 15C.2.10 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>activities undertaken by a network utility operator, being:</i></p> <ul style="list-style-type: none"> <i>(a) distribution or transmission by pipeline of gas, petroleum or geothermal energy</i> <i>(b) telecommunication as defined in section 5 of the Telecommunications Act 2001</i> <i>(c) radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989</i> <i>(d) transformation, transmission or distribution of electricity</i> <i>(e) distribution of water for supply including irrigation</i> <i>(f) drainage or sewerage reticulation</i> <i>(g) construction and operation of roads and railways</i> <i>(h) operation of an airport or an approach control service</i> <i>(i) construction and operation of lighthouses, navigation aids and beacons, meteorological facilities and ancillary structures</i> <i>(j) stop banks and erosion protection works.</i> <p>Environmental costs:</p> <p>Some environmental costs are expected as a result of implementing these nine new policies as urban subdivision and development and the provision of infrastructure will impact the natural and physical environment.</p> <p>Economic costs:</p> <p>The construction of roads and buildings and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council’s funds.</p>
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		<p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some temporary social costs would be anticipated as a result of implementing the existing policies such as noise and visual impact from road and building construction and installation of infrastructure.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into Waikato River catchment and the potential findings of archaeological remains as a result of constructing roads and buildings and installing infrastructure would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>Various policies give statutory direction for environmental benefits to be achieved. One example is Policy 4 (under Objective 19.3.6 on Page 19-13) which states <i>“That the Council investigates with power suppliers the costs and feasibility of placing existing overhead power lines underground.”</i></p> <p>Economic benefits:</p> <p>Some economic benefits will result by implementing some policies. One example is a policy for the TISZ (on Page 37A-4) which requires development of the TISZ according to the structure plan process set out in Part 54. This describes the integration of development with the provision of infrastructure to minimise costs and maximise efficiencies.</p> <p>Social benefits:</p> <p>Some social benefits will be provided by implementing the existing policy framework as the provision of a high quality urban development will provide a level of social wellbeing for the Tuakau</p>	<p>Environmental benefit:</p> <p>Overall, implementing these policies will result in environmental benefits. For example, Policy 15C.2.4(a) supports an outcome where new transport networks in Tuakau’s new residential areas achieve an attractive streetscape.</p> <p>Economic benefit:</p> <p>The construction of well-designed and high quality urban environments will incentivise property investment and, in turn, this would generate economic multiplier effects.</p> <p>Social benefits:</p> <p>As noted above, well-designed and high quality urban environments will provide social benefits by enabling the ‘work, live and play’ principle to be realised. This will enable the Tuakau community to provide for its social wellbeing thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p>

	<p>thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits have been identified as a result of retaining the existing policy framework.</p>	No specific cultural benefits are identified.
Economic Growth and Employment	The provision of a high quality urban environment will encourage people to live and work in Tuakau. Increased industrial and residential growth will lead to local and regional economic benefits.	The comments under the 'Economic Benefits' heading are relevant here. Policies that achieve well-designed and high quality urban environments will encourage industrial and residential growth, increased employment opportunities and lead to local and regional economic benefits.
Efficiency and effectiveness of achieving the objective	<p>Implementing in excess of 200 policies is neither efficient nor effective. An assessment of a resource consent application against this excessive volume of policies is not only time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus, meaning and linkage to any corresponding issue and objective.</p> <p>As one example, both the TIZ and TISZ contain a policy that requires development to occur in accordance with the structure plan process set out in Part 54. As a policy, this cross-reference is neither efficient nor effective as it refers to a generic development process rather than linking directly to a specific objective.</p>	Implementing all new policies will be an efficient and effective way of achieving Objective 15C.2.1. The policies are clear and concise and will enable a comprehensive approach to achieve high quality urban environments with all areas identified for rezoning.
Most appropriate way of achieving the objective	For the reasons stated above, it is considered that retaining the existing framework of in excess of 200 policies would not be the most appropriate way of achieving the new Objective 15C.2.1.	Implementing these nine new clear and concise policies is the most appropriate way to achieve Objective 15C.10.1.
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p> <p>There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to urban development and particularly the policies that relate to the Whangarata Business Park. Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objective 15C.2.1 and therefore the overall purpose of the RMA to provide for sustainable management.</p>	It is considered that there is no uncertain or insufficient information.

	OPTION 1: Do nothing – Retain existing policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies for Tuakau Industrial Services Zone (Part 37A.2), Tuakau Industrial Zone (Part 40A.2), Rural Zone (Part 17) and Business, Residential and Rural Residential Zones (Part 19)	Objective 15C.2.11 <ul style="list-style-type: none"> • Policy 15C.2.12 • Policy 15C.2.13 • Policy 15C.2.14 Objective 15C.2.15 <ul style="list-style-type: none"> • Policy 15C.2.16 • Policy 15C.2.17
Costs	<p>Environmental costs:</p> <p>Any subdivision or development within the urban areas identified by this plan change would involve some cost to the natural and physical environment. This would include road and building construction and installation of infrastructure.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against in excess of 200 policies for all six existing zones. This is a time-consuming analysis which would affect the cost of processing those applications.</p> <p>The construction of roads, buildings and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.</p> <p>Social costs:</p> <p>Some temporary social costs would be anticipated as a result of implementing the existing policies such as noise and visual impact from road and building construction and installation of infrastructure.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the</p>	<p>The term “subdivision” in Policies 15C.2.12, 15C.2.13, 15C.2.14 and 15C.2.17 is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>The term “services” in Policies 15C.2.12, 15C.2.13, 15C.2.16 and 15C.2.17 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>water supply, sewage disposal, stormwater drainage, telecommunications, electricity connections and other services to properties.</i></p> <p>The term “allotment” in Policies 15C.2.16 and 15C.2.17 is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>Environmental costs:</p> <p>Some environmental costs are expected as a result of implementing these new policies as urban subdivision and development and the provision of infrastructure will impact the natural and physical environment to some degree.</p>

	<p>district plan relating to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into Waikato River catchment and the potential findings of archaeological remains as a result of constructing roads and buildings and installing infrastructure would be addressed through the standard procedure for resource consent applications.</p>	<p>Economic costs:</p> <p>The construction of roads and buildings and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some temporary social costs would be anticipated as a result of implementing the existing policies such as noise and visual impact from road and building construction and installation of infrastructure.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into Waikato River catchment and the potential findings of archaeological remains as a result of constructing roads and buildings and installing infrastructure would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>Various policies give statutory direction for environmental benefits to be achieved. One example is Policy 4 (under Objective 19.3.6 on Page 19-13) which states <i>"That the Council investigates with power suppliers the costs and feasibility of placing existing overhead power lines underground."</i> This policy seeks to avoid visual impact from power lines.</p> <p>Economic benefits:</p> <p>Some economic benefits will result by implementing some policies. One example is a policy for the TISZ (on Page 37A-4) which requires development of the TISZ according to the structure plan process set out in Part 54. This describes the integration of development with the provision of infrastructure to minimise</p>	<p>Environmental benefit:</p> <p>Some environmental benefits will be achieved by implementing these policies. For example Policy 15C.2.10 requires the undergrounding of network utilities where technically practicable to avoid visual impact. A second example is Policy 15C.2.16 which requires connections to available reticulated services. This would avoid the need for septic tanks which carry risks to the environment if their operation is not carefully monitored and they fail to operate.</p> <p>Economic benefit:</p> <p>The integration of urban development with infrastructure will minimise costs and maximise efficiencies.</p>

	<p>costs and maximise efficiencies.</p> <p>Social benefits:</p> <p>Some social benefits will be provided by implementing the existing policy framework as the integration of urban development with the provision of infrastructure will provide a level of social wellbeing for the Tuakau thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits have been identified as a result of retaining the existing policy framework.</p>	<p>Social benefits:</p> <p>Urban environments that are well serviced by infrastructure will encourage residential and industrial investment and will assist in realising the 'work, live and play' principle. This will enable the Tuakau community to provide for its social wellbeing thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>
Economic Growth and Employment	<p>The integration of urban development and infrastructure will minimise costs and maximise efficiencies. This outcome will encourage investment in Tuakau's urban environments and increased industrial and residential growth will lead to local and regional economic benefits.</p>	<p>The comments under the 'Economic Benefits' heading are relevant here. Policy requirements for development to integrate with infrastructure will encourage industrial and residential growth, increased employment opportunities and lead to local and regional economic benefits.</p>
Efficiency and effectiveness of achieving the objective	<p>Implementing in excess of 200 policies is neither efficient nor effective. An assessment of a resource consent application against this excessive volume of policies is not only time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus, meaning and linkage to any corresponding issue and objective.</p> <p>As one example, both the TIZ and TISZ contain a policy that requires development to occur in accordance with the structure plan process set out in Part 54. As a policy, this cross-reference is neither efficient nor effective as it refers to a generic development process rather than linking directly to a specific objective.</p>	<p>Implementing all new policies will be an efficient and effective way of achieving Objectives 15C.2.11 and 15C.2.15.</p> <p>The policies are clear and concise and will enable a comprehensive approach with all areas identified for rezoning in order to achieve the integration of development with infrastructure and connections to available reticulated services.</p>
Most appropriate way of achieving the objective	<p>For the reasons stated above, it is considered that retaining the existing framework of in excess of 200 policies would not be the most appropriate way of achieving the new Objectives 15C.2.11 and 15C.2.15.</p>	<p>For the reasons stated above, implementing these new clear and concise policies is the most appropriate way to achieve Objectives 15C.2.11 and 15C.2.15.</p>
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p> <p>There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to urban development and particularly the policies</p>	<p>It is considered that there is no uncertain or insufficient information.</p>

	that relate to the Whangarata Business Park. Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objectives 15C.2.11 and 15C.2.15 and therefore the overall purpose of the RMA to provide for sustainable management.	
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	OPTION 1: Do nothing – Retain existing policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies for Tuakau Industrial Services Zone (Part 37A.2), Tuakau Industrial Zone (Part 40A.2), Rural Zone (Part 17) and Business Zone (Part 19)	Objective 15C.10.1 <ul style="list-style-type: none"> • Policy 15C.10.4 • Policy 15C.10.5
Costs	<p>Environmental costs:</p> <p>Several policies are repeated in the TIZ and TISZ that refer to adverse effects generated by activities expected to locate in these zones. However, these zones do not contain any policies that explicitly address the need to discourage the location of sensitive activities. While the Business Zone contains policies that address these matters, there are no equivalent policies in the Rural Zone that assist in managing industrial developments that have no functional connection with the rural environment.</p> <p>Notwithstanding the different policy frameworks for the four existing zones, any adverse effects (which are costs to the environment) would need to be managed through compliance with performance standards and resource consent conditions. Furthermore, sections 16 and 17 of the RMA deal with the general duties to avoid unreasonable noise and avoid remedy or mitigate adverse effects respectively.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against several policies in the TIZ, TISZ and Business Zone. This is a time-consuming analysis which would affect the cost of processing</p>	<p>The term “site” in Policy 15C.10.4 is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (a) <i>any area of land comprised in one certificate of title, or</i> (b) <i>any allotment; or</i> (c) <i>any two or more allotments or certificates of title linked pursuant to s75 of the Building Act 2004; or s220 of the Resource Management Act. in the case of land developed under the Unit Titles Act 2010, the area comprised in a principal unit or accessory unit excluding any common property; or</i> (d) <i>in the case of land developed under the cross-lease system, the area comprised in a cross-lease exclusive use area excluding any common property.</i> <p>The term “boundary” in Policy 15C.10.4 is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (d) <i>in relation to fee simple titles, the site boundary.</i> (e) <i>in relation to cross-lease titles, the boundary of any restrictive covenant area.</i>

	<p>those applications.</p> <p>In order to avoid, remedy or mitigate adverse effects, it is expected that economic costs would likely be incurred by the developer. Examples of costs would include screen planting to address visual impact and employing certain operational techniques to attenuate noise, odour and vibration.</p> <p>Social costs:</p> <p>Some social costs would be expected as a result of implementing the existing policies as the level of amenity for an industrial location is not as high as for a residential location. Examples of social costs would include the impact of noise and visual impact on the community. Despite this expectation, adverse effects must still be avoided, remedied or mitigated.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>	<p>(f) <i>in relation to unit titles, the boundary of the accessory unit associated with the principal unit.</i></p> <p>Environmental costs:</p> <p>Implementation of these two new policies would still result in some environmental cost being incurred with any activity that establishes within the Tuakau Industrial Zone. Adverse effects such as noise, visual impact and odour, will compromise the environment to some degree.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against these two new policies which would affect the cost of processing those applications.</p> <p>In order to avoid, remedy or mitigate adverse effects, it is expected that economic costs would likely be incurred by the developer. Examples of costs would include screen planting to address visual impact and employing certain operational techniques to attenuate noise, odour and vibration.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some social costs would be anticipated as a result of implementing these new policies such as the impact of noise and visual impact on the surrounding environment. These social costs are expected as the amenity expectations for an industrial location are not as high as for a residential location although adverse effects must still be avoided, remedied or mitigated.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>
<p>Benefits</p>	<p>Environmental benefits:</p> <p>Implementation of the existing policies for the TIZ, TISZ and Business Zone benefit the environment in that they give statutory direction for adverse effects to be satisfactorily managed and discourage the location of sensitive land uses in industrial locations.</p> <p>Economic benefits:</p>	<p>Environmental benefit:</p> <p>The implementation of these two policies would benefit the environment in that they give statutory direction for adverse effects to be satisfactorily managed.</p> <p>Policy 15C.10.5 specifically discourages the location of sensitive land uses in industrial locations thus removing the</p>

	<p>No specific economic benefits are identified.</p> <p>Social benefits:</p> <p>Implementation of the existing policies provide social benefits by ensuring that the adverse effects generated by industrial activities are contained on-site or are remedied or mitigated where those effects are experienced beyond the boundaries of the site that contains the industrial activity.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits have been identified as a result of retaining the existing policy framework.</p>	<p>risk of reverse sensitivity problems.</p> <p>Economic benefit:</p> <p>No specific economic benefits are identified.</p> <p>Social benefits:</p> <p>Implementation of Policy 15C.10.4 would provide social benefits by ensuring that the adverse effects generated by industrial activities are contained on-site or are remedied or mitigated where those effects are experienced beyond the boundaries of the site that contains the industrial activity.</p> <p>Policy 15C.10.5 also provides a social benefit as it specifically discourages the location of sensitive land uses in industrial locations thus removing the risk of reverse sensitivity problems.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>
Economic Growth and Employment	<p>Implementation of the existing policies does not result in economic growth and employment. To some extent, policies that discourage the location of sensitive land uses may limit economic growth and employment opportunities within the Whangarata Business Park.</p>	<p>Implementation of these new policies does not result in economic growth and employment. To some extent, Policy 15C.10.5 would discourage the location of sensitive land uses within the Tuakau Industrial Zone and may therefore limit economic growth and employment opportunities.</p>
Efficiency and effectiveness of achieving the objective	<p>Implementation of the existing policies that deal with adverse effects and sensitive land uses is neither efficient nor effective. This is primarily because an assessment of a resource consent application is made time-consuming and costly due to repetition of policies and uncertainty as to their focus, meaning and linkage to any corresponding issue and objective.</p> <p>In addition, the lack of policy direction for managing adverse effects from industrial developments within the Rural Zone undermines the ability to have a comprehensive approach for managing adverse effects across the whole of the Whangarata Business Park.</p>	<p>Policy 15C.10.4 seeks that activities be appropriately located and managed to mitigate adverse effects that are typical of an industrial environment.</p> <p>Policy 15C.10.5 seeks to discourage sensitive land uses being located within the Tuakau Industrial Zone.</p> <p>The intent of both policies is to ensure that industrial development is well managed and that adverse effects are avoided, remedied or mitigated. These policies are clear and concise and their application across the whole of the Tuakau Industrial Zone will maximise efficiency and effectiveness and thus achieve Objective 15C.10.1.</p>
Most appropriate way of	<p>For the reasons stated above, it is considered that retaining the existing framework of policies would not be the most appropriate way of achieving the</p>	<p>For the reasons stated above, it is considered that implementing these two new clear and concise policies is the most appropriate way to achieve</p>

achieving the objective	new Objective 15C.10.1.	Objective 15C.10.1.
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p> <p>There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to industrial investment and development in the Whangarata Business Park.</p> <p>Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objective 15C.10.1 and therefore the overall purpose of the RMA to provide for sustainable management.</p>	<p>It is considered that there is no uncertain or insufficient information.</p>

Issue 15C.4 Impact on Water Quality, Biodiversity, Ecosystems and Habitats

	OPTION 1: Do nothing – Retain existing policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies in Part 15 (Activities throughout the District), Rural Zone (Part 17), Residential Zone, Rural Residential Zone and Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	Objective 15C.4.1 <ul style="list-style-type: none"> • Policy 15C.4.2 • Policy 15C.4.3 • Policy 15C.4.4 Objective 15C.4.5 <ul style="list-style-type: none"> • Policy 15C.4.6 • Policy 15C.4.7
Costs	<p>Environmental costs:</p> <p>Implementation of the existing policies may still result in some costs to the environment. Examples of environmental costs would be the migration of small amounts of sediment to streams and the removal of scattered indigenous vegetation that does not exceed the contiguous area threshold of one hectare (Rule 15.6.3.1ix).</p> <p>Economic costs:</p> <p>Some economic cost would be expected as the policies would limit the amount of development that could occur to avoid compromising water quality and indigenous ecosystems. This may reduce potential dwelling yield and economic gain. One example of a monetary cost to borne by the developer would include on-site sedimentation controls.</p> <p>Social costs:</p> <p>As noted above, the existing policies would impose a limit on how much of a property could be developed if it is near a fresh water body or if it contains a significant amount of indigenous vegetation. A reduction in dwelling yield may result in a social cost.</p>	<p>The term “indigenous vegetation” in Policies 15C.4.2, 15C.4.6 and 15C.4.7 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>vegetation that occurs naturally in New Zealand or arrived in New Zealand without human assistance. For the purposes of this plan, domestic or ornamental / landscaping planting, or planted shelterbelts, comprised of indigenous species are not included.</i></p> <p>The term “earthworks” in Policies 15C.4.2, 15C.4.6 and 15C.4.7 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, and excludes the cultivation of land, the digging of holes for the erection of posts, the construction of fence lines, or the planting of trees, landscaped area and gardens, and the stockpiling of coal.</i></p> <p>The term “vegetation clearance” in Policy 15C.4.2, is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>includes the burning, cutting, crushing, spraying and removal of all forms of vegetation including indigenous and</i></p>

	<p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These include provisions resulting from Plan Change 5 to give effect to the Vision and Strategy for the Waikato River.</p>	<p><i>exotic plants. It does not include that relating to routine cultivation or grazing, pruning or waste thinning operations or canopy damage resulting from forest harvest activities. In relation to indigenous vegetation and habitat clearance rules, it does not include clearing areas where indigenous species make up less than 50% of the vegetation canopy.</i></p> <p>The term “subdivision” in Policies 15C.4.3, 15C.4.4 and 15C.4.7 is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>The term “Catchment Management Plan” in Policy 15C.4.4 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>a document prepared by the Council which defines areas where stormwater is to be specially managed (due to urban growth, resource consent requirements or hazards) and describes how stormwater and other natural and physical resources are to be managed in that area.</i></p> <p>Environmental costs:</p> <p>Implementation of the new policies may still result in some costs to the environment. An example would be the migration of small amounts of sediment that may escape to streams with development works, despite on-site sedimentation controls being employed.</p> <p>Economic costs:</p> <p>Some economic cost would be expected as the policies would limit the amount of development that could occur to avoid compromising water quality and indigenous ecosystems. This may reduce potential dwelling yield and economic gain. One example of a monetary cost to borne by the developer would include on-site sedimentation controls.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>The new policies would impose a limit on how much of a property could be developed if it is near a freshwater water body or if it contains significant</p>
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		<p>indigenous vegetation. A reduction in dwelling yield may be result in a social cost.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These include provisions resulting from Plan Change 5 to give effect to the Vision and Strategy for the Waikato River.</p>
Benefits	<p>Environmental benefits:</p> <p>Various existing policies give statutory direction for environmental benefits to be achieved. One example is Policy 15.6.2.2 which applies to all zones and requires “<i>That land use, subdivision and development is undertaken in a manner that is sympathetic to and supports the needs of indigenous vegetation and fauna habitat, and its biodiversity...</i>”.</p> <p>Economic benefits:</p> <p>No economic benefits are identified.</p> <p>Social benefits:</p> <p>Some social benefits will be provided as a result of protecting water quality and indigenous ecosystems which also provide visual amenity. These contribute to the creation of a high quality urban development and provide a level of social wellbeing for the Tuakau community thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>The Vision and Strategy for the Waikato River already provides a cultural benefit to Waikato Tainui and this has already been given effect to through provisions introduced to the Franklin Section as a result of Plan Change 5.</p>	<p>Environmental benefit:</p> <p>The new policies give statutory direction for adverse effects on water quality, biodiversity, ecosystems and habitats to be avoided, remedied or mitigated. These outcomes benefit the environment.</p> <p>Economic benefit:</p> <p>No economic benefits are identified.</p> <p>Social benefits:</p> <p>Some social benefits will be provided as a result of protecting water quality and indigenous ecosystems which also provide visual amenity. These contribute to the creation of a high quality urban development and provide a level of social wellbeing for the Tuakau community thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>The Vision and Strategy for the Waikato River provides a cultural benefit to Waikato Tainui and this has already been given effect to through provisions introduced to the Franklin Section as a result of Plan Change 5.</p>
Economic Growth and Employment	The existing policies do not result in economic growth and employment.	These new policies would not result in economic growth and employment.
Efficiency and effectiveness of achieving the	Implementing multiple policies which are often duplicated and having to cross-reference between various chapters in the Franklin Section and	The overall intent of the policies is to ensure that fresh water bodies and their margins are not degraded and that the life-supporting capacity of indigenous

objective	<p>Waikato Section is neither efficient nor effective. An assessment of a resource consent application against an excessive volume of policies is not only time-consuming and costly, but it is further complicated by unnecessary repetition.</p>	<p>ecosystems is maintained or enhanced as a result of subdivision and development.</p> <p>These policies therefore deliver a framework that is efficient and effective by recognising natural features (including streams, wetlands and indigenous ecosystems) that are at risk from adverse effects resulting from subdivision and development and giving statutory direction for how adverse effects on those natural features are to be managed.</p> <p>The replacement of multiple policies currently located in six different parts of the Franklin Section with five new policies contained in one chapter of the Waikato Section will avoid cross-referencing and is an efficient and effective way of achieving Objectives 15C.4.1 and 15C.4.5.</p>
Most appropriate way of achieving the objective	<p>It is considered that retaining the existing framework of policies would not be the most appropriate way of achieving the new Objectives 15C.4.1 and 15C.4.5.</p>	<p>Implementing these new clear and concise policies is the most appropriate way to achieve Objectives 15C.4.1 and 15C.4.5.</p>
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p>	<p>It is considered that there is no uncertain or insufficient information.</p>

Issue 15C.6 Health, Safety and Property

	OPTION 1: Do nothing – Retain existing policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies in Part 7 (Natural Hazards), Part 15 (Activities throughout the District), Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	<p>Objective 15C.6.1</p> <ul style="list-style-type: none"> • Policy 15C.6.2 • Policy 15C.6.3 • Policy 15C.6.4 • Policy 15C.6.5 • Policy 15C.6.6 <p>Objective 15C.6.7</p> <ul style="list-style-type: none"> • Policy 15C.6.8 • Policy 15C.6.9 <p>Objective 15C.6.10</p> <ul style="list-style-type: none"> • Policy 15C.6.11 • Policy 15C.6.12
Costs	<p>Environmental costs:</p> <p>The implementation of these existing policies will not directly result in any environmental cost. The uncertainty on timing, location and scale of natural hazard events (which are a cost to the natural environment) will remain irrespective of the policy framework. Uncertainties exist in respect to the location and extent of all contaminated sites within the district. Risks still exist to the environment in respect to the accidental release of hazardous substances.</p> <p>Economic costs:</p> <p>The need for resource consents which are to be assessed against multiple existing policies will involve economic costs to the applicant/developer. Examples of other costs as a result of existing policy directives include the commissioning of a geotechnical report for land that is subject to, or likely to be subject to, instability, incorporating</p>	<p>The term “contaminated land” in Policies 15C.6.8 and 15C.6.9 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>an area of land on which hazardous substances occur at concentrations above background levels and where assessment indicates the substance poses, or is likely to pose an immediate or long-term risk to human health or the environment.</i></p> <p>The term “hazardous substance” in Policies 15C.6.11 and 15C.6.12 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>Includes a substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996, and substances with high biological oxygen demand.</i></p> <p>Environmental costs:</p> <p>The implementation of these existing policies will not directly result in any</p>

	<p>minimum floor levels in the design of a dwelling on flood-prone land, and designing industrial buildings to contain hazardous substances.</p> <p>Social costs:</p> <p>As noted above, the unpredictability of hazard events impose some social cost in that there is still potential for people's health, safety and general wellbeing to be adversely affected.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>	<p>environmental cost. The uncertainty on timing, location and scale of natural hazard events (which are a cost to the natural environment) will remain irrespective of the policy framework. Uncertainties exist in respect to the location and extent of all contaminated sites within the district. Risks still exist to the environment in respect to the accidental release of hazardous substances.</p> <p>Economic costs:</p> <p>The need for resource consents which are to be assessed against multiple existing policies will involve economic costs to the applicant/developer. Examples of other costs as a result of existing policy directives include the commissioning of a geotechnical report for land that is subject to, or likely to be subject to, instability, incorporating minimum floor levels in the design of a dwelling on flood-prone land, and designing industrial buildings to contain hazardous substances.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>As noted above, the unpredictability of hazard events impose some social cost in that it affects health, safety and general wellbeing.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>
<p>Benefits</p>	<p>Environmental benefits:</p> <p>Various existing policies give statutory direction for environmental benefits to be achieved because of the requirement to avoid, remedy or mitigate risks to people's health, safety and property.</p> <p>Economic benefits:</p> <p>The existing policies will result in some economic benefits in that the risks to health, safety and property are avoided, remedied or mitigated. For example, the need to rebuild a flood-damaged dwelling can be avoided.</p> <p>Social benefits:</p> <p>The existing policies result in some social benefits in that the risks to health, safety and property are avoided,</p>	<p>Environmental benefit:</p> <p>The new policies give statutory direction for environmental benefits to be achieved because of the requirement to avoid, remedy or mitigate risks to people's health, safety and property.</p> <p>Economic benefit:</p> <p>These new policies will result in some economic benefits in that the risks to health, safety and property are avoided, remedied or mitigated. For example, the situation requiring the rebuild of a flood-damaged dwelling can be avoided.</p> <p>Social benefits:</p> <p>The new policies will result in some social benefits in that the risks to health, safety and property are avoided,</p>

	<p>remedied or mitigated. This provides a level of social wellbeing for the Tuakau community thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>	<p>remedied or mitigated. This provides a level of social wellbeing for the Tuakau community thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>
Economic Growth and Employment	The existing policies do not result in economic growth and employment.	These new policies would not result in economic growth and employment.
Efficiency and effectiveness of achieving the objective	Implementing in excess of 30 policies which are often duplicated and having to cross-reference between five chapters in the Franklin Section is neither efficient nor effective. An assessment of a resource consent application against an excessive volume of policies is not only unnecessarily time-consuming and costly, but is inefficient due to repetition.	<p>The implementation of these new policies will be an efficient and effective way of achieving Objectives 15C.6.1, 15C.5.7 and 15C.6.10. The policies are clear and concise, relate to health, safety and property and will be contained within the Waikato Section, thus avoiding the need to cross-reference between various chapters in the Franklin Section and Waikato Section.</p> <p>These policies will therefore improve the efficient functioning of the district plan.</p>
Most appropriate way of achieving the objective	It is considered that retaining the existing framework of policies would not be the most appropriate way of achieving the new Objectives 15C.6.1, 15C.6.7 and 15C.6.10. This is primarily because, despite the issues for health and safety being the same, there is a lack of a comprehensive, clear and certain policy approach, particularly for the Tuakau Industrial Zone and Tuakau Industrial Services Zone.	Implementing these new clear and concise policies is the most appropriate way to achieve Objectives 15C.6.1, 15C.6.7 and 15C.6.10.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information.	It is considered that there is no uncertain or insufficient information.

Issue 15C.8 **Amenity Values for Urban Subdivision, Building and Development**

	OPTION 1: Do nothing – Retain existing policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Living Zone (New Residential), Tuakau Country Living Zone and Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies for Rural Zone (Part 17), Residential Zone, Rural Residential Zone and Business Zone (Part 19), Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2)	<p>Objective 15C.8.1</p> <ul style="list-style-type: none"> • Policy 15C.8.2 • Policy 15C.8.3 • Policy 15C.8.4 • Policy 15C.8.5 <p>Objective 15C.8.6</p> <ul style="list-style-type: none"> • Policy 15C.8.7 • Policy 15C.8.8 • Policy 15C.8.9
Costs	<p>Environmental costs:</p> <p>Any subdivision or development within the urban areas identified by this plan change would involve some cost to the natural and physical environment. This would include road and building construction and installation of infrastructure.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against in excess of 200 policies for all six existing zones. This is a time-consuming analysis which would affect the cost of processing those applications.</p> <p>The construction of roads, buildings and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.</p> <p>Costs would also be incurred in designing and operating certain urban activities to avoid, remedy or mitigate adverse effects generated by them. Examples would include acoustic attenuation, screen planting and</p>	<p>The term “subdivision” in Policy 15C.8.2 is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>The term “vehicle movement” in Policy 15C.8.2 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>the single passage of any vehicle between a road and a site.</i></p> <p><i>Note: a Heavy Vehicle Movement relates to a vehicle that exceeds 3500kg (refer Heavy Motor Vehicle Regulations 1974)</i></p> <p>The term “sign” in Policies 15C.8.7, 15C.8.8 and 15C.8.9 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>a display or device intended to attract attention and includes those affixed to, painted on or incorporated within the design of buildings. It includes any structure that supports the sign.</i></p> <p><i>Sign area means the area of the sign visible from one direction, and in the case of an irregular shaped sign, means the area of a rectangle that could enclose the sign, see diagram.</i></p>

vibration control.

Some economic loss may result from a requirement to retain significant vegetation therefore potentially reducing maximum lot and building yields.

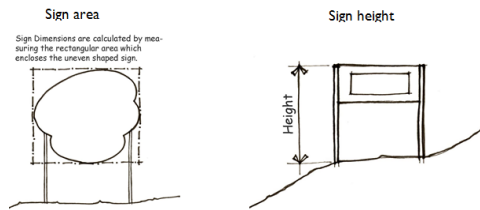
Social costs:

Some temporary social costs would be anticipated as a result of implementing the existing policies such as noise and visual impact from road and building construction. Detection of some adverse effects beyond industrial sites (such as noise or odour) may represent a social cost.

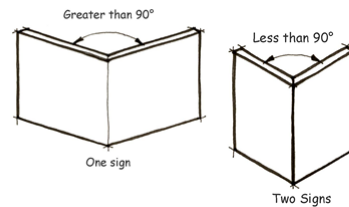
Cultural costs:

No cultural costs are identified.

Sign height means the vertical distance between any part of the sign and its supports, and natural ground level immediately below that part of the structure, see diagram.



Multi plane signs: each plane of a multi plane sign will be counted as a separate sign if the angle between the planes is less than 90 degrees, see diagram. A structure comprising a single plane with a sign on either side will be counted as one sign.



Advertising sign: Means any sign except a road information sign erected by a public authority, traffic sign or a health and safety sign required by law.

Health and safety sign: Means any sign that is solely for the purposes of warning people of health or safety hazards in the immediate vicinity and is on display only for the duration of the relevant hazards.

Environmental costs:

Any subdivision or development within the urban areas identified by this plan change would involve some cost to the natural and physical environment. This would include road and building construction and installation of infrastructure.

Economic costs:

The construction of roads, buildings and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.

Costs would also be incurred in designing and operating certain urban activities to avoid, remedy or mitigate adverse effects generated by them. Examples would

		<p>include acoustic attenuation, screen planting and vibration control.</p> <p>Some economic loss may result from a requirement to retain significant vegetation therefore potentially reducing maximum lot and building yields.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some temporary social costs would be anticipated as a result of implementing the existing policies such as noise and visual impact from road and building construction. Detection of some adverse effects beyond industrial sites (such as noise or odour) may represent a social cost.</p> <p>Cultural costs:</p> <p>No cultural costs are identified.</p>
Benefits	<p>Environmental benefits:</p> <p>Various existing policies give statutory direction for environmental benefits to be achieved because of the requirement to avoid, remedy or mitigate adverse effects from the development and operation of urban activities.</p> <p>Economic benefits:</p> <p>There may be economic benefits in that the policies will attract residential and industrial investment and therefore help realise the 'live, work and play' principle. In turn, this may result in economic multiplier effects.</p> <p>Social benefits:</p> <p>The existing policies result in some social benefits in that the adverse effects from urban development are avoided, remedied or mitigated. This provides a level of social wellbeing for the Tuakau community thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>	<p>Environmental benefit:</p> <p>The new policies give statutory direction for environmental benefits to be achieved because adverse effects will be managed so that the qualities and character of the surround environment are not unreasonably compromised. Therefore, the adverse effects of urban development and operation will be avoided, remedied or mitigated.</p> <p>Economic benefit:</p> <p>There may be economic benefits in that the policies will attract residential and industrial investment and therefore help realise the 'live, work and play' principle. In turn, this may result in economic multiplier effects.</p> <p>Social benefits:</p> <p>The new policies will result in some social benefits in that the adverse effects from urban development and operation are avoided, remedied or mitigated. This provides a level of social wellbeing for the Tuakau community thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>
Economic Growth and	As noted above under the 'Economic Benefits' heading, it is expected that the	As noted above under the 'Economic Benefits' heading, it is expected that the

Employment	existing policies would result in economic growth and employment. However, in the case of the Whangarata Business Park, the volume, complexity and uncertainty of policies for this locality are a disincentive to investment and development.	new policies would result in economic growth and employment. In particular, these would provide more certainty for what is expected to occur in the Tuakau Industrial Zone and therefore incentivise development and future employment opportunities.
Efficiency and effectiveness of achieving the objective	Implementing multiple policies which are often duplicated and having to cross-reference between various chapters in the Franklin Section is neither efficient nor effective. An assessment of a resource consent application against an excessive volume of policies is not only unnecessarily time-consuming and costly, but it is further complicated by repetition.	The implementation of these new policies will be an efficient and effective way of achieving Objectives 15C.8.1 and 15C.8.6. The policies are clear and concise and will be contained within the Waikato Section, thus avoiding the need to cross-reference between various chapters in the Franklin Section and Waikato Section.
Most appropriate way of achieving the objective	It is considered that retaining the existing framework of policies would not be the most appropriate way of achieving the new Objectives 15C.8.1 and 15C.8.6.	Implementing these new clear and concise policies is the most appropriate way to achieve Objectives 15C.8.1 and 15C.8.6.
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p> <p>There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to industrial investment and development in the Whangarata Business Park.</p> <p>Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objectives 15C.8.1 and 15C.8.6 and therefore the overall purpose of the RMA to provide for sustainable management</p>	It is considered that there is no uncertain or insufficient information.

Issue 15C.10 Functionality and Integrated Development within the Tuakau Industrial Zone

	OPTION 1: Do nothing – Retain existing industrial policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies for Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2).	Objective 15C.10.1 <ul style="list-style-type: none"> • Policy 15C.10.2 • Policy 15C.10.3
Costs	<p>Environmental costs:</p> <p>Some policies in the TISZ (corresponding with Issues 4 and 5 on Pages 37A-5 and 37A-6) and the TIZ (corresponding with Issues 3 and 4 on Pages 40A-4 and 40A-5) encourage inter-connected road routes, direct connection and the dispersal of traffic flow. Both zones also contain an identical policy (Refer to second policy on Page 37A-4 and Page 40A.3) that states the requirement for development to occur in accordance with the structure plan process contained in Part 54. This process describes the staging and installation of infrastructure.</p> <p>The abovementioned policies provide statutory direction for the construction of a new road network within the Whangarata Business Park which would have a consequential impact on the natural environment. These policies therefore anticipate a cost in that the natural environment will be modified through physical road and installation works.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against a combined total of 144 policies for the two existing industrial zones. This is a time-consuming analysis which would affect the cost of processing those applications.</p> <p>The construction of roads and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.</p>	<p>The term "subdivision" in Policies 15C.10.2 and 15C.10.3 is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>Environmental costs:</p> <p>Some environmental costs are expected as a result of implementing these two policies as new roads would be constructed and infrastructure would be installed.</p> <p>Economic costs:</p> <p>The construction of roads and provision of infrastructure would incur monetary costs (including development contributions) to be borne by the developer and/or through the Council's funds.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some temporary social costs would be anticipated as a result of implementing these new policies such as noise and visual impact from road construction and installation of infrastructure.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into the Waikato River catchment and the potential</p>

	<p>Social costs:</p> <p>Some temporary social costs would be anticipated as a result of implementing the existing policies such as noise and visual impact from road construction and installation of infrastructure.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified over and above the rules that exist in the district plan relating to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into Waikato River catchment and the potential findings of archaeological remains as a result of constructing roads and installing infrastructure would be addressed through the standard procedure for resource consent applications.</p>	<p>findings of archaeological remains as a result of constructing roads and installing infrastructure would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>No specific environmental benefits are identified as a result of implementing the existing policy framework.</p> <p>Economic benefits:</p> <p>The construction of a well-designed road and infrastructural network will incentivise property investment. In turn, this would generate economic multiplier effects with the co-location of compatible industries within the Whangarata Business Park and a growing residential population which can take advantage of additional employment opportunities.</p> <p>Social benefits:</p> <p>As noted above, incentives to develop the Whangarata Business Park will provide social benefits by enabling the 'work, live and play' principle to be realised. This will enable the Tuakau community to provide for its social wellbeing thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits have been identified as a result of retaining the existing policy framework.</p>	<p>Environmental benefit:</p> <p>No specific environmental benefits are identified as a result of implementing these policies.</p> <p>Economic benefit:</p> <p>The construction of a well-designed road and infrastructural network will incentivise property investment. In turn, this would generate economic multiplier effects with the co-location of compatible industries within the Tuakau Industrial Zone and a growing residential population which can take advantage of additional employment opportunities.</p> <p>Social benefits:</p> <p>As noted above, incentives to develop the Tuakau Industrial Zone will provide social benefits by enabling the 'work, live and play' principle to be realised. This will enable the Tuakau community to provide for its social wellbeing thus satisfying the section 5 requirement of the RMA.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>

Economic Growth and Employment	The comments under the 'Economic Benefits' heading are relevant here. Policy requirements for well-designed and integrated road and infrastructure will encourage industrial and residential growth, increased employment opportunities and leading to local and regional economic benefits.	The comments under the 'Economic Benefits' heading are relevant here. Policy requirements for well-designed and integrated road and infrastructure will encourage industrial and residential growth, increased employment opportunities and lead to local and regional economic benefits.
Efficiency and effectiveness of achieving the objective	Implementing the combined total of 144 policies is neither efficient nor effective. An assessment of a resource consent application against this excessive volume of policies is not only unnecessarily time-consuming and costly, but it is further complicated by repetition and uncertainty as to their focus, meaning and linkage to any corresponding issue and objective. An example of this is the identical policy for the TIZ and TISZ noted earlier which requires development to occur in accordance with the structure plan process set out in Part 54. As a policy, this cross-reference is neither efficient nor effective as it refers to a generic development process rather than linking directly to a specific objective.	Implementing these two new policies will be an efficient and effective way of achieving Objective 15C.10.1. The policies are clear and concise and will enable internal traffic flow, potential links to adjoining properties and infrastructure provision to be comprehensively addressed for the Tuakau Industrial Zone.
Most appropriate way of achieving the objective	For the reasons stated above, it is considered that retaining the existing framework of 144 policies would not be the most appropriate way of achieving the new Objective 15C.10.1.	Implementing these two new clear and concise policies is the most appropriate way to achieve Objective 15C.10.1. The policies are clear and concise and will enable internal traffic flow, potential links to adjoining properties and infrastructure provision to be comprehensively addressed for the Tuakau Industrial Zone.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to industrial investment and development in the Whangarata Business Park. Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objective 15C.10.1 and therefore the overall purpose of the RMA to provide for sustainable management.	It is considered that there is no uncertain or insufficient information.
	OPTION 1: Do nothing – Retain existing industrial policy provisions in	OPTION 2: Preferred Option Introduce new policies for the

	Franklin Section	Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies for Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2).	Objective 15C.10.1 <ul style="list-style-type: none"> • Policy 15C.10.4 • Policy 15C.10.5
Costs	<p>Environmental costs:</p> <p>Several policies are repeated in the TIZ and TISZ that refer to adverse effects generated by activities expected to locate in these zones. For examples, refer to the sixth policy corresponding with Issue 3 on Page 37A-5 for the TISZ and the fifth policy corresponding with Issue 3 on Page 40A-4 for the TIZ. However, these two zones do not contain any policies that explicitly address the need to discourage the location of sensitive activities.</p> <p>Notwithstanding these existing policies, any adverse effects (which are costs to the environment) would need to be managed through compliance with performance standards and resource consent conditions. Furthermore, sections 16 and 17 of the RMA deal with the general duties to avoid unreasonable noise and avoid remedy or mitigate adverse effects respectively.</p> <p>The lack of explicit policies that discourage the location of sensitive land uses in industrial locations may result in an environmental cost because of the potential for reverse sensitivity problems.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against multiple policies in the TIZ and TISZ. This is a time-consuming analysis which would affect the cost of processing those applications.</p> <p>In order to avoid, remedy or mitigate adverse effects, it is expected that economic costs would likely be incurred by the developer. Examples of costs would include screen planting to address visual impact and employing certain operational techniques to attenuate noise, odour and vibration.</p>	<p>The term “site” in Policy 15C.10.4 is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (e) <i>any area of land comprised in one certificate of title, or</i> (f) <i>any allotment; or</i> (g) <i>any two or more allotments or certificates of title linked pursuant to s75 of the Building Act 2004; or s220 of the Resource Management Act, in the case of land developed under the Unit Titles Act 2010, the area comprised in a principal unit or accessory unit excluding any common property; or</i> (h) <i>in the case of land developed under the cross-lease system, the area comprised in a cross-lease exclusive use area excluding any common property.</i> <p>The term “boundary” in Policy 15C.10.4 is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (g) <i>in relation to fee simple titles, the site boundary.</i> (h) <i>in relation to cross-lease titles, the boundary of any restrictive covenant area.</i> (i) <i>in relation to unit titles, the boundary of the accessory unit associated with the principal unit.</i> <p>Environmental costs:</p> <p>Implementation of these two new policies would still result in some environmental cost being incurred for any activity that establishes within the Tuakau Industrial Zone. Adverse effects such as noise, visual impact and odour, will compromise the environment to some degree.</p> <p>Economic costs:</p> <p>Resource consent applications would require an assessment against these two new policies which would affect the cost</p>

	<p>Social costs:</p> <p>The level of amenity for an industrial location is not as high as for a residential location. Therefore, some social costs would be expected as a result of implementing the existing policies. Examples of social costs would include the impact of industrial noise and visual effects on the community. Despite there being some social cost, adverse effects from industrial activities must still be avoided, remedied or mitigated.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>	<p>of processing those applications, but to a lesser degree than the existing policies for the existing TIZ and TISZ.</p> <p>In order to avoid, remedy or mitigate adverse effects, it is expected that economic costs would likely be incurred by the developer. Examples of costs would include screen planting to address visual impact and employing certain operational techniques to attenuate noise, odour and vibration.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some social costs would be anticipated as a result of implementing these new policies such as the impact of noise and visual effects on the surrounding environment. These social costs are expected as the amenity expectations for an industrial location are not as high as for a residential location although adverse effects must still be avoided, remedied or mitigated.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>
<p>Benefits</p>	<p>Environmental benefits:</p> <p>Implementation of the existing policies for the TIZ and TISZ provide some benefit to the environment in that they give statutory direction for adverse effects to be satisfactorily managed at source. However the lack of explicit policies that discourage the location of sensitive land uses in industrial locations does not provide an environmental benefit because of the potential for reverse sensitivity problems.</p> <p>Economic benefits:</p> <p>No specific economic benefits are identified.</p> <p>Social benefits:</p> <p>Implementation of the existing policies provide some social benefits by ensuring that the adverse effects generated by industrial activities are contained on-site or are remedied or mitigated where those effects are experienced beyond the boundaries of the site that contains the industrial</p>	<p>Environmental benefit:</p> <p>The implementation of these two policies would benefit the environment in that they give statutory direction for adverse effects to be satisfactorily managed.</p> <p>Policy 15C.10.5 specifically discourages the location of sensitive land uses in industrial locations thus removing the risk of reverse sensitivity problems.</p> <p>Economic benefit:</p> <p>The implementation of Policy 15C.10.5 would remove the risk of reverse sensitivity problems arising which might otherwise affect the ability for some industries to operate without complaints due to the close proximity of sensitive land uses, thus providing some economic benefit for those industrial operators.</p> <p>Social benefits:</p> <p>Implementation of Policy 15C.10.4 would provide social benefits by ensuring that the adverse effects generated by industrial activities are contained on-site or are remedied or mitigated where those effects are experienced beyond the</p>

	<p>activity.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits have been identified as a result of retaining the existing policy framework.</p>	<p>boundaries of the site that contains the industrial activity.</p> <p>Policy 15C.10.5 also provides a social benefit as it specifically discourages the location of sensitive land uses in industrial locations thus removing the risk of reverse sensitivity problems.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>
Economic Growth and Employment	Existing policies in the TIZ and TISZ that address adverse effects generated by industrial activity do not result in economic growth and employment.	Implementation of these new policies does not result in economic growth and employment. To some extent, as Policy 15C.10.5 seeks to discourage the location of sensitive land uses within the Tuakau Industrial Zone, it may therefore limit economic growth and employment opportunities.
Efficiency and effectiveness of achieving the objective	<p>Implementation of the existing policies that deal with adverse effects is neither efficient nor effective. This is primarily because an assessment of a resource consent application is made unnecessarily time-consuming and costly due to repetition of policies and uncertainty as to their focus, meaning and linkage to any corresponding issue and objective.</p> <p>In addition, the lack of policy direction that discourages the location of sensitive land uses in industrial locations does not achieve the objective to manage adverse effects which include potential reverse sensitivity effects. This undermines the ability to have a comprehensive approach for managing adverse effects across the whole of the Whangarata Business Park.</p>	<p>Policy 15C.10.4 seeks that activities be appropriately located and managed to mitigate adverse effects that are typical of an industrial environment.</p> <p>Policy 15C.10.5 seeks to discourage sensitive land uses being located within the Tuakau Industrial Zone.</p> <p>The intent of both policies is to ensure that industrial development is well managed and that adverse effects are avoided, remedied or mitigated. These policies are clear and concise and their application across the whole of the Tuakau Industrial Zone will maximise efficiency and effectiveness and thus achieve Objective 15C.10.1.</p>
Most appropriate way of achieving the objective	For the reasons stated above, it is considered that retaining the existing framework of policies would not be the most appropriate way of achieving the new Objective 15C.10.1.	For the reasons stated above, it is considered that implementing these two new clear and concise policies is the most appropriate way to achieve Objective 15C.10.1.
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p> <p>There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to industrial investment and development in the Whangarata</p>	It is considered that there is no uncertain or insufficient information.

	Business Park. Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objective 15C.10.1 and therefore the overall purpose of the RMA to provide for sustainable management.	
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	OPTION 1: Do nothing – Retain existing industrial policy provisions in Franklin Section	OPTION 2: Preferred Option Introduce new policies for the Tuakau Industrial Zone Refer to new Chapter 15C
Description	See policies for Tuakau Industrial Services Zone (Part 37A.2) and Tuakau Industrial Zone (Part 40A.2).	Objective 15C.10.1 <ul style="list-style-type: none"> Policy 15C.10.6
Costs	<p>Environmental costs:</p> <p>The TISZ contains a policy (associated with Issue 5 on Page 37A-6) that seeks to limit retail activities to those that primarily serve manufacturing, processing, assembly, storage and whole sale activities and those working within that zone. The TIZ contains a similar, but not identical, policy (associated with Issue 5 on Page 40A-5). These policies provide some environmental benefit in that they allow the location of convenience retail activities in the Whangarata Business Park provided they have a functional connection with industry in the TIZ and provided that this does not occur at the expense of industry or commercial activities within the Tuakau town centre.</p> <p>Economic costs:</p> <p>The existing policies result in some economic cost to retail activities that have no functional connection with industry in the Whangarata Business Park as they are discouraged from locating here.</p> <p>Social costs:</p> <p>To some extent, employees within the Whangarata Business Park may incur some inconvenience (and therefore social cost) by having to drive into the</p>	<p>Environmental costs:</p> <p>No environmental costs are anticipated as a result of implementing the new Policy 15C.10.6.</p> <p>Economic costs:</p> <p>There may be some economic costs resulting from the implementation of this new policy but only insofar as they limit the location, scale and character of retail activities.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>Some social costs may result but only insofar as they limit the location, scale and character of retail activities.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>

	<p>Tuakau town centre during the course of their working day to obtain goods and services that have no connection to their industrial employment.</p> <p>Cultural costs:</p> <p>No adverse cultural costs are identified.</p>	
Benefits	<p>Environmental benefits:</p> <p>Implementation of the existing policies for the TIZ and TISZ does enable retail activities to be managed so that they do not assume dominance over industrial activities within the Whangarata Business Park or commercial activities within the Tuakau town centre.</p> <p>Economic benefits:</p> <p>As discussed above, the existing policies for the TIZ and TISZ preserve the ability for investments to be made with the establishment of industries and retail activities that serve those industries without having to compete with general retail activities that would typically establish in the Tuakau town centre.</p> <p>Social benefits:</p> <p>Implementation of the existing policies for the TIZ and TISZ provide social benefit. This is because the location and scale of retail activities can be managed to ensure that the accommodation of industrial activities (and therefore industrial job opportunities) plus the functionality of Tuakau's commercial centre remain as priorities. Rural and Business zones.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits have been identified as a result of retaining the existing policy framework.</p>	<p>Environmental benefit:</p> <p>The implementation of this policy will provide some environmental benefit in that the location, scale and character of retail activities are appropriately managed within the Tuakau Industrial Zone so that the primary role of this zone to accommodate industry and employment without undermining the function of the Tuakau town is not undermined.</p> <p>Economic benefit:</p> <p>As noted above, implementation of this policy will ensure that the primary role of this zone to accommodate industry and employment without undermining the function of the Tuakau town is not undermined.</p> <p>Social benefits:</p> <p>The social benefits resulting from implementation of this new policy include the priority given to accommodating industry and employment within the Tuakau Industrial Zone and retaining the function of the Tuakau town centre.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits are identified.</p>
Economic Growth and Employment	<p>Implementation of the existing policies for the TISZ and TIZ would protect the priorities of industrial growth and employment and ensure that the functionality of Tuakau's commercial centre is not compromised by competing retail activities.</p>	<p>This new policy protects the priority given to accommodating industry and employment within the Tuakau Industrial Zone and ensuring that the function of Tuakau's town centre is not undermined.</p>
Efficiency and effectiveness of achieving the	<p>Option 1 is not the most effective or efficient way of achieving the objective. This is primarily because an assessment of a resource consent application is made unnecessarily time-consuming and</p>	<p>The intent of Policy 15C.10.6 is to allow some convenience retail activities within the Tuakau Industrial Zone to provide for the daily needs of employees within this zone. This policy also provides some</p>

objective	costly due the repetition of policies and uncertainty as to their focus, meaning and linkage to any corresponding issue and objective.	control over the scale and character of any convenience retail activity in order that industry remains the dominant activity and that the function of the Tuakau town centre is not undermined This single policy is clear and concise and its application across the whole of the Tuakau Industrial Zone will maximise efficiency and effectiveness and thus achieve Objective 15C.10.1.
Most appropriate way of achieving the objective	For the reasons stated above, it is considered that retaining the existing framework of policies would not be the most appropriate way of achieving the new Objective 15C.10.1.	For the reasons stated above, it is considered that implementing this single clear and concise policy is the most appropriate way to achieve Objective 15C.10.1.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence suggesting that the existing policy framework acts as a disincentive to industrial investment and development in the Whangarata Business Park. Therefore, it is concluded that retaining the status quo is not effective, efficient or an appropriate way to achieve Objective 15C.10.1 and therefore the overall purpose of the RMA to provide for sustainable management.	It is considered that there is no uncertain or insufficient information.

Section 32 Evaluation of Zone Methods

Table I Rezoning of northern side of Buckland Road between the west of Tuakau's existing residential area and the Tutaenui Stream • Schedule 21E – Map I		
Description of amendment	Proposed rezoning of the location described above from Rural (Franklin Section) to Living Zone – New Residential (Waikato Section)	
	OPTION 1: Do nothing – Retain existing Rural Zoning (Franklin Section)	OPTION 2: Proposed rezoning from Rural (Franklin Section) to Living Zone – New Residential (Waikato Section)
Costs	<p>Environmental costs:</p> <p>No environmental costs are considered with the status quo situation. Development within the existing Rural zone is required to satisfy all performance standards, including the building setback from the Tutaenui Stream and other watercourses within the developable area.</p> <p>Economic costs:</p> <p>There is considered to be an economic cost for the property owners if the current Rural zoning were to be retained, as resource consents would remain necessary for the subdivision and development of residential sections. This is not reasonable or appropriate in monetary terms, particularly given that much of this area was identified for residential growth almost 9 years ago with the former Franklin District Growth Strategy (2007).</p> <p>Social costs:</p> <p>The current Rural zoning only permits one dwelling per certificate of title (up to 40 hectares) as a permitted activity. Resource consent is required for more than one dwelling. The current zoning presents a social cost to the community in that it does not cater for Tuakau's immediate housing needs, nor does it deliver on the expectations for growth set out in the former</p>	<p>Environmental costs:</p> <p>There would be a loss of productive capacity from the versatile land and soil resource located within this currently Rural-zoned block of land. However, any building development in this location would be required to comply with the relevant rules of the Living Zone (New Residential) which have been established to address any potential adverse effects. This would include building setbacks and minimum floor levels from the Tutaenui Stream and adjacent areas which have been identified as being subject to flood risk.</p> <p>Economic costs:</p> <p>The creation of additional residential lots will result in new infrastructure being installed and the payment of development contributions by the developers to offset the costs of growth. The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>There is the potential for some reverse sensitivity effects to arise if development of the rezoned area were to occur in stages. For example, one landowner may elect to continue cropping their land, despite the rezoning, and the effects from the spraying of crops may have an adverse impact on adjoining land that is developed with housing.</p>

	<p>Franklin District Growth Strategy (2007).</p> <p>Cultural costs:</p> <p>Any development of the identified properties needs to be cognisant of cultural issues, irrespective of zoning. This would include the matters of stormwater discharge into the Tutaenui Stream and the wider Waikato River catchment, plus findings of any archaeological remains when earthworks and building development occur.</p>	<p>Cultural costs:</p> <p>No adverse cultural costs are considered over and above the rules that already exist in the district plan which relate to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into the Tutaenui Stream and the wider Waikato River catchment and the potential findings of archaeological remains would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>The status quo option does not provide for any additional residential development as a permitted activity. However, there are benefits in retaining land for productive use as the finite soil resource would be protected to meet the foreseeable needs of the community. In addition, if any subdivision consent were to be issued for properties adjoining the Tutaenui Stream, this would likely require the vesting of esplanade reserve (where the average stream width is at least three metres) which would provide an environmental benefit.</p> <p>Economic benefits:</p> <p>There are economic benefits that derive from the productive capacity of the finite versatile soil resource.</p> <p>Social benefits:</p> <p>No social benefits have been identified that derive the current Rural zoning.</p> <p>Cultural benefits:</p> <p>No cultural benefits are considered to exist as a result of retaining the existing Rural zoning.</p>	<p>Environmental benefits:</p> <p>Rezoning will likely facilitate the vesting of esplanade reserve along the Tutaenui Stream (where the average width is at least three metres) when this area is subdivided, and the planting and protection of other riparian margins, amenity trees and other indigenous ecosystems.</p> <p>Economic benefits:</p> <p>The release of residential land will enable investment and further opportunities for people to give effect to the 'Live, Work, Play' principle. This development will complement the improvements that are to be made to the provisions relating to the Tuakau Industrial Zone.</p> <p>Social benefits:</p> <p>The release of additional land for residential development will cater for an increasing population and will provide for the social wellbeing of the Tuakau community.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits will accrue as a result of this rezoning.</p>
Efficiency and effectiveness of achieving objectives	<p>Retaining the current Rural zoning would not be an efficient or effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consents for non-complying residential subdivision</p>	<p>The proposed zoning is considered to be an efficient and effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consent applications for land use and subdivision will have a lower</p>

	and developments involve cost and time and, without an appropriate zone in place, there is no absolute certainty that consents would be immediately forthcoming.	activity status (compared to a non-complying activity status if the Rural zoning were to remain), thus providing more certainty for landowners and investors.
Most appropriate for achieving objectives	It is considered that retaining the current zoning would not be the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is primarily because the package of Franklin Section policies and rules has been designed for a rural rather than residential context. Having considered that the objectives for the new residential growth areas in Chapter 15C achieve the sustainable management outcomes sought by the RMA, it follows that there must be a comprehensive package of policies and methods that cascade under these objectives that apply in an urban environment.	For the reasons noted above and in the panel immediately to the left, it is considered that rezoning the selected properties to Living Zone (New Residential) is the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information.	It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence from the local community that the existing demand for residential properties is not matched by an appropriate supply.

Table 2 Proposed rezoning of existing Rural Residential/Rural blocks at the southern end of the township to provide for residential development • Schedule 21E – Tuakau South Map 4		
Description of amendment	Proposed rezoning of existing Rural Residential/Rural blocks described above to Living Zone – New Residential (Waikato Section)	
	OPTION 1: Do nothing – Retain existing Rural Residential and Rural provisions	OPTION 2: Rezoning from Rural Residential and Rural (Franklin Section) to Living Zone – New Residential (Waikato Section)
Costs	<p>Environmental costs:</p> <p>No environmental costs are considered with the status quo situation. Development within the existing Rural/Residential Rural zones needs to satisfy all performance standards, including the building setback from watercourses with the developable area.</p> <p>Economic costs:</p> <p>There is considered to be an economic cost for the property owners if the current Rural Residential/Rural zoning were to be retained, as resource consents would remain necessary for the subdivision and development of residential sections. This is not reasonable or appropriate in monetary terms, particularly given that much of this area was identified for residential growth almost 9 years ago with the former Franklin District Growth Strategy (2007).</p> <p>Social costs:</p> <p>For the existing Rural-zoned blocks, only one dwelling is permitted per certificate of title (up to 40 hectares). For the existing Rural Residential-zoned blocks, resource consent for a Controlled Activity is required for any dwelling to be constructed on a title located in Tuakau's Rural Residential zone, provided there is at least 3000m² of land area available. Multiple dwellings would require consent via a more stringent test.</p> <p>The current zonings present a social</p>	<p>Environmental costs:</p> <p>No environmental costs are considered to exist. The titles that are currently zoned Rural are not conducive to rural production due to their small area, configuration and existing residential character. Any development in this location would be required to comply with the relevant rules of the Living Zone (New Residential) which have been established to address any potential adverse effects. This would include building setbacks and minimum floor levels from watercourses and adjacent areas which have been identified as being subject to flood risk.</p> <p>Economic costs:</p> <p>The creation of additional residential lots will result in new infrastructure being installed and the payment of development contributions by the developers to offset the costs of growth. The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>No social costs are identified.</p> <p>Cultural costs:</p> <p>No cultural costs have been identified over and above the rules that exist in the district plan that relate to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into the Kairoa Stream and the wider Waikato River</p>

	<p>cost to the community in that the zonings do not reflect the significant amount of residential character that already exists. A decision not to rezone this locality would therefore mean that Tuakau's immediate housing needs are not catered for. This status quo option would also mean that the expectations for growth set out in the former Franklin District Growth Strategy (2007) would not be delivered.</p> <p>Cultural costs:</p> <p>Any development of the identified properties needs to be cognisant of cultural issues, irrespective of zoning. This would include the matters of stormwater discharge into the Kairoa Stream and the wider Waikato River catchment, plus the findings of any archaeological remains when earthworks and building development occur.</p>	<p>catchment and the potential findings of archaeological remains would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>The status quo option does not provide for any additional residential development as a permitted activity. However, if any subdivision consent were to be issued for land adjoining the Kairoa Stream, this would likely require the vesting of esplanade reserve (where the average stream width is at least three metres), which would provide an environmental benefit.</p> <p>There would no appreciable loss of production from the titles that are currently zoned Rural due to their size and configuration and existing residential character.</p> <p>Economic benefits:</p> <p>The current Rural/Rural Residential zonings do not encourage the subdivision of this location for residential development and no economic benefits are considered to exist. As noted above, there would be no appreciable loss of production from the titles that are currently zoned Rural due to their size, configuration and existing residential character.</p> <p>Social benefits:</p> <p>No social benefits are considered to</p>	<p>Environmental benefits:</p> <p>Rezoning will facilitate the vesting of esplanade reserve along the Kairoa Stream (where the average width is at least three metres) when this area is subdivided. Rezoning will also facilitate the planting and protection of other riparian margins and the protection of amenity trees and other indigenous ecosystems.</p> <p>Economic benefits:</p> <p>The recognition of developments that are already residential in character and the release of residential land will enable investment and further opportunities for people to give effect to the 'Live, Work, Play' principle. This development will complement the improvements that are to be made to the Tuakau Industrial Zone.</p> <p>The imposition of a Living Zone (New Residential) will significantly reduce the need for property owners to apply for resource consent for residential activities. This is appropriate, given that a considerable number of existing titles in this locality are already residential in character.</p> <p>Social benefits:</p> <p>The release of additional land for</p>

	<p>exist as the current Rural/Rural Residential zonings do not encourage the landowners to develop or subdivide their properties for residential purposes and the expectations set out in the former Franklin District Growth Strategy for the Council to initiate a zone change in a timely fashion would not be realised.</p> <p>Cultural benefits:</p> <p>No cultural benefits are considered to exist as a result of retaining the existing Rural and Rural Residential zonings.</p>	<p>residential development will cater for an increasing population and will provide for the social wellbeing of the Tuakau community.</p> <p>The rezoning of land that is already residential in character and the release of additional land for residential development will cater for an increasing demand and will provide for the social wellbeing of the Tuakau community.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits will accrue as a result of this rezoning.</p>
Efficiency and effectiveness of achieving objectives	<p>Retaining the current Rural/Rural Residential zonings would not be an efficient or effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consents for non-complying residential subdivision and developments involve cost and time and, without an appropriate zone in place, there is no absolute certainty that consents would be immediately forthcoming.</p>	<p>The proposed zoning is an efficient and effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consent applications for subdivision and land use will have a lower activity status (compared to a starting point of a non-complying activity which would apply if the Rural/Rural Residential zonings were to remain), thus providing more certainty for landowners and investors.</p>
Most appropriate for achieving objectives	<p>It is considered that retaining the current zoning would not be the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is primarily because the package of Franklin Section policies and rules has been designed for a rural, rather than residential, context. Having considered that the objectives for the new residential growth areas in Chapter 15C achieve the sustainable management outcomes sought by the RMA, it follows that there must be a comprehensive package of policies and methods that cascade under these objectives that apply in an urban environment.</p>	<p>For the reasons noted above and in the panel immediately to the left, it is considered that rezoning the selected properties to Living Zone (New Residential) is the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C.</p>
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p>	<p>It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence from the local community that the existing demand for residential properties is not matched by an appropriate supply.</p>

Table 3 Rezoning selected rural properties on the northern and southern sides of Dominion Road to provide for residential development • Schedule 21E – Dominion Road - Map 3		
Description of amendment	Proposed rezoning of selected rural properties on the northern and southern sides of Dominion Road to provide for residential development.	
	OPTION 1: Do nothing – Retain the existing Rural/Rural Residential Zones	OPTION 2: Rezoning selected properties from Rural and Rural Residential (Franklin Section) to Living Zone – New Residential and Country Living (Waikato Section)
Costs	<p>Environmental costs:</p> <p>Retaining the existing Rural zone would retain the potential for the productive capacity of the versatile soil resource within the affected land parcels currently zoned Rural to be realised.</p> <p>Development within the existing Rural and Rural Residential zones is required to satisfy all performance standards, including the building setback from watercourses within the developable area.</p> <p>Economic costs:</p> <p>The current Rural and Rural Residential zones do not encourage the subdivision of this location for housing development. Therefore, there is considered to be an economic cost for the property owners if the current Rural and Rural Residential zonings were to be retained, as resource consents would remain necessary for the subdivision and development of residential sections. This is not reasonable or appropriate in monetary terms, particularly given that much of this area was identified for residential growth almost 9 years ago with the former Franklin District Growth Strategy (2007).</p> <p>Social costs:</p> <p>The current Rural zoning only permits one dwelling per certificate of title (up to 40 hectares) as a permitted activity. The current Rural Residential zoning</p>	<p>Environmental costs:</p> <p>It is considered that there would be some loss of productive capacity from the versatile land and soil resource located within the parcels of land that are currently zoned Rural.</p> <p>Any development in this location would be required to comply with the relevant rules of the Living Zone (New Residential) or Country Living Zone, which have been established to address any potential adverse effects. This would include building setbacks and minimum floor levels from watercourses and adjacent areas which have been identified as being subject to flood risk.</p> <p>Economic cost:</p> <p>The creation of additional residential lots will result in new infrastructure being installed and the payment of development contributions by the developers to offset the costs of growth. The undertaking of a plan change is also an economic cost.</p> <p>Some loss of productive capacity from versatile soils would occur from those identified areas currently zoned Rural.</p> <p>Social costs:</p> <p>The release of additional land for residential development will cater for an increasing population and will provide for the social wellbeing of the Tuakau community.</p> <p>Cultural costs:</p> <p>No cultural costs are considered over and above the rules that exist in the</p>

	<p>also sets a limit of one dwelling per title.</p> <p>The current zonings present a social cost to the community in that they do not cater for Tuakau's immediate housing needs, nor do they deliver on the expectations for growth set out in the former Franklin District Growth Strategy (2007).</p> <p>Cultural costs:</p> <p>Any development of the identified properties needs to be cognisant of cultural issues, irrespective of zoning. This would include the matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment, plus the findings of any archaeological remains when earthworks and building development occur.</p>	<p>district plan which relate to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment and the potential findings of archaeological remains would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>Any development of the identified properties needs to be cognisant of cultural issues, irrespective of zoning. This would include the matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment, plus the findings of any archaeological remains when earthworks and building development occur. Future subdivision of land adjoining the Whakapipi Stream would likely require vesting of an esplanade reserve (where the average stream width is at least three metres) which would provide an environmental benefit.</p> <p>Some environmental benefit would result from retaining the versatility of the soil resource within the parcels of land that are currently zoned Rural.</p> <p>Economic benefits:</p> <p>Some economic benefit would be retained for the existing Rural zoned parcels in that the productive capacity of the versatile soil resource would be protected.</p> <p>Social benefits:</p> <p>The current Rural and Rural Residential zoning do not encourage the landowners to release their properties for residential development</p>	<p>Environmental benefits:</p> <p>Rezoning will facilitate the vesting of esplanade reserve along the Whakapipi Stream (where the average width is at least three metres) when this area is subdivided. Rezoning will also facilitate the planting and protection of other riparian margins and the protection of amenity trees and other indigenous ecosystems.</p> <p>Economic benefit:</p> <p>The release of residential land will enable investment and further opportunities for people to give effect to the 'Live, Work, Play' principle. This development will complement the improvements that are to be made to the Tuakau Industrial Zone.</p> <p>The imposition of a Living Zone will significantly reduce the need for property owners to apply for resource consent for residential activities.</p> <p>Social benefits:</p> <p>The release of additional land for residential development will cater for an increasing population and will provide for the social wellbeing of the Tuakau community.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits will accrue as</p>

	<p>and the expectations set out in the former Franklin District Growth Strategy for the Council to initiate a zone change in a timely fashion would not be realised.</p> <p>Cultural benefits:</p> <p>No cultural benefits are considered to exist as a result of retaining the existing Rural and Rural Residential zones.</p>	a result of this rezoning.
Efficiency and effectiveness of achieving objectives	<p>Retaining the current Rural and Rural Residential zonings would not be an efficient or effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consents for non-complying residential subdivision and developments involve cost and time and, without an appropriate zone in place, there is no absolute certainty that consents would be immediately forthcoming.</p>	<p>The proposed zoning is the most efficient and effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consent applications for subdivision and land use would have a lower activity status (compared to a non-complying activity which would apply if the Rural/Rural Residential zonings were to remain), thus providing more certainty for landowners and investors.</p>
Most appropriate for achieving objectives	<p>It is considered that retaining the current zone provisions would not be the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is primarily because the package of Franklin Section policies and rules has been designed for a rural, rather than residential, context. Having considered that the objectives for the new residential growth areas in the new Chapter 15C achieve the sustainable management outcomes sought by the RMA, it follows that there must be a comprehensive package of policies and methods that cascade under these objectives that apply in an urban environment.</p>	<p>For the reasons noted above and in the panel immediately to the left, it is considered that rezoning the selected properties to Living Zone (New Residential) is the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C.</p>
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p>	<p>It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence from the local community that the existing demand for residential properties is not matched by an appropriate supply.</p>

Table 4
Proposed rezoning of selected Rural, Residential and Rural Residential blocks on the northern and southern sides of Barnaby Road to address existing zone anomalies and also provide for both intensive and low density residential living

- **Schedule 21E - Harrisville Road and Barnaby Road – Map 2**
- **Schedule 27B - Barnaby Road – Map 5**

Description of amendment	Proposed rezoning of the locations described above to Tuakau Living Zone – New Residential and Tuakau Country Living (Waikato Section).	
	OPTION 1: Do nothing – Retain existing Rural, Residential and Rural Residential provisions	OPTION 2: Rezone to Living Zone – New Residential and Country Living (Waikato Section)
Costs	<p>Environmental costs:</p> <p>No environmental costs have been identified with the status quo situation. Development within the existing Rural, Residential and Rural Residential zones is required to satisfy all performance standards, including the building setback from watercourses within the developable area.</p> <p>Economic costs:</p> <p>There is considered to be an economic cost for the property owners if the current zonings were to be retained, as resource consents would remain necessary for the subdivision and development of residential sections. The same applies to the property located at 30 Barnaby Road which is currently subject to three zones (Rural, Residential and Rural Residential).</p> <p>Social costs:</p> <p>The current Rural zoning only permits one dwelling per certificate of title (up to 40 hectares) as a permitted activity. Likewise, the current Rural Residential zone permits one dwelling per title.</p> <p>The current zonings present a social cost to the community in that they do not cater for Tuakau's immediate housing needs.</p> <p>Cultural costs:</p>	<p>Environmental costs:</p> <p>There would be some loss of productive capacity from the land and soil resource located within some of the Rural-zoned titles. However, the size and steep contours within most of these blocks lend themselves more to rural residential development than rural production.</p> <p>Any development in these locations would be required to comply with the relevant rules of the Living Zone (New Residential) or Country Living Zone which have been established to address any potential adverse effects. This would include building setbacks and minimum floor levels from watercourses and adjacent areas which have been identified as being subject to flood risk.</p> <p>Economic costs:</p> <p>The creation of additional residential lots will result in new infrastructure being installed and the payment of development contributions by the developers to offset the costs of growth. The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>The release of additional land for residential development will cater for an increasing population and will provide for the social wellbeing of the Tuakau community.</p>

	<p>Any development of the identified properties needs to be cognisant of cultural issues, irrespective of zoning. This would include the matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment, plus the findings of any archaeological remains when earthworks and building development occur.</p>	<p>Cultural costs:</p> <p>No cultural costs have been identified over and above the rules that exist in the district plan which relate to information requirements for resource consent applications. These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment and the potential findings of archaeological remains would be addressed through the standard procedure for resource consent applications.</p>
Benefits	<p>Environmental benefits:</p> <p>Any development of the identified properties needs to be cognisant of cultural issues, irrespective of zoning. This would include the matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment, plus the findings of any archaeological remains when earthworks and building development occur. Future subdivision of land adjoining the Whakapipi Stream would require vesting of an esplanade reserve (where the average stream width is at least three metres) with associated environmental benefits.</p> <p>Economic benefits:</p> <p>The current Rural and Rural Residential zonings do not encourage the subdivision of these locations for residential development. No significant economic benefits are considered to exist in terms of lost production from versatile soils due to the limitations of size, configuration and existing character of the titles that are currently zoned Rural.</p> <p>No economic benefits are considered to exist in respect to retaining the three zones that apply to the property at 30 Barnaby Road.</p> <p>Social benefits:</p> <p>The current Rural zoning only permits one dwelling per certificate of title (up to 40 hectares) as a permitted activity. The existing Rural Residential-zoned titles also have a limit of one dwelling as</p>	<p>Environmental benefits:</p> <p>Rezoning will likely facilitate the vesting of esplanade reserve along the Whakapipi Stream (where the average stream width is at least three metres) when this area is subdivided.</p> <p>The introduction of Living and Country Living Zones will significantly reduce the need for property owners to apply for resource consent for residential activities.</p> <p>Economic benefits:</p> <p>The release of residential land will enable investment and further opportunities for people to give effect to the 'Live, Work, Play' principle. This development will complement the improvements that are to be made to the Tuakau Industrial Zone.</p> <p>Social benefits:</p> <p>The release of additional land for residential development will cater for an increasing demand and will provide for the social wellbeing of the Tuakau community.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits will accrue as a result of this rezoning.</p>

	<p>a permitted activity. The current zonings do not provide a social benefit to the community in that they do not cater for Tuakau's immediate housing needs.</p> <p>Cultural benefits:</p> <p>No cultural benefits are considered to exist as a result of retaining the existing Rural/Rural Residential/Residential zonings.</p>	
Efficiency and effectiveness of achieving objectives	<p>Retaining the current zonings would not be an efficient or effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consents for non-complying residential subdivision and developments involve cost and time and, without an appropriate zone in place, there is no absolute certainty that consents would be immediately forthcoming.</p>	<p>The proposed zoning is the most efficient and effective way of achieving the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is because resource consent applications for subdivision and land use will have a lower activity status (compared to a non-complying activity which would apply if the existing Rural/Rural Residential/Residential zonings were to remain), thus providing more certainty for landowners and investors.</p>
Most appropriate for achieving objectives	<p>It is considered that retaining the current zones would not be the most appropriate method to achieve the combined objectives pertaining to residential growth listed in the new Chapter 15C. This is primarily because the package of Franklin Section policies and rules has been designed for a rural or rural residential, rather than residential, context. Having considered that the objectives for the new residential growth areas in Chapter 15C achieve the sustainable management outcomes sought by the RMA, it follows that there must be a comprehensive package of policies and methods that cascade under these objectives that apply in an urban environment.</p>	<p>For the reasons noted above and in the panel immediately to the left, it is considered that rezoning the selected properties to Living Zone (New Residential) is the most appropriate method to achieve the combined objectives pertaining to residential growth listed in Chapter 15C.</p>
Risk of acting or not acting	<p>It is considered that there is no uncertain or insufficient information.</p>	<p>It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence from the local community that the existing demand for residential properties is not matched by an appropriate supply.</p>

Table 5 Reconfigure the existing 'Whangarata Business Park' to include various properties that are currently zoned Business and Rural and apply the Industrial Zone (Waikato Section) over this entire area • Schedule 24G – Bollard & Whangarata Roads – Map 6		
Description of amendment	Rezone the whole of the area described above to Industrial Zone (Waikato).	
	OPTION 1: Do nothing – Retain existing provisions (Tuakau Industrial Zone, Tuakau Industrial Services Zone, Rural and Business Zones)	OPTION 2: Rezone to Industrial (Waikato Section)
Costs	<p>Environmental costs:</p> <p>No specific environmental costs have been identified as development in any of the existing zones needs to satisfy all performance standards including, amongst other things, building setbacks from watercourses, the provision of an amenity yard and the management of odour and noise emissions.</p> <p>Economic costs:</p> <p>Almost all proposed activities within the existing Whangarata Business Park require resource consent in terms of the existing provisions, the only exceptions being minor alterations and additions to an existing building.</p> <p>Industrial developments within the existing Business Zone are also highly likely to trigger resource consents because the performance standards are geared primarily towards town centre development.</p> <p>The high likelihood of resource consents generates a financial cost for the applicant but it also does not provide certainty as to the outcome of the consent.</p> <p>There is also the potential for a loss of investment in new industrial development occurring due to inappropriate and onerous rules and the resultant effect on employment in the Tuakau community due to the added costs, delays and uncertainty of</p>	<p>Environmental costs:</p> <p>No environmental costs arise as any proposed industrial use would need to comply with the performance standards for the Industrial Zone contained in Schedule 24G.</p> <p>Economic costs:</p> <p>The undertaking of a plan change is an economic cost.</p> <p>Social costs:</p> <p>No social costs are identified.</p> <p>Cultural effect:</p> <p>No cultural effects are considered to exist over and above the rules that exist in the district plan which relate to information requirements for resource consent applications.</p> <p>No adverse cultural effects are considered over and above the rules that exist in the district plan which relate to information requirements for resource consent applications.</p> <p>These provisions were added as a result of Plan Change 5 to give effect to the Vision and Strategy for the Waikato River. The matters of stormwater discharge into the Whakapipi Stream and the wider Waikato River catchment and the potential findings of archaeological remains would be addressed through the standard procedure for resource consent applications.</p>

	<p>obtaining resource consent.</p> <p>Social costs:</p> <p>There is considered to be a social cost to the community in that there are lost development and employment opportunities with the status quo option.</p> <p>Cultural costs:</p> <p>No cultural costs have been identified with the status quo option.</p>	
Benefits	<p>Environmental benefits:</p> <p>No environmental benefits are identified as any affected property owner who wishes to use their property for industrial (or business) purposes would need to apply for resource consent whereby potential adverse effects on the environment would be assessed.</p> <p>Economic benefits:</p> <p>No economic benefits would accrue if the existing zones were to be retained, other than the savings to be made by not initiating a plan change.</p> <p>Social benefits:</p> <p>No social benefits are identified.</p> <p>Cultural benefits:</p> <p>No cultural benefits exist as a result of retaining the existing zones.</p>	<p>Environmental benefit:</p> <p>Any proposed industrial use would require the properties to be connected to infrastructure. Vesting of esplanade reserves would also be required where land is subdivided adjacent to the Kairoa Stream.</p> <p>The proposed rezoning will better facilitate industrial investment and development and reduce the need for costly and time-consuming resource consent processes.</p> <p>Economic benefit:</p> <p>The proposed rezoning will encourage much needed investment and development within the resulting Tuakau Industrial Zone without the requirement for resource consent (subject to compliance with the relevant performance standards). This is not only a financial saving for the landowner but also provides some certainty for landowners and potential investors. There will be increased employment opportunities which have advantages to the wider area, including increased demand for housing.</p> <p>Social benefits:</p> <p>The proposed rezoning will provide employment opportunities and a greater range of products and services will be available to the Tuakau community.</p> <p>Cultural benefits:</p> <p>No specific cultural benefits will accrue as a result of this rezoning.</p>
Efficiency and effectiveness of achieving	<p>Retaining the current zonings would not be an efficient or effective way of achieving the combined objectives pertaining to industrial growth listed in Chapter 15C. This is because there is</p>	<p>The proposed zoning is an efficient and effective way of achieving the combined objectives pertaining to industrial growth listed in Chapter 15C. This is because the majority of resource consent</p>

objectives	no permitted activity starting point for new industrial buildings. Resource consents involve cost and time and, without an appropriate zone in place, there is no absolute certainty that consents would be immediately forthcoming.	applications for subdivision and land use would have a lower activity status compared to various starting points for developments within the existing zones, thus providing more certainty for landowners and investors.
Most appropriate for achieving objectives	It is considered that retaining the current zone provisions would not be the most appropriate method to achieve the combined objectives pertaining to industrial growth listed in Chapter 15C. Having considered that the objectives for the new industrial growth in Chapter 15C achieve the sustainable management outcomes sought by the RMA, it follows that there must be a comprehensive package of policies and methods that cascade under these objectives that apply in an industrial environment.	For the reasons noted in the panel immediately to the left, it is considered that rezoning the selected properties to Industrial (Waikato) and applying the provisions in Schedule 24G (Tuakau Industrial Zone) is the most appropriate method to achieve the combined objectives pertaining to industrial growth listed in Chapter 15C.
Risk of acting or not acting	It is considered that there is no uncertain or insufficient information.	It is considered that there is no uncertain or insufficient information. There is considerable anecdotal evidence from the local community that the existing zone requirements are not appropriate for industrial activities and that they present unrealistic hurdles that discourage development and investment.

Section 32 Evaluation of Rules

Combined Section 32 Evaluation of Land Use - Activity Rules

Introduction

To assist the understanding of this combined section 32 evaluation report for the land use activity rules, the rule topics listed below correspond (as far as possible) with the order that they appear in these schedules. The specific rule number is identified for each schedule and the zone titles are abbreviated as follows:

- Schedule 21E (Tuakau Living Zone (New Residential)) - TLZ
- Schedule 24G (Tuakau Industrial Zone) - TIZ
- Schedule 27B (Tuakau Country Living Zone) - TCLZ

Please note that some rule topics do not appear in all three schedules.

Land Use - Activities

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>Type of activity</p> <p>21E.10 (TLZ)</p> <p>24G.10 (TIZ)</p> <p>27B.10 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Rules 21E.10 and 27B.10 state that any activity that complies with all the rules that address effects and buildings is a permitted activity if they meet various conditions.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rule 24G.10 states that any activity that complies with all the rules that address effects and building is a permitted activity if they meet various conditions.</p> <p>There are various terms in these rules which are defined in Appendix P (Meaning of Words). An alphabetical list of these terms follows.</p> <p>“Correctional facility” means:</p> <p><i>a facility where people are detained in the justice system. It includes a prison, detention centre, youth detention centre and secure unit.</i></p> <p>“Educational facility” means:</p> <p><i>premises where groups of people are given tuition and training on a formal basis and includes childcare facilities, schools, tertiary education institutions and specialised training facilities, and their ancillary administrative, cultural and health facilities.</i></p> <p>“Extractive industry” means:</p> <p><i>taking, winning or extracting by whatever means, the naturally occurring minerals (including but not limited to coal, rock, sand, and gravel) and peat from under or on the land surface. The term includes the processing by such means as screening, crushing, or chemical separation of minerals at or near the site, where the minerals have been taken, won or excavated. The term also includes the removal, stockpiling and filling of overburden sourced from the same site. It includes all activities and structures associated with underground coal gasification, including pilot and commercial plants and the distribution of gas so produced. It excludes prospecting and exploration activities.</i></p> <p>“Health facility” means:</p> <p><i>a facility for the care and welfare of people and includes, but is not limited to, non-residential day hospitals, medical practitioners, dentists, optometrists, acupuncturists, osteopaths, and persons involved in alternative forms of medicine.</i></p> <p>“Home occupation” means:</p> <p><i>an occupation, or trade/craft, or profession, not including panel beating or car wrecking, where the principal use of the site is for residential activities and the principal operator of the home occupation is a permanent resident on site. The generated effects are not significantly different from those of other permitted activities in the zone.</i></p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>“Home stay” means:</p> <p><i>accommodation provided to travellers where the travellers stay in a home with the permanent occupants of the household.</i></p> <p>“Industrial activity” means:</p> <p><i>the use of land and/or buildings for the processing, manufacturing, fabricating, packing or bulk storage of goods, whether in a building or outdoors, servicing and repair activities, rural industries, electricity generation (excluding wind energy facilities) and stockpiling of coal but excludes farming and temporary events.</i></p> <p>“Intensive farming activity” means</p> <p><i>the commercial raising and keeping of plants or animals, which is dependent on a high input of food or fertiliser throughout the year from beyond the site and are permanently contained in buildings or outdoor enclosures, and includes boarding kennels or catteries but do not include the rearing of calves, the wintering of farm animals in sheds, or the stabling of horses.</i></p> <p>“Network utility” means:</p> <p><i>activities undertaken by a network utility operator, being:</i></p> <ul style="list-style-type: none"> <i>(a) distribution or transmission by pipeline of gas, petroleum or geothermal energy</i> <i>(b) telecommunication as defined in section 5 of the Telecommunications Act 2001</i> <i>(c) radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989</i> <i>(d) transformation, transmission or distribution of electricity</i> <i>(e) distribution of water for supply including irrigation</i> <i>(f) drainage or sewerage reticulation</i> <i>(g) construction and operation of roads and railways</i> <i>(h) operation of an airport or an approach control service</i> <i>(i) construction and operation of lighthouses, navigation aids and beacons, meteorological facilities and ancillary structures</i> <i>(j) stop banks and erosion protection works.</i> <p>“Residential activity” means:</p> <p><i>the use of land and buildings by people for living accommodation in a household unit, where the occupants will generally refer to the site as their home and permanent address. For the purpose of this definition, residential activity (irrespective of the length of stay) includes: accommodation offered to travellers for a daily tariff in association with a permanent resident; or emergency and refuge accommodation; or accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for people with disabilities, and homes for the elderly). Residential activity includes home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention.</i></p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>“Temporary event” means:</p> <p><i>a social, cultural or recreational event that has a duration of less 72 hours, including entertainment events, carnivals, festivals, fairs, markets, and exhibitions, and associated temporary buildings and car parks.</i></p> <p>“Travellers’ accommodation” means:</p> <p><i>land and buildings for transient residential accommodation for a person, family or group of persons under a single tariff, where the occupiers will not generally refer to it as their home or permanent address. It may include some centralised services or facilities such as food preparation, dining and sanitary facilities and conference and recreation facilities for the use of only those living on the site. It includes hotels, motels, camping grounds and tourist cabins, studios and apartments. Accommodation in association with a permanent resident is excluded.</i></p> <p>“Wind energy facility” means:</p> <p><i>buildings, turbines and structures used to generate electricity from the wind, and ancillary structures. It includes electricity lines of less than 110kV.</i></p> <p>Effectiveness and efficiency</p> <p>The TLZ is expected to have the highest level of amenity in any zone and needs to be carefully safeguarded against encroachment by commercial activities. Rule 21E.10 provides a clear signal that only activities of a residential nature or scale are permitted in this zone and thus effectively and efficiently achieves Objective 15.2.1.</p> <p>The TCLZ provides for a wider range of activities than in the TLZ because of the lower density of residential development and the rural activities that are already established. Rule 27B.10 reflects this flexibility in the list of permitted activities and provides for a certain scale of commercial activities that is compatible with the amenity of this zone and thus effectively and efficiently achieves Objective 15.2.1.</p> <p>The TIZ provides for a wide range of industrial activities but excludes various industrial or commercial activities that are considered incompatible. Rule 24G.10 provides a clear signal that the excluded activities should be located elsewhere in a more appropriate zone and thus effectively and efficiently achieves Objective 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> - Any permitted residential or industrial activity will result in some acceptable level of cost to the natural and/or physical environment. Environmental costs associated with activities that require resource consent need to be assessed on a case-by-case basis to ensure that the adverse environmental effects generated by them are avoided, remedied or mitigated.</p> <p><i>Economic</i> - There are costs involved in applying for resource consents applications and monitoring conditions of consent. There may be costs involved in seeking alternative locations for an activity.</p> <p><i>Social and Cultural</i> - The same comments under the ‘Environmental’</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>heading above apply here in regard to social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> - Rules 21E.10 and 27B.10 protect residential amenity and thus benefit the environment. Rule 24G.10 permits a wide range of industrial activities in the TIZ while requiring an assessment of environmental effects for activities that require resource consent, although no specific environmental benefits are identified.</p> <p><i>Economic</i> - These rules involve a simple regulatory approach that gives clear signals to the community that certain activities are permitted and others require resource consent. This approach provides certainty for investment decisions.</p> <p><i>Social</i> – As above, the rules provide certainty as to what activities are permitted and what activities require resource consent.</p> <p><i>Cultural</i> – No specific cultural benefits are identified.</p> <p>Economic Growth and Employment</p> <p>The rules provide certainty for investment decisions in residential and industrial property which, in turn, support economic growth and employment.</p> <p>The rules are the most appropriate</p> <p>Rules 21E.10, 24G.10 and 27B.10 clearly set out the conditions that must be complied within in order for an activity to be rendered a permitted activity and they reflect the purpose of these zones. Resource consent is required when any of these conditions are not met. It is therefore considered that these rules are the most appropriate way to achieve the objectives.</p> <p>Risks</p> <p>It is considered that there are no risks associated with the introduction of these rules.</p>
<p>Home occupation</p> <p>21E.11 (TLZ)</p> <p>27B.11 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.11 and 27B.11 state that a home occupation is a permitted activity subject to compliance with various conditions.</p> <p>The term “home occupation” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>an occupation, or trade/craft, or profession, not including panel beating or car wrecking, where the principal use of the site is for residential activities and the principal operator of the home occupation is a permanent resident on site. The generated effects are not significantly different from those of other permitted activities in the zone.</i></p> <p>Effectiveness and efficiency</p> <p>While the primary function of both the TLZ and TCLZ is to</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>accommodate residential activities, there are benefits in providing for home occupations that introduce commercial elements into these zones provided that they are subordinate to the residential activity and their adverse effects can be managed. Home occupations therefore provide people with the flexibility and convenience of working from home.</p> <p>Rules 21E.11 and 27B.11 clearly set out the conditions that are to be complied with to ensure that the effects generated by home occupations do not compromise the purpose of these residential zones and the achievement of a high level of amenity and thus effectively and efficiently achieve the objectives.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> - Any permitted home occupation will result in some acceptable level of cost to the natural and/or physical environment. Environmental costs associated with activities that require resource consent need to be assessed on a case-by-case basis to ensure that the adverse environmental effects generated by them are avoided, remedied or mitigated.</p> <p><i>Economic</i> - There are costs involved in applying for resource consents applications and monitoring conditions of consent. There may be costs involved in seeking alternative locations for an activity.</p> <p><i>Social and Cultural</i> - The same comments under the 'Environmental' heading above apply here in regard to social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – No specific environmental benefits are identified.</p> <p><i>Economic</i> – Providing for home occupations results in economic benefits to the home owner and the local and regional economies.</p> <p><i>Social and Cultural</i> – Home occupations provide both social and cultural benefits by providing people with the flexibility and convenience of working from home.</p> <p>Economic Growth and Employment</p> <p>Home occupations enable a certain level of economic activity to occur within dwellings and this encourages growth in the local and regional economies. Home occupations enable home owners to be self-employed and Rules 21E.11 and 27B.11 also provide for up to two people to be employed in a home occupation activity where they are not permanent residents of the site.</p> <p>The rules are the most appropriate</p> <p>Rules 21E.11 and 27B.11 are the most appropriate way of achieving the objectives as they ensure that the scale and type of activity and the hours of operation maintain residential character while providing flexibility for people to work from their homes.</p> <p>Risks</p> <p>It is considered that there are no risks associated with the introduction of these rules.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>Temporary event</p> <p>21E.12 (TLZ)</p> <p>27B.12 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.12 and 27B.12 state that a temporary event is a permitted activity if they compliance with various conditions.</p> <p>The term “temporary event” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p style="padding-left: 40px;"><i>a social, cultural or recreational event that has a duration of less 72 hours, including entertainment events, carnivals, festivals, fairs, markets, and exhibitions, and associated temporary buildings and car parks.</i></p> <p>Effectiveness and efficiency</p> <p>Temporary events are expected activities within the district and provide social, cultural or economic benefits to the community. While the adverse effects generated by temporary events are not ordinarily permitted in the subject zone, the community does generally tolerate these effects if the events are infrequent and short in duration. The conditions set out in Rules 21E.12 and 27B.12 provide a clear signal as to what level of adverse effects is considered acceptable to the community before triggering the need for resource consent and thus effectively and efficiently achieve the objectives.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> - Any permitted temporary event will result in some acceptable level of cost to the natural and/or physical environment. Environmental costs associated with activities that require resource consent need to be assessed on a case-by-case basis to ensure that the adverse environmental effects generated by them are avoided, remedied or mitigated.</p> <p><i>Economic</i> - There are costs involved in applying for resource consents applications and monitoring conditions of consent. There may be costs involved in seeking alternative locations for an activity.</p> <p><i>Social and Cultural</i> - The same comments under the ‘Environmental’ heading above apply here in regard to social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – No specific environmental benefits are identified.</p> <p><i>Economic</i> – Temporary events result in economic benefits to the local and regional economies.</p> <p><i>Social and Cultural</i> – Temporary events provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>Temporary events provide opportunities for economic growth and</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>employment.</p> <p>The rules are the most appropriate</p> <p>Rules 21E.12 and 27B.12 clearly set out the conditions that must be complied within in order for a temporary activity to be rendered a permitted activity and they reflect what is considered to be an acceptable level of amenity in the zones. Resource consent is required when any of these conditions are not met. It is therefore considered that these rules are the most appropriate way to achieve the objectives</p> <p>Risks</p> <p>It is considered that there are no risks associated with the introduction of these rules.</p>

Combined Section 32 Prohibited Activity Rules

Introduction

The following table comprises the combined section 32 evaluation for the prohibited activity rules in Schedules 21E, 24G and 27B and evaluates whether the rules are the most appropriate way of achieving the objectives. The items follow the order that the rules appear in the schedules.

Prohibited Activity Rule	Evaluation of whether the rule is the most appropriate way to achieve the objective
<p>Tuakau Living Zone (New Residential)</p> <p>Rule 21E.2 Refer to Schedule 21E</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks to achieve a high quality urban environment in Tuakau.</p> <p>Rule 21E.2 prohibits industrial activities, the on-site storage or disposal of solid waste (other than remediation of contaminated land) and the storage, reprocessing or disposal of hazardous waste. It also prohibits the construction of a building valued at \$15,000 or more on the route of an Indicative Road on the planning maps, subject to one exception.</p> <p>The term “building” in this rule is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> (a) <i>a pergola, not roofed or enclosed, less than 3 metres in height, or</i> (aa) <i>a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or</i> (b) <i>a fence, or a wall other than a retaining wall, less than 2 metres in height, or</i> (c) <i>a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres, or</i> (d) <i>tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level.</i> <p>The term “indicative road” in this rule is defined in Appendix P (Meaning of Words) and means:</p> <p><i>Any area identified on the planning maps as an indicative road. It shall not include any area identified on the planning maps as an indicative road where a resource consent has been granted for activities within that area and that resource consent has authorised an alternative roading layout, such that the need for the indicative road has become redundant.</i></p> <p>The term “industrial activity” in this rule is defined in Appendix P (Meaning of Words) and means:</p> <p><i>the use of land and/or buildings for the processing, manufacturing, fabricating, packing or bulk storage of goods, whether in a building or outdoors, servicing and repair activities, rural industries, electricity generation (excluding wind energy facilities) and stockpiling of coal but excludes farming and temporary events.</i></p>

Prohibited Activity Rule	Evaluation of whether the rule is the most appropriate way to achieve the objective
	<p>Effectiveness and efficiency</p> <p>Rule 21E.2 is effective and efficient because the listed activities will always be incompatible with residential amenity values and it provides a clear signal that such activities are prohibited because the adverse effects associated with them cannot be satisfactorily avoided, remedied or mitigated in a residential environment. This rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable. It is considered that the rule is efficient and effective in achieving Objective 15C.2.1.</p> <p>Costs</p> <p><i>Environmental</i> – The rule will not result in any environmental cost.</p> <p><i>Economic</i> – The rule will remove the opportunity to invest and establish any of the activities that are listed. This lost opportunity within the Schedule 21E areas, the alternative of applying for a plan change, or finding an alternative location in another zone all represent an economic cost.</p> <p><i>Social</i> - The rule will not result in any social costs.</p> <p><i>Cultural</i> – The rule will not result in any cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rule will protect the residential environment from the effects of the activities that are listed, thus maintaining residential amenity values, health and safety therefore resulting in environmental benefits.</p> <p><i>Economic</i> – The rule will provide market certainty about possible activities in each location as well as certainty for the exact location of roads that are to be vested in the future when certain properties are subdivided and developed for residential purposes.</p> <p><i>Social</i> – The environmental and economic benefits noted above also constitute social benefits.</p> <p><i>Cultural Benefits</i> – None are identified.</p> <p>Economic Growth and Employment</p> <p>While Rule 21E.2 prohibits the establishment of certain listed activities within the Schedule 21E areas, there are ample opportunities available to establish those activities in the Tuakau Industrial Zone which is where those activities are expected and best located in order to protect the amenity of Tuakau's residential zones. It is considered that this outcome will provide market certainty for people wishing to invest in residential property and will therefore incentivise overall economic growth and employment within Tuakau.</p> <p>Overall, it is considered that the benefits of the prohibited activity rule outweigh the associated costs.</p> <p>Rule is the most appropriate</p> <p>Rule 21E.2 is the most appropriate way to achieve Objective 15C.2.1 for two reasons. Firstly, it will ensure activities that are incompatible</p>

Prohibited Activity Rule	Evaluation of whether the rule is the most appropriate way to achieve the objective
	<p>with the Living Zone cannot locate in the zone. Secondly, noting the exception in the rule, it will also ensure that substantial and costly buildings are not located on Indicative Road routes as their removal would otherwise be made difficult when subdivision of the adjoining blocks require road formation in this location as well as a high level of connectivity. This is particularly important given that the parcels of land shown as Indicative Roads on Map 4 in PC16 (Tuakau South) were formerly paper roads before they were stopped and created as fee simple titles.</p> <p>Risks</p> <p>It is considered that there is no uncertain or insufficient information in respect to the risk of acting or not acting. Without a prohibited activity status, there is opportunity for resource consent applications to be made for the activities listed in Rule 21E.2. This is not a desirable outcome given the need to avoid the adverse effects of those activities in a residential environment and therefore achieve Objective 15C.2.1.</p>
<p>Tuakau Industrial Zone</p> <p>Rule 24G.2</p> <p>Refer to Schedule 24G</p>	<p>Introduction</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rule 27G.2 prohibits a residential activity in the Tuakau Industrial Zone except for a caretaker or security personnel.</p> <p>The term “residential activity” in this rule is defined in Appendix P (Meaning of Words) and means:</p> <p><i>the use of land and buildings by people for living accommodation in a household unit, where the occupants will generally refer to the site as their home and permanent address. For the purpose of this definition, residential activity (irrespective of the length of stay) includes: accommodation offered to travellers for a daily tariff in association with a permanent resident; or emergency and refuge accommodation; or accommodation for supervision staff and residents, where residents are subject to care or supervision (e.g. homes for people with disabilities, and homes for the elderly). Residential activity includes home detention (as defined in the Criminal Justice Act 1985), but not prisons or other places where residents are subject to detention.</i></p> <p>Effectiveness and efficiency</p> <p>Residential activities are inappropriate in an industrial zone due to the generally lower level of amenity. However, the rule provides accommodation for a caretaker or security personnel where required on an industrial site because those particular residents expect, and are more tolerant of, those adverse amenity effects. With those exceptions, the rule is an effective and efficient way of signalling that a residential activity is prohibited because of the need to avoid reverse sensitivity issues that arise as a result of the close proximity of industrial activities. The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable. It is considered that the rule is efficient and effective in</p>

Prohibited Activity Rule	Evaluation of whether the rule is the most appropriate way to achieve the objective
	<p>achieving Objective 15C.10.1.</p> <p>Costs</p> <p><i>Environmental</i> – The rule will not result in any environmental cost.</p> <p><i>Economic</i> – The rule will remove the opportunity to invest and establish residential activities (except for a caretaker or security personnel). This lost opportunity within the Schedule 24G area, the alternative of applying for a plan change, or finding an alternative location in another zone all represent an economic cost.</p> <p><i>Social</i> - The rule will not result in any social costs.</p> <p><i>Cultural</i> – The rule will not result in any cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rule will avoid reverse sensitivity effects arising from the establishment of residential activities in an industrial zone and will therefore result in environmental benefits.</p> <p><i>Economic</i> – The rule will provide market certainty about possible activities within the Schedule 24G area and will give confidence to industrial operators that they can continue operation without the risk of complaints about adverse effects generated by them. The ability for industrial operators to provide residential accommodation for a caretaker or security personnel also provides a level of assurance for protection of their economic investment.</p> <p><i>Social</i> – The environmental and economic benefits noted above also constitute social benefits.</p> <p><i>Cultural Benefits</i> – None are identified.</p> <p>Economic Growth and Employment</p> <p>While Rule 24G.2 prohibits general residential activities from establishing within the Schedule 24G area, there are ample opportunities available to establish those activities in the Tuakau Living Zone (New Residential) and Tuakau Country Living Zone which is where those activities are expected and best located in order to be compatible with other permitted activities in those two zones. It is considered that this outcome will provide market certainty for people wishing to invest in residential and industrial properties and will therefore incentivise overall economic growth and employment within Tuakau.</p> <p>Overall, it is considered that the benefits of the prohibited activity rule outweigh the associated costs.</p> <p>Rule is the most appropriate</p> <p>Rule 27.G.2 is the most appropriate to achieve Objective 15C.10.1 because it will ensure that residential activities (with the exceptions noted above) which are incompatible with the Tuakau Industrial Zone cannot locate in the zone. This prohibition will therefore avoid reverse sensitivity effects on residential activities due to the close proximity of industrial activities.</p> <p>Risks</p> <p>It is considered that there is no uncertain or insufficient information in</p>

Prohibited Activity Rule	Evaluation of whether the rule is the most appropriate way to achieve the objective
	<p>respect to the risk of acting or not acting. Without a prohibited activity status, there is opportunity for resource consent applications to be made for the activities listed in Rule 24G.2. This is not a desirable outcome given the need to avoid the adverse effects associated with reverse sensitivity within an industrial environment and therefore achieve Objective 15C.10.1.</p>
<p>Tuakau Country Living Zone</p> <p>Rule 27B.2</p> <p>Refer to Schedule 27B</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks to achieve a high quality urban environment in Tuakau.</p> <p>Rule 27B.2 prohibits industrial activities, the on-site storage or disposal of solid waste (other than remediation of contaminated land) and the storage, reprocessing or disposal of hazardous waste.</p> <p>The term “industrial activity” in this rule is defined in Appendix P (Meaning of Words) and means:</p> <p><i>the use of land and/or buildings for the processing, manufacturing, fabricating, packing or bulk storage of goods, whether in a building or outdoors, servicing and repair activities, rural industries, electricity generation (excluding wind energy facilities) and stockpiling of coal but excludes farming and temporary events.</i></p> <p>Effectiveness and efficiency</p> <p>Rule 27B.2 is effective and efficient because the listed activities will always be incompatible with residential amenity values and it provides a clear signal that such activities are prohibited because the adverse effects associated with them cannot be satisfactorily avoided, remedied or mitigated in a residential environment. The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable. It is therefore considered that the rule is efficient and effective in achieving Objective 15C.2.1.</p> <p>Costs</p> <p><i>Environmental</i> – The rule will not result in any environmental cost.</p> <p><i>Economic</i> – The rule will remove the opportunity to invest and establish any of the activities that are listed. This lost opportunity within the Schedule 27B areas, the alternative of applying for a plan change, or finding an alternative location in another zone all represent an economic cost.</p> <p><i>Social</i> - The rule will not result in any social costs.</p> <p><i>Cultural</i> – The rule will not result in any cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rule will protect the residential environment from the effects of the activities that are listed, thus maintaining residential amenity values, health and safety and will therefore result in environmental benefits.</p> <p><i>Economic</i> – The rule will provide market certainty about possible activities in each location.</p>

Prohibited Activity Rule	Evaluation of whether the rule is the most appropriate way to achieve the objective
	<p><i>Social</i> – The environmental and economic benefits noted above also constitute social benefits.</p> <p><i>Cultural Benefits</i> – None are identified.</p> <p>Economic Growth and Employment</p> <p>While Rule 27B.2 prohibits certain listed activities from establishing in the Tuakau Country Living Zone, there are ample opportunities available to establish those activities in the Tuakau Industrial Zone which is where those activities are expected and best located in order to protect the amenities of Tuakau’s residential zones. It is considered that this outcome will provide market certainty for people wishing to invest in residential property and will therefore incentivise overall economic growth and employment within Tuakau.</p> <p>Overall, it is considered that the benefits of the prohibited activity rule outweigh the associated costs.</p> <p>Rule is the most appropriate</p> <p>Objective 15C.2.1 seeks to achieve a high quality urban environment in Tuakau. Rule 27B.2 prohibits the on-site storage or disposal of solid waste (other than remediation of contaminated land) and the storage, reprocessing or disposal of hazardous waste.</p> <p>Rule 27B.2 is the most appropriate way to achieve Objective 15C.2.1 because it will ensure activities that are incompatible with the Country Living Zone cannot locate in the zone.</p> <p>Risks</p> <p>It is considered that there is no uncertain or insufficient information in respect to the risk of acting or not acting. Without a prohibited activity status, there is opportunity for resource consent applications to be made for the activities listed in Rule 27B.2. This is not a desirable outcome given the need to avoid the adverse effects of those activities in a residential environment and therefore achieve Objective 15C.2.1.</p>

	Methods that are not the most appropriate way to achieve the objectives
Resource consents instead of prohibited activities.	A rule allowing any activity subject to obtaining resource consent would place amenity at risk, as the prohibited activities will always have effects that are difficult or impossible to avoid, remedy, or mitigate to the levels (and with the consistency) expected in each zone. Any degree of non-compliance with approved standards could be excessive in the context of the particular zone, and enforcement action would not always be practicable or timely enough to address non-compliance.

Prohibit industrial activities in all zones other than industrial zone	This would unreasonably restrict economic activity as some industries may be compatible with the amenity of some zones (other than an industrial zone) depending on scale, intensity and character and may be allowed, subject to the assessment of adverse effects and the imposition of appropriate conditions.
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Combined Section 32 Evaluation of Land Use - Effects Rules

Introduction

To assist the understanding of this combined section 32 evaluation report for the rules that deal with land use effects, the rule topics listed below correspond (as far as possible) with the order that they appear in these schedules. The specific rule number is identified for each schedule and the zone titles are abbreviated as follows:

- Schedule 21E (Tuakau Living Zone (New Residential)) - TLZ
- Schedule 24G (Tuakau Industrial Zone) - TIZ
- Schedule 27B (Tuakau Country Living Zone) - TCLZ

Please note that some rule topics do not appear in all three schedules.

Land Use - Effects

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>On-site services</p> <p>21E.13 (TLZ)</p> <p>24G.11 (TIZ)</p> <p>27B.13 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.15 seeks that the adverse effects of use and development are avoided by the provision of water, energy and telecommunication supplies and wastewater and stormwater disposal systems.</p> <p>Rules 21E.13, 24G.11 and 27B.13 state that any activity is permitted if the site is connected to available reticulated services or provided with an alternative supply or disposal system where reticulation of a particular service is not available.</p> <p>The term “services” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>means water supply, sewage disposal, stormwater drainage, telecommunications, electricity connections and other services to properties.</i></p> <p>Effectiveness and efficiency</p> <p>For amenity, health and safety reasons, it is important that each residential and industrial site is reticulated with the full spectrum of available urban services. However, there will be instances where reticulated services are not available and alternative on-site supply and disposal systems will need to be provided to achieve an acceptable level of amenity, health and safety.</p> <p>The rules are clear in requiring on-site services irrespective of whether or not reticulation is available and thus effectively and efficiently achieve Objective 15C.2.15.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The installation of on-site services will incur some cost to the natural and/or physical environment including permanent visual effects associated with above ground services (such as power poles and lines) and temporary visual effects resulting from the excavation of trenches to provide underground services.</p> <p><i>Economic</i> – The installation of on-site services involve monetary costs to be borne by the landowner, developer or the Council. Some costs may be incurred by reducing the scope for new technologies to be established. Resource consents and monitoring incur costs.</p> <p><i>Social and Cultural</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – The provision of on-site services provide an overall environmental benefit as they result in an acceptable level of amenity, health and safety.</p> <p><i>Economic</i> – On-site services are a necessary adjunct to residential and industrial activities, they increase the value of a site and provide market certainty regarding development costs. A site that is not fully serviced may result in the need to seek a more costly alternative.</p> <p><i>Social and Cultural</i> – The same comments under the ‘Environmental’ heading apply here as they relate to social and cultural benefits.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Economic Growth and Employment</p> <p>The servicing of residential and industrial sites with necessary services assists with investment decisions and generates economic growth and employment, therefore helping to realise the 'live, work and play' principle.</p> <p>Rules are the most appropriate</p> <p>Rules 21E.13, 24G.11 and 27B.13 clearly set out the requirement for sites to be serviced before the commencement of any permitted residential or industrial activity. Serviced sites enable the effective functioning of activities and achieve an acceptable level of amenity, health and safety.</p> <p>Where particular reticulated services are not available, the rules provide flexibility for the installation of non-reticulated services which still achieve an acceptable level of amenity, health and safety.</p> <p>For these reasons, the rules are considered to be the most appropriate way of achieving Objective 15C.2.15.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Network utility (excluding aerials)</p> <p>21E.14 (TLZ)</p> <p>24G.12 (TIZ)</p> <p>27B.14 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Rules 21E.14, 24G.12 and 27B.14 provide for a network utility as a permitted activity subject to conditions that manage their bulk and location, capacity and construction detail.</p> <p>The term “network utility” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>activities undertaken by a network utility operator, being:</i></p> <ul style="list-style-type: none"> (a) <i>distribution or transmission by pipeline of gas, petroleum or geothermal energy</i> (b) <i>telecommunication as defined in section 5 of the Telecommunications Act 2001</i> (c) <i>radiocommunication as defined in section 2(1) of the Radiocommunications Act 1989</i> (d) <i>transformation, transmission or distribution of electricity</i> (e) <i>distribution of water for supply including irrigation</i> (f) <i>drainage or sewerage reticulation</i> (g) <i>construction and operation of roads and railways</i> (h) <i>operation of an airport or an approach control service</i> (i) <i>construction and operation of lighthouses, navigation aids and beacons, meteorological facilities and ancillary structures</i> (j) <i>stop banks and erosion protection works.</i>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Effectiveness and efficiency</p> <p>Network utilities such as gas, electricity, telecommunications, water supply, stormwater and wastewater are part of the district's essential infrastructure. Notwithstanding the essential role of network utilities, it is important to manage their bulk and location, capacity and construction detail so that adverse effects do not exceed acceptable thresholds.</p> <p>The rules clearly set out the thresholds that are considered acceptable to the community and thus effectively and efficiently achieve Objective 15C.2.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> - The provision of network utilities will incur some cost to the natural and/or physical environment including permanent visual effects associated with above ground constructions (such as power poles and lines, water reservoirs and roads) and temporary visual effects resulting from the excavation of trenches to provide underground services.</p> <p><i>Economic</i> - The installation of network utilities involve monetary costs borne by the network utility operator (such as Counties Power, Vector Gas and the Council). Some costs may be incurred by reducing the scope for new technologies. Resource consents and monitoring incur costs.</p> <p><i>Social and Cultural</i> - No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> - The provision of network utility services provide an overall environmental benefit as they result in serviced residential and industrial sites and an acceptable level of amenity, health and safety.</p> <p><i>Economic</i> – Network utilities are a necessary adjunct to residential and industrial activities, they increase the value of a site and provide market certainty regarding development costs.</p> <p><i>Social and Cultural</i> - The same comments under the 'Environmental' heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The servicing of residential and industrial sites with network utilities assists with investment decisions and generates economic growth and employment, therefore helping to realise the 'live, work and play' principle.</p> <p>Rules are the most appropriate</p> <p>Rules 21E.14, 24G.12 and 27B recognise that, notwithstanding the essential role of network utilities, it is important to manage their bulk and location, capacity and construction detail so that adverse effects do not exceed acceptable thresholds. The rules clearly set out the conditions that are to be complied with in order for a network utility to be a permitted activity.</p> <p>For these reasons, it is considered that the rules are the most appropriate way of achieving Objective 15C.2.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>Existing electricity and telecommunication lines</p> <p>21E.15 (TLZ)</p> <p>24G.13 (TIZ)</p> <p>27B.15 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Rules 21E.15, 24G.13 and 27B.15 state that the operation, maintenance, minor upgrading and removal of existing electricity and telecommunication lines is permitted provided there is no increase in existing voltage or height of support structures and that the ground is reinstated on completion of the works.</p> <p>Effectiveness and efficiency</p> <p>Existing electricity and telecommunication facilities provide important services to the community. The rules provide a balanced and common sense approach by recognising the need for existing facilities to be maintained, upgraded or removed at some point in the future to achieve a continued level of service to the community and surety of investment. At the same time, the rules manage the extent of maintenance and upgrade so that health, safety and amenity are not compromised.</p> <p>For these reasons, the rules effectively and efficiently achieve Objective 15C.2.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The maintenance, minor upgrading and removal of existing electricity and telecommunication facilities will result in some temporary and/or minor costs to the natural and/or physical environment which are expected to mainly constitute adverse visual effects.</p> <p><i>Economic</i> - The works described above involve monetary costs to be borne by the electricity or telecommunication service provider (such as Counties Power and Spark New Zealand). Resource consents and monitoring incur costs.</p> <p><i>Social and Cultural</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> - The works described above provide an overall environmental benefit as they enable residential and industrial sites to continue being provided with electricity and telecommunication services whilst achieving an acceptable level of amenity, health and safety.</p> <p><i>Economic</i> – The rules provide certainty for electricity and telecommunication service providers and landowners and assist in making investment decisions.</p> <p><i>Social and Cultural</i> - The same comments under the ‘Environmental’ heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The ability for electricity and telecommunication suppliers to continue with the operation, maintenance and minor upgrading of their existing facilities (subject to conditions) provides market certainty and assists with investment decisions. In turn, these works help to generate economic growth and employment and realise the ‘live, work and play’ principle.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Rules are the most appropriate</p> <p>Rules 21E.15, 24G.13 and 27B.15 provide a balanced and common sense approach as they recognise that existing facilities need to be maintained, upgraded or removed at some point in the future to achieve a continued level of service to the community and surety of investment. At the same time, the rules manage the extent of maintenance and upgrade so that health, safety and amenity are not compromised.</p> <p>For these reasons, it is considered that the rules are the most appropriate way to achieve Objective 15C.2.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Access, vehicle entrance, parking, loading and manoeuvring space</p> <p>21E.16 (TLZ)</p> <p>24G.14 (TIZ)</p> <p>27B.16 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.16, 24G.14 and 27B.16 state that an activity is a permitted activity subject to the access, vehicle entrance, parking, loading and manoeuvring space complying with Appendix A (Traffic).</p> <p>In addition to compliance with Appendix A, Rule 21E.16 requires carparks associated with non-residential activities in the TLZ to be set back at least three metres from the road boundary and screen planted. Rule 24G.14 specifies a minimum separation distance of 10 metres between the areas used for vehicle passage and on-site parking in the TIZ and a residential zone.</p> <p>Effectiveness and efficiency</p> <p>It is important that vehicles can safely enter and exit a residential or industrial site and that adequate on-site parking, loading and manoeuvring spaces be provided. Care must be exercised in the location and design of these facilities to ensure functionality of the land use activity and mitigation of adverse traffic and visual effects on adjacent roads and residential zones. All of these physical works have the potential to compromise amenity values. The rules clearly set out the thresholds that are considered to achieve an acceptable level of amenity.</p> <p>For these reasons, Rules 21E.16 and 27B.16 effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.14 effectively and efficiently achieves both Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The visual effects resulting from the installation of vehicle entrances and provision of parking, loading and manoeuvring spaces will result in some cost to the natural and/or physical environment.</p> <p><i>Economic</i> – The physical works described in these rules involve some costs to be borne by the landowner or developer. Resource consents and monitoring incur costs.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Social and Cultural</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with these rules achieves an acceptable level of traffic safety and amenity thus providing an overall environmental benefit.</p> <p><i>Economic</i> – The physical works required by these rules result in functional residential and industrial sites and add to their market value.</p> <p><i>Social and Cultural</i> – The same comments under the ‘Environmental’ heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The safe and effective movement of traffic to, from, and within residential and industrial sites are important factors when designing subdivisions or developments because the functionality of a site influences property values and investment decisions. Works that comply with these rules will help to generate economic growth and employment and realise the ‘live, work and play’ principle.</p> <p>Rules are the most appropriate</p> <p>All of the physical works listed in the rules have the potential to compromise amenity values. The rules clearly set out thresholds considered to achieve an acceptable level of amenity.</p> <p>For these reasons, it is considered that Rules 21E.16 and 27B.16 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.14 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Vehicle movements</p> <p>21E.17 (TLZ)</p> <p>24G.15 (TIZ)</p> <p>27B.17 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rule 21E.17 states that an activity is permitted if it does not involve more than 30 vehicle movements per day, of which no more than four of these involve heavy vehicles.</p> <p>Rule 24G.15 states that an activity is permitted if it does not involve more than 250 vehicle movements per day.</p> <p>Rule 27B.17 states that an activity is permitted if it does not involve more than 30 vehicle movements per day.</p> <p>The term “vehicle movement” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>the single passage of any vehicle between a road and a site.</i></p> <p><i>Note: a Heavy Vehicle Movement relates to a vehicle that exceeds 3500kg (refer Heavy Motor Vehicle Regulations 1974)</i></p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Effectiveness and efficiency</p> <p>The number and type of vehicle movements have the potential to compromise amenity, particularly in residential environments because of visual impact, noise nuisance and wear and tear on the Council's road network. It is important to manage these adverse effects to ensure that amenity values are not unreasonably compromised and that the cost of maintaining the Council's road network is fairly apportioned to recognise private and public benefits. The rules clearly state the thresholds which reflect an acceptable level of adverse effects given the purpose of the zones.</p> <p>For these reasons, it is considered that Rules 21E.17 and 27B.17 effectively and efficiently achieve Objective 15C.2.1 and Rule 24G.15 effectively and efficiently achieves Objectives 15C.2.1, 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Vehicle movements generated by residential and industrial activities result in some adverse visual and noise effects and wear and tear on The Council's road network which are costs to the environment. Provided that the number and type of vehicle movements do not exceed the stated thresholds, these costs are considered acceptable.</p> <p><i>Economic</i> – These thresholds may result in the landowner or operator curbing the scale of activity in order for the activity to be permitted, thus resulting in a potential economic loss. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, a need to curb the scale of activity may result in social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The thresholds maintain an acceptable level of amenity which is compatible with the purpose of the zones and an acceptable level of impact on the Council's road network which provide an overall environmental benefit.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The same comments under the 'Environmental' heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>While some economic growth and employment is enabled through the home occupation provisions for the TLZ and TCLZ, most economic growth and employment is expected to be generated within Tuakau's commercial centre and the TIZ. The permitted activity threshold of 250 vehicle movements per day from a TIZ site is considered appropriate for the scale of industrial activity expected to occur in the zone with resulting economic growth and employment.</p> <p>Rules are the most appropriate</p> <p>The rules clearly set out thresholds for the number and type of vehicle movements that reflect an acceptable level of amenity and a fair cost apportionment for the maintenance of the Council's road network to recognise</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>private and public benefits.</p> <p>For these reasons, it is considered that Rules 21E.17 and 27B.17 are the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1 and Rule 24G.15 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Noise</p> <p>21E.18 (TLZ)</p> <p>24G.18 (TIZ)</p> <p>27B.18 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Each rule provides that an activity is permitted in the relevant zone subject to certain decibel levels not being exceeded, while exempting construction noise and emergency sirens. A further exemption is given in the TCLZ for noise from farming activities.</p> <p>The term “noise” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>noise levels as measured in accordance with NZS6801:1999 Acoustics Measurement of Environmental Sound and assessed in accordance with NZS6802:1991 Assessment of Environmental Sound. Noise from vehicles being operated on a road shall not be controlled using rules in this plan, except where specifically provided for.</i></p> <p>The term “construction noise” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>noise arising from any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of any building, network utility, bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel or reclamation. Construction noise also means noise arising from exploration and prospecting activities of a duration of no longer than 2 months per site in any 12 month period.</i></p> <p>Effectiveness and efficiency</p> <p>Noise generated by activities in the residential and industrial zones can adversely affect amenity and people’s health, communication and concentration. It is therefore important that noise does not exceed certain decibels to maintain an acceptable level of amenity for both residents and employees.</p> <p>The rules clearly state the maximum decibel limits that apply depending upon the hour period and whether the day is a week day, weekend or public holiday. These decibel limits reflect an acceptable level of adverse effects given the purpose of each zone.</p> <p>For these reasons, it is considered that Rules 21E.18 and 27B.18 effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.18 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Costs</p> <p><i>Environmental</i> – Noise generated by any residential or industrial activity will result in some cost to the natural environment however the rules set various decibel levels that permitted activities cannot exceed. These thresholds reflect a cost to the environment that is considered acceptable.</p> <p><i>Economic</i> – Noise attenuation measures involve monetary costs to ensure that residential and industrial activities do not exceed maximum decibel levels. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As noted above, the maximum decibel levels reflect social and cultural costs that are considered acceptable to the community.</p> <p>Benefits</p> <p><i>Environmental</i> – All rules protect on-site and off-site amenity thereby benefitting the environment.</p> <p><i>Economic</i> – The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – Noise can adversely affect people’s health, communication and concentration. The rules ensure that an acceptable level of amenity is achieved which is appropriate to the zone.</p> <p>Economic Growth and Employment</p> <p>The rules provide market certainty for investment decisions and assist in realising the ‘live, work and play’ principle.</p> <p>The rules are the most appropriate</p> <p>The rules clearly set out noise thresholds that reflect an acceptable level of amenity depending on the hour period and day. These decibel limits reflect an acceptable level of adverse effects given the purpose of each zone.</p> <p>It is therefore considered that Rules 21E.18 and 27B.18 are the most appropriate way of achieving Objectives 15C.8.1 and Rule 24G.18 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Furthermore, the rules fulfil the Council’s function under section 31(1)(d) of the RMA to control the emission of noise and mitigate the effects of noise.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Construction noise</p> <p>21E.19 (TLZ)</p> <p>24G.19 (TIZ)</p> <p>27B.19 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.19, 24G.19 and 27B.19 each require construction noise to comply with Appendix N (Construction Noise).</p> <p>The term “construction noise” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>noise arising from any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal,</i></p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>alteration, dismantling, or demolition of any building, network utility, bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel or reclamation. Construction noise also means noise arising from exploration and prospecting activities of a duration of no longer than 2 months per site in any 12 month period.</i></p> <p>Effectiveness and efficiency</p> <p>Construction noise is an unavoidable effect in any zone. The acceptance of construction noise depends on the sensitivity of affected receiver sites, existing background noise levels and the expected duration of the construction phase.</p> <p>The rules for construction noise are more liberal than the noise rules for permitted residential and industrial activities mainly because of the temporary nature of construction works. However, clear standards are still applied to maintain an acceptable level of amenity at receiver sites.</p> <p>For these reasons, it is considered that Rules 21E.19 and 27B.19 effectively and efficiently achieve Objective 15C.8.1 and Rule 27G.19 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Construction noise will involve some cost to the natural environment. The noise limits set out in Appendix N reflect costs to the environment that are considered acceptable for a limited period of time.</p> <p><i>Economic</i> – Noise attenuation measures and best practice methods set out in NZS6803:1999 – Construction Noise involve economic costs. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Construction noise results in the community incurring some social and cultural costs for a limited period of time.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the noise limits set out in Appendix N maintains an acceptable level of amenity for affected receiver sites which is therefore an environmental benefit.</p> <p><i>Economic</i> – No specific economic benefits are identified.</p> <p><i>Social and Cultural</i> – Compliance with the noise limits set out in Appendix N will maintain an acceptable level of amenity for affected receiver sites thus providing social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules for construction noise do not directly result in economic growth and employment. At the same time, it is considered that they are not so stringent that they act as a disincentive to development.</p> <p>The rules are the most appropriate</p> <p>Despite construction noise occurring within a limited time frame, it remains important to manage the adverse effect of construction noise to ensure that the amenity of receiver sites is not unduly compromised.</p> <p>For these reasons, it is considered that Rules 21E.19 and 27B.19 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.19 is the most appropriate way of achieving Objective 15C.10.1 as they strike an appropriate</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>balance.</p> <p>Furthermore, the rules fulfil the Council's function under section 31(1)(d) of the RMA to control the emission of noise and mitigate the effects of noise.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Vibration</p> <p>21E.20 (TLZ)</p> <p>24G.20 (TIZ)</p> <p>27B.20 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.20, 24G.20 and 27B.20 each state that an activity is permitted if vibration arising from the activity complies with Appendix I (Ground Vibration).</p> <p>Effectiveness and efficiency</p> <p>Ground vibration from land use activities may be continuous or intermittent and the effects can range from structural damage to buildings to sleep disturbance and reduced amenity as a result of people being able to perceive vibration.</p> <p>Ground vibration standards should be set in terms of human perception rather than in relation to the structural implications for buildings to ensure that the amenities of any area are not unreasonably compromised. In this regard, the introduction section in Appendix I notes that vibration levels in excess of 5.0mm/s have the potential to compromise amenity values.</p> <p>Section 12 in Appendix I sets out the conditions for vibration and blasting (from the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001) that must be met in order for an activity to be permitted.</p> <p>These conditions reflect clear thresholds that maintain an acceptable level of amenity at receiver sites. For this reason, it is considered that Rules 21E.20 and 27B.20 effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.20 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Vibration compromises amenity values and results in some cost to the natural or physical environment. The limits for ground vibration set out in Appendix I ensure that this environmental cost remains at an acceptable level.</p> <p><i>Economic</i> – Costs are involved in employing measures to attenuate vibration. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, the limits for ground vibration set out Appendix I reflect what are considered to be acceptable social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules ensure that the limits for ground vibration do not exceed acceptable limits in order to maintain amenity therefore benefitting the environment.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – Compliance with the ground vibration limits set out in Appendix I will maintain an acceptable level of amenity for affected receiver sites thus providing social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules for vibration do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>Vibration effects are most typically associated with blast events from quarry operations. While this effect is highly unlikely to result from any activity within the TLZ, TCLZ or TIZ, the rules remain an appropriate way to mitigate the adverse effect of vibration on receiver sites and are therefore the most appropriate way to achieve Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Glare and lighting</p> <p>21E.21 (TLZ)</p> <p>24G.21 (TIZ)</p> <p>27B.21 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.21, 24G.21 and 27B.21 each state that an activity is permitted if light spill from artificial lighting does not exceed 10 lux when measured vertically at any other site. These rules exempt street lights, navigation lights or traffic signals. Rule 24G.21 contains a further exemption in respect to light from vehicles or equipment used in farming and agricultural activities.</p> <p>Effectiveness and efficiency</p> <p>Direct light spill and glare are consequences of the need to illuminate properties to provide security for residents and employees and to safeguard property. However, artificial lighting can interfere with the enjoyment of a property, sleep and traffic safety. The rules therefore specify lighting levels that are compatible with the zone. Street lights, navigation lights and traffic signals are exempt from these rules because these are expected to generate acceptable effects within the context of a road environment.</p> <p>The threshold of 10 lux clearly signals what is considered an acceptable level of adverse effect to maintain amenity at receiver sites and thus Rules 21E.21 and 27B.21 effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.21 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Activities that generate light spill and glare effects will compromise amenity to some degree and will therefore result in some cost to the natural or physical environment. The measurement of 10 lux reflects a cost</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>to the environment that is considered acceptable.</p> <p><i>Economic</i> – The need to comply with these rules by providing shields, shade or redirecting lights to avoid light spill involve costs. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> - As above, the limit of 10 lux reflects what is considered to be an acceptable social and cultural cost.</p> <p>Benefits</p> <p><i>Environmental</i> - The rules ensure that the limit of 10 lux is not exceeded to maintain amenity therefore benefitting the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be operated.</p> <p><i>Social and Cultural</i> - Compliance with the limit of 10 lux will maintain an acceptable level of amenity for affected receiver sites as well as maintaining general safety for people and security for buildings and property thus providing social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules for glare and lighting do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>It is important to manage the adverse effects of light spill and glare to provide landowners and employees with a satisfactory level of security whilst ensuring that the amenity of receiver sites is not unduly compromised.</p> <p>For these reasons, it is considered that Rules 21E.21 and 27B.21 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.21 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<ul style="list-style-type: none"> • Dust, smoke, fumes, odour • Earthworks and ground level within 20 metres of an electricity transmission line having a voltage of 110kV or more <p>21E.22 (TLZ)</p> <p>24G.22 (TIZ)</p> <p>27B.22 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.22, 24G.22 and 27B.22 each state that an activity is permitted provided there is no objectionable or offensive dust, smoke, fumes or odour at any other site, or stockpiles of loose material that result in the dispersal of material into the air.</p> <p>The rules also require that earthworks within 20 metres of the centreline of an electricity transmission line with a voltage of 110kV or more do not result in dust on the transmission lines or raise the ground level.</p> <p>The term “earthworks” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling</i></p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>operations, and excludes the cultivation of land, the digging of holes for the erection of posts, the construction of fence lines, or the planting of trees, landscaped area and gardens, and the stockpiling of coal.</i></p> <p>Effectiveness and efficiency</p> <p>The rules do not specify absolute thresholds for these types of emissions to air. This is because what is considered to be 'objectionable' or 'offensive' depends on the nature of the surrounding environment and the sensitivity of the receiver.</p> <p>Compliance with these rules is therefore determined by reliance on 'good practice' guidelines produced by the Ministry for the Environment. These include the 'Good Practice Guide for Assessing and Managing Odour (2003)', 'Good Practice Guide for Assessing and Managing the Environmental Effects of Dust Emissions (2001)' and 'Ambient Air Quality Guidelines (2002).'</p> <p>These guidelines support a cautious, yet balanced and common sense approach to the management of adverse effects resulting from various air emissions. For this reason, Rules 21E.22 and 27B.22 effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.22 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – There will be occasions when residential and industrial activities result in air emissions that include dust, smoke, fumes and odour. These emissions will compromise amenity to some degree and result in a cost to the natural and physical environment.</p> <p><i>Economic</i> – Compliance with these rules may involve costs in a specific building design or mode of operation so that air emissions are avoided, remedied or mitigated. Resource consents and monitoring and the selection of alternative sites involve costs.</p> <p><i>Social and Cultural</i> – As above, air emissions will result in some social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules maintain an acceptable level of amenity and therefore benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners, developers and electricity suppliers and therefore assist in making investment decisions, particularly for how land use activities are to be operated.</p> <p><i>Social and Cultural</i> - Compliance with the rules will maintain an acceptable level of amenity for affected receiver sites and surety of electricity supply thus providing social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>These rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>Compliance with the rules is dependent on national guidelines which support a cautious, yet balanced and common sense approach to the management of</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>adverse effects resulting from various air emissions. For this reason, it is considered that Rules 21E.22 and 27B.22 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.22 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>High frequency electromagnetic field</p> <p>21E.23 (TLZ)</p> <p>24G.23 (TIZ)</p> <p>27B.23 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.23, 24G.23 and 27B.23 each state that an activity is permitted if any electromagnetic field does not exceed the maximum exposure level in New Zealand Standard 2722.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels 3kHz-300GHz when measured in accordance with New Zealand Standard 6609.2:1990.</p> <p>Effectiveness and efficiency</p> <p>Some activities emit electromagnetic fields and may be a health and safety concern for people who reside or work in close proximity. These rules ensure that exposure levels comply with the New Zealand Standard 2722.1:1999 Radiofrequency Fields Part 1: Maximum exposure levels 3kHz. This standard has been based on guidelines provided by the International Commission on Non-Ionising Radiation Protection.</p> <p>Compliance with the rules therefore involves a precautionary approach that relies on international research to protect against possible health risks. For this reason, Rules 21E.23 and 27B.23 effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.23 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The emission of electromagnetic fields from any activity will result in some cost to the natural environment. Compliance with the national standard reflects a level of electromagnetic emission considered to be an acceptable environmental cost which does not compromise people’s health and safety.</p> <p><i>Economic</i> – Compliance with the national standard may involve costs in respect to the mode of operation or the selection of a property that enables the activity to be at a safe distance from people to avoid possible health risks. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, the national standard reflects certain levels of social and cultural costs that are considered acceptable to the community.</p> <p>Benefits</p> <p><i>Environmental</i> - The rules ensure compliance with the national standard to maintain amenity and ensure that people’s health and safety are not</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>compromised therefore benefitting the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> - Compliance with the national standard will ensure that an acceptable level of amenity is maintained and that people's health and safety are not compromised. The intent of this standard is to provide a nationally consistent approach to the matter of electromagnetic field emissions. This accepted baseline provides certainty and therefore social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>Rules are the most appropriate</p> <p>Compliance with the rules depends upon international guidelines which support a cautious approach towards managing electromagnetic fields which may risk human health. For this reason, it is considered that Rules 21E.23 and 27B.23 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.23 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>Research to establish a link between exposure to electromagnetic fields and human health has been inconclusive to date. The rules therefore adopt a precautionary approach for the protection against possible health risks until such time that research becomes conclusive. It is therefore concluded that the benefits of imposing these rules as part of PC16 outweighs any risks to human health that may result if these rules are not introduced.</p>
<p>Earthworks</p> <ul style="list-style-type: none"> • TLZ <p>21E.24 (general)</p> <p>21E.25 (location and scale)</p> <ul style="list-style-type: none"> • TIZ <p>24G.24 (general)</p> <p>24G.25 (importing of fill)</p> <ul style="list-style-type: none"> • TCLZ <p>27B.24 (general)</p> <p>27B.25 (importing of fill)</p>	<p>Introduction</p> <p>Objective 15C.4.1 seeks that wetlands, lakes and rivers are protected from the adverse effects of subdivision and land disturbance.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>In summary, all of these rules enable earthworks to occur as a permitted activity subject to conditions that address the scale and duration of activity, the type of fill, sedimentation and rehabilitation of the site.</p> <p>The term "earthworks" in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, and excludes the cultivation of land, the digging of holes for the erection of posts, the construction of fence lines, or the planting of trees, landscaped area and gardens, and the stockpiling of coal.</i></p> <p>Effectiveness and efficiency</p> <p>Earthworks are a necessary adjunct to the development of sites and have the potential to compromise amenity, ecological systems and water quality. The rules contain lists of thresholds that comprehensively address how earthworks are to be undertaken and clearly reflect levels of adverse effects deemed</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>acceptable by the community.</p> <p>For these reasons, all rules effectively and efficiently achieve Objectives 15C.4.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Any earthworks will result in some cost to the natural environment (such as change of original land contour and vegetative cover, loss of topsoil and the introduction of physical elements such as roads and buildings).</p> <p><i>Economic</i> - Costs are involved with sedimentation control measures and rehabilitation of the site. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> - As above, any earthworks will result in some social and cultural costs that are usually temporary.</p> <p>Benefits</p> <p><i>Environmental</i> –The rules maintain an acceptable level of amenity, protect ecological systems and maintain water quality, therefore providing an overall benefit to the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – As above, compliance with the rules will provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>The rules recognise that while earthworks are a necessary adjunct to activities, their adverse effects need to be managed so that amenity, ecological systems and water quality are not unduly compromised. For this reason, it is considered that all rules are the most appropriate way of achieving Objectives 15C.4.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
Impervious surfaces 21E.26 (TLZ)	<p>Introduction</p> <p>Objective 15C.4.1 seeks that wetland, lakes and rivers are protected from the adverse effects of subdivision and land disturbance.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.26 states that an activity is permitted if it does not result in more than 70% of the site having an impervious surface and stormwater is managed in accordance with Appendix B (Engineering Standards).</p> <p>Effectiveness and efficiency</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>On-site absorption and de-contamination of stormwater are important to reduce the effects of increased runoff on catchments and stormwater services. It is also important that development within the TLZ maintains an open and vegetated appearance for amenity reasons.</p> <p>The rule clearly sets out the threshold of 70% impervious surface and the need to manage stormwater runoff from that surface before triggering the need for resource consent. It is therefore considered that Rule 21E.26 effectively and efficiently achieves Objectives 15C.4.1 and 15C.8.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The construction of any impervious surface will result in some visual impact and stormwater run-off that are costs to the natural environment.</p> <p><i>Economic</i> – The construction of an impervious surface, stormwater management, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, the limit of impervious surface and the need for stormwater management reflect social and cultural costs that are considered acceptable.</p> <p>Benefits</p> <p><i>Environmental</i> – The limit of impervious surface cover and stormwater management benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions in the design of residential sections.</p> <p><i>Social and Cultural</i> - As above, compliance with the rules will provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>Rule 21E.26 will not directly result in economic or employment growth or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>The rule recognises that impervious surfaces (such as concrete and tar-seal) are expected with residential development. However, it is important to manage the extent of impervious surface cover to ensure that visual amenity within the TLZ is not unduly compromised and that stormwater runoff within the catchment is managed. For these reasons, it is considered that Rule 21E.26 is the most appropriate way of achieving Objectives 15C.4.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Contaminated land remediation</p> <p>21E.27 (TLZ)</p> <p>24G.26 (TIZ)</p> <p>27B.26 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.6.7 seeks that neither human health nor the environment are harmed by the use or development of contaminated land.</p> <p>Rules 21E.27, 24G.26 and 27B.26 permit the remediation of a contaminated site subject to various conditions. These include the works not increasing the risk of contamination to the environment, not occurring within an area of significant vegetation or habitat or 50 metres of a water body. Comprehensive details of</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>the remediation phase and the completed state of the site are required.</p> <p>The rules also permit remediation works if they are not affected by the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 or, if it does apply, meets the permitted activity requirements set out in Regulation 8.</p> <p>The term “contaminated land” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p style="padding-left: 40px;"><i>an area of land on which hazardous substances occur at concentrations above background levels and where assessment indicates the substance poses, or is likely to pose an immediate or long-term risk to human health or the environment.</i></p> <p>Effectiveness and efficiency</p> <p>Contaminated land may not be suitable for sensitive activities. This is particularly important for TLZ and TCLZ which are expected to accommodate dwellings. Any activity may locate on contaminated land provided that it is remediated to a satisfactory standard.</p> <p>The rules clearly set out the works that are required to remediate a contaminated site and therefore effectively and efficiently achieve Objective 15C.6.7.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Existing contamination means that the site has already incurred some degree of environmental cost. This cost will not be increased as a result of remediation.</p> <p><i>Economic</i> – Remediation works, resource consents, monitoring and any need to seek alternative development sites involve costs.</p> <p><i>Social and Cultural</i> – Remediation works may result in some inconvenience to landowners and developers because of the delay in further developing the site.</p> <p>Benefits</p> <p><i>Environmental</i> – Remediation benefits the environment.</p> <p><i>Economic</i> – Remediation increases the value of the affected site and provides increased economic opportunities for development.</p> <p><i>Social and Cultural</i> – For the above reasons, remediation will result in social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>Remediation of contaminated land will increase the value of affected sites and provide increased opportunities for economic growth and employment.</p> <p>The rules are the most appropriate</p> <p>The rules clearly set out the procedures for remediation of contaminated land to ensure people’s health and safety and the natural environment are not compromised. The accurate recording of the works undertaken and the completed state of the site provide certainty for future developments.</p> <p>Furthermore, the rules fulfil the Council’s function set out in section 31(1)(b)(iia) of the RMA to prevent or mitigate any adverse effects of the</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>development, subdivision, or use of contaminated land.</p> <p>For these reasons, it is considered that the rules are the most appropriate way to achieve Objective 15C.6.7.</p> <p>Risks</p> <p>Some historic activities have resulted in site contamination. The exact location and scale of contamination is not always known and the Council's hazard records are not always complete or accurate.</p> <p>There may be occasions when resource consents are required because of the potential for contaminants to adversely affect human health and the natural environment where the works later confirm that no contaminants exist that would otherwise generate an actual risk. This outcome could mean that a site is not developed to its full potential.</p> <p>However, the risk of not acting is that people's health and safety and the natural environment could be significantly compromised by not requiring contaminated sites to be managed. This has adverse implications for the sustainable management of natural resources and therefore the purpose of the RMA. For this reason, it is considered that the benefits of introducing these rules significantly outweigh the risks of not introducing them.</p>
<p>Hazardous substances</p> <p>21E.28 (TLZ)</p> <p>24G.27 (TIZ)</p> <p>27B.27 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.6.10 seeks that people, property and the environment are protected from the adverse effects of hazardous substances or radioactive material.</p> <p>Rules 21E.28, 24G.27 and 27B.27 permit the storage or use of hazardous substances subject to compliance with Appendix H (Hazardous Substances). The rules also specify the nature and location of permitted hazardous substances, including those managed by other legislation.</p> <p>The term "hazardous substance" in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>Hazardous substance includes a substance defined in section 2 of the Hazardous Substances and New Organisms Act 1996, and substances with high biological oxygen demand.</i></p> <p>Effectiveness and efficiency</p> <p>These rules are complementary to the Hazardous Substances and New Organisms Act 1996 (HSNO) and its regulations as they address effects that are not covered by that legislation. This includes risks due to location of the activity (given the purpose of the zone) and proximity to water bodies. The rules therefore effectively and efficiently achieve Objective 15C.6.10.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The storage, use, disposal and transportation of hazardous substances have the potential to compromise people's health and safety and the environment. These potential risks constitute costs to the environment.</p> <p><i>Economic</i> – The containment, disposal and transportation of hazardous substances, resource consents and monitoring involve costs.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Social and Cultural</i> – The risks involved in the storage, use, disposal and transportation of hazardous substances constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules reduce the risk of harm to people's health and safety and the environment and therefore benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – Compliance with the rules provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>The rules address the adverse effects from hazardous substances that are not covered by HSNO and its regulations and are therefore the most appropriate way to achieve Objective 15C.6.7. The rules therefore fulfil the Council's function under section 31(1)(b)(ii) of the RMA to prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances.</p> <p>Risks</p> <p>The intent of the rules is to reduce the risks from hazardous substances in the context of the Council's functions set out in section 31(1)(b)(ii) of the RMA. No risks will result from the introduction of these rules.</p>
<p>Radioactive materials</p> <p>21E.29 (TLZ)</p> <p>24G.28 (TIZ)</p> <p>27B.28 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.6.10 seeks that people, property and the environment are protected from the adverse effects of hazardous substances or radioactive material.</p> <p>Rules 21E.29, 24G.28 and 27B.28 state that an activity is permitted if radioactivity is below that specified as an exempt activity in the Radiation Protection Regulations 1982 or radioactive materials are confined to domestic appliances.</p> <p>Effectiveness and efficiency</p> <p>These rules permit minor radioactivity that include medical appliances and home appliances (such as smoke detectors). While it is highly unlikely that any major radioactive generating activity would establish within these zones, the rules clearly signal when resource consent would be required so that the adverse effects can be thoroughly assessed and thus effectively and efficiently achieve Objective 15.6.10.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Radioactivity results in some cost to the environment and the threshold set by the Radiation Protection Regulations 1982 reflects an acceptable cost level.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Economic</i> – Compliance with the rule, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Radioactivity results in some social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules result in protection of people’s health and safety and provide an overall environmental benefit.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – As above, the rules provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>While it is highly unlikely that any major radioactive generating activity would establish within these zones, the rules are appropriate in that they signal when resource consent is required and are the most appropriate way of achieving Objective 15C.6.10.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Wastewater treatment</p> <p>21E.30 (TLZ)</p> <p>24G.29 (TIZ)</p> <p>27B.29 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.30, 24G.29 and 27B.29 permit ponds used for processing or storing wastewater or an enclosed wastewater treatment plant serving three or more dwellings subject to certain setbacks from dwellings and site boundaries.</p> <p>Effectiveness and efficiency</p> <p>Waste and effluent disposal systems can generate nuisances (namely odour and mechanical noise) that may compromise amenity unless they are adequately contained and separated from sensitive receivers such as dwellings.</p> <p>While highly unlikely that these systems would establish within any of these zones, the rules clearly indicate thresholds (such as setback distances and the number of dwellings served) considered acceptable to the community and thus effectively and efficiently achieve Objective 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Waste and effluent disposal systems result in visual impact and can generate nuisances (including odour and mechanical noise) which involve some cost to the natural environment.</p> <p><i>Economic</i> – Compliance with the permitted activity standards, resource consents and monitoring involve costs. The scope for new technologies may be reduced.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Social and Cultural</i> – Visual impact and nuisance effects (such as odour and mechanical noise) result in some social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules will avoid or mitigate adverse visual impact and nuisance effects and thus benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and operators and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> - As above, the rules provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>While highly unlikely that waste and effluent disposal systems would establish within any of these zones, the rules clearly indicate thresholds (such as setback distances and the number of dwellings served) considered acceptable to the community and are therefore the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Plant or animal effluent disposal</p> <p>21E.31 (TLZ)</p> <p>24G.30 (TIZ)</p> <p>27B.30 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.31, 24G.30 and 27B.30 permit the disposal of plant or animal effluent subject to setback distances from sensitive activities and favourable wind conditions.</p> <p>Effectiveness and efficiency</p> <p>The disposal of plant or animal effluent can generate nuisances (namely odour and spray drift) that may adversely affect amenity unless adequately managed and separated from sensitive receivers such as dwellings. The rules clearly indicate thresholds (such as setback distances and favourable wind conditions) considered acceptable to the community and thus effectively and efficiently achieve Objective 15C.8.1</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The drift of animal or plant effluent may result in odour and spray causing nuisance and compromising amenity for sensitive receivers. These adverse effects are environmental costs.</p> <p><i>Economic</i> – Limitations on the disposal area, dependence on favourable wind conditions, lost rural production, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – No specific social and cultural costs are identified.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Benefits</p> <p><i>Environmental</i> – The rules achieve an acceptable level of amenity and therefore provide an overall economic benefit.</p> <p><i>Economic</i> - The rules provide certainty for landowners and operators and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – Maintenance of amenity and protection of health and safety are social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>The PC16 properties expected to be most affected by this rule method are those within the Schedule 21E area shown on Map 1 and, to a much lesser extent, those within the Schedule 27B area shown on Map 5. This is because of the potential use of liquid fertilisers for the existing cropping and pastoral operations on those properties. Because these areas are in multiple ownerships, this increases the probability of releasing that land for residential development in stages which, in turn, increases the potential for reverse sensitivity effects to be generated within those scheduled areas. The rules are therefore the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Signs</p> <p>TLZ</p> <ul style="list-style-type: none"> 21E.32 (advertising signs) 21E.33 (effects on traffic) <p>TIZ</p> <ul style="list-style-type: none"> 24G.32 (advertising signs) 24G.33 (effects on traffic) <p>TCLZ</p> <ul style="list-style-type: none"> 27B.31 (advertising signs) 27B.32 (effects on traffic) 	<p>Introduction</p> <p>Objective 15C.8.6 seeks that signs visible from public places do not compromise visual amenity or road safety.</p> <p>In summary, these rules permit signs subject to conditions concerning their size, number, height, location, appearance, operation and property association.</p> <p>The term “sign” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>a display or device intended to attract attention and includes those affixed to, painted on or incorporated within the design of buildings. It includes any structure that supports the sign.</i></p> <p><i>Sign area means the area of the sign visible from one direction, and in the case of an irregular shaped sign, means the area of a rectangle that could enclose the sign, see diagram.</i></p> <p><i>Sign height means the vertical distance between any part of the sign and its supports, and natural ground level immediately below that part of the structure, see diagram.</i></p> <div data-bbox="491 1818 1029 2049"> </div>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Multi plane signs: each plane of a multi plane sign will be counted as a separate sign if the angle between the planes is less than 90 degrees, see diagram. A structure comprising a single plane with a sign on either side will be counted as one sign.</i></p> <div data-bbox="496 409 871 613" data-label="Image"> </div> <p><i>Advertising sign: Means any sign except a road information sign erected by a public authority, traffic sign or a health and safety sign required by law.</i></p> <p><i>Health and safety sign: Means any sign that is solely for the purposes of warning people of health or safety hazards in the immediate vicinity and is on display only for the duration of the relevant hazards.</i></p> <p>Effectiveness and efficiency</p> <p>Signs have the potential to adversely affect visual amenity and traffic safety within all zones. The rules set out clear thresholds which reflect levels of adverse effects considered acceptable to the community and are thus effective and efficient in achieving Objective 15C.8.6.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Any signage will result in some visual impact and therefore environmental cost.</p> <p><i>Economic</i> – Any signage, resource consents and monitoring involves monetary costs.</p> <p><i>Social and Cultural</i> – The visual impact resulting from any signage will result in some social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules will achieve an acceptable level of amenity and maintain traffic safety which provide an overall environmental benefit.</p> <p><i>Economic</i> - The rules provide certainty for people wishing to construct permanent or temporary signs and therefore assist in making investment decisions. Directional signs for customers also support businesses.</p> <p><i>Social and Cultural</i> – Achieving an acceptable level of amenity, directional signage and maintaining traffic safety provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>Signs have the potential to adversely affect visual amenity and traffic safety</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>within all zones and it is therefore important to manage these effects by setting clear thresholds for a permitted activity. The rules are therefore the most appropriate way to achieve Objective 15C.8.6.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Servicing and operation hours 24G.16 (TIZ)</p>	<p>Introduction</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>24G.16 permits an activity if it does not involve the loading or unloading of vehicles or the receiving of customers or deliveries before 7.30am or after 6.30pm.</p> <p>Effectiveness and efficiency</p> <p>Noise from customer or delivery vehicles can adversely affect amenity values for sensitive receivers such as dwellings. The rule therefore restricts such vehicles entering a TIZ site outside of typical working hours and therefore effectively and efficiently achieves Objective 15C.10.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Noise from customer or delivery vehicles affect amenity values and constitute some cost to the environment.</p> <p><i>Economic</i> – Limiting the arrival of customers and delivery vehicles may result in lost production and profit.</p> <p><i>Social</i> – The restriction on customer arrivals results in some loss of convenience and therefore social cost.</p> <p><i>Cultural</i> – No specific cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules will maintain amenity, particularly for sensitive receivers (such as dwellings) that may be in close proximity to the TIZ site.</p> <p><i>Economic</i> – No economic benefits are identified.</p> <p><i>Social</i> – As above, the maintenance of amenity results in social benefits.</p> <p><i>Cultural</i> – No specific cultural benefits are identified.</p> <p>Economic Growth and Employment</p> <p>The rule may result in some reduction, rather than growth, in economic growth and employment (albeit small).</p> <p>The rule is the most appropriate</p> <p>It is important to manage noise from customer or delivery vehicles as this can adversely affect amenity values for sensitive receivers such as dwellings. For this reason, the rule is the most appropriate way of achieving Objective 15.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>Landscaping 24G.17 (TIZ)</p>	<p>Introduction</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rule 24G.17 permits a light industrial activity subject to landscaping that softens the visual impact of buildings, parking and storage areas where the site is adjacent to a road or residential zone.</p> <p>Effectiveness and efficiency</p> <p>Buildings, parking and storage areas result in some visual impact which can adversely affect amenity. While the TIZ is primarily a working environment, it is important that adverse visual effects are mitigated to maintain an acceptable level of amenity when viewed from public roads and adjacent residential zones. The rule clearly sets out the requirements for the location and type of planting required and therefore effectively and efficiently achieves Objective 15C.10.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Buildings, parking and storage result in some visual impact and therefore environmental cost.</p> <p><i>Economic</i> –Landscaping requirements, resource consents and monitoring involve costs to the owner or developer.</p> <p><i>Social and Cultural</i> – As above, visual impact from parking and storage areas will result in some social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Landscaping mitigates the visual impact of buildings, parking and storage areas and provide an environmental benefit.</p> <p><i>Economic</i> - The rules provide certainty for people wishing to proceed with development in the TIZ and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – As above, the mitigation of visual impact from buildings, parking and storage areas will result in social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>While the TIZ is primarily a working environment, it is important to mitigate the adverse visual effects from buildings, parking and storage areas to achieve an acceptable level of amenity, particularly when viewed from public roads and adjacent residential areas. The rule is therefore the most appropriate way of achieving Objective 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>
<p>Sale of liquor 24G.31 (TIZ)</p>	<p>Introduction</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Rule 24G.31 permits the sale of liquor if authorised by a special licence or if it occurs within a specified time frame and is sufficiently separated from a residential zone and existing dwellings in other zones.</p> <p>Effectiveness and efficiency</p> <p>Premises involved in the sale of liquor have the potential to compromise amenity for residential areas which are in close proximity. Adverse effects include traffic generation and noise. The rule clearly sets out the conditions that must be complied with which reflect an acceptable level of adverse effects and thus effectively and efficiently achieves Objective 15C.10.1.</p> <p>Costs</p> <p><i>Environmental</i> – Any activity involving the sale of liquor has the potential to adversely affect amenity due to traffic generation and noise which are costs to residential environments.</p> <p><i>Economic</i> – The limitation on location and hours of operation affect sale activities and may therefore result in lost profits for liquor outlet retailers.</p> <p><i>Social and Cultural</i> – As above, any reduction in amenity results in social and cultural costs to residential environments.</p> <p>Benefits</p> <p><i>Environmental</i> – The maintenance of amenity, particularly for sensitive receivers (including dwellings), results in overall environmental benefits.</p> <p><i>Economic</i> – The rules provide certainty for people wishing to establish liquor outlets within the WLIZ and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – As above, maintenance of amenity results in social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rule may result in some reduction, rather than growth, in economic growth and employment (albeit small).</p> <p>The rule is the most appropriate</p> <p>It is important to manage the adverse effects resulting from the sale of liquor (namely traffic and noise) because of the sensitivity of some receivers and particularly given that some sites within the TIZ are immediately adjacent the TLZ. For this reason, the rule is considered to be the most appropriate way of achieving Objective 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>
Outdoor storage 24G.34 (TIZ)	<p>Introduction</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rule 24G.34 permits outdoor stacks or stockpiles of goods or materials subject to conditions relating to height, site coverage and screening.</p> <p>Effectiveness and efficiency</p> <p>Stacks or stockpiles of goods or materials may become untidy, unsightly and encourage litter. The rule sets clear thresholds that ensure stacks or stockpiles</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>do not visually dominate the surrounds or adversely affect streetscape and therefore effectively and efficiently achieves Objective 15C.10.1.</p> <p>Costs</p> <p><i>Environmental</i> – Stacks or stockpiles result in some visual impact and therefore cost to the environment.</p> <p><i>Economic</i> – Compliance with the rules, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The visual impact from stacks or stockpiles result in some social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rule maintains an acceptable level of amenity and provides an overall benefit to the environment.</p> <p><i>Economic</i> - The rule provides certainty for landowners and developers therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – Maintenance of amenity provides social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rule does not directly result in economic or employment growth or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>While the TIZ is primarily a working zone, the outdoor storage of materials has the potential to adversely affect amenity if not managed. The rule is therefore the most appropriate way to achieve Objective 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>

Combined Section 32 Evaluation of Building Rules

Introduction

To assist the understanding of this combined section 32 evaluation report for the building rules, the rule topics listed below correspond (as far as possible) with the order that they appear in these schedules. The specific rule number is identified for each schedule and the zone titles are abbreviated as follows:

- Schedule 21E (Tuakau Living Zone (New Residential)) - TLZ
- Schedule 24G (Tuakau Industrial Zone) - TIZ
- Schedule 27B (Tuakau Country Living Zone) - TCLZ

Please note that some rule topics do not appear in all three schedules.

Land use – Building

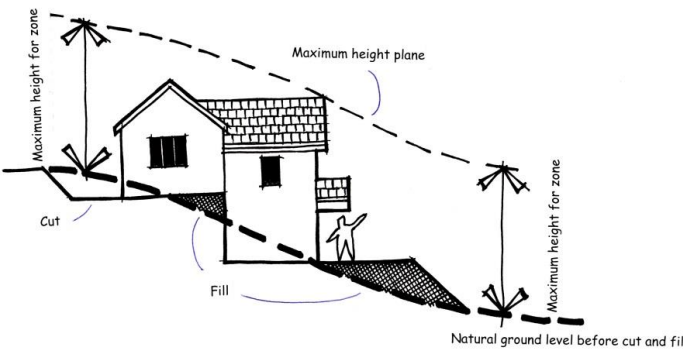
Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>Number of dwellings</p> <p>21E.34 (TLZ)</p> <p>27B.33 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Both Rules 21E.34 and 27B.33 provide for one dwelling on a certificate of title as a permitted activity.</p> <p>The term “dwelling” in Policy 15C.2.7 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>A building for the occupation of a single household unit containing only one kitchen and may include an additional kitchenette. It includes a dependent person’s dwelling.</i></p> <p>The term “kitchen” contained within the above definition of dwelling means:</p> <p><i>Any space, facility or surface for the storage, preparation and/or cooking of food, the washing of kitchenware, the disposal of wastewater, a food preparation bench, sink, oven, stove, hotplate or separate hob, refrigerator, dishwasher or other kitchen appliances. A small scullery or utility room accessed only from the kitchen is included as part of one kitchen. This definition excludes a microwave or an outside kitchen.</i></p> <p>The term “kitchenette” contained within the above definition of dwelling means:</p> <p><i>A space which may contain a sink and does not meet the definition of a kitchen and is restricted to the purposes of tea and coffee making, drinks bar and the rinsing of utensils and does not include fixed food preparation facilities. A kitchenette shall be secondary to the main kitchen, and shall not enable part of the dwelling to be used independently as a separate household unit.</i></p> <p>Effectiveness and efficiency</p> <p>Dwellings are expected to establish within the TLZ and TCLZ but it is important to manage the density of development to maintain the high amenity values associated with these residential zones. The maximum of one dwelling per title clearly signals the need to maintain a degree of openness so that residents can enjoy privacy and an acceptable level of overall amenity. For these reasons, the rules effectively and efficiently achieve Objective 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The construction of a dwelling will have visual and physical impacts which constitute costs to the environment.</p> <p><i>Economic</i> – The construction of a dwelling involves costs to the owner or developer. Lost opportunities to develop more than one dwelling on a title as a permitted activity, resource consents and monitoring also involve costs.</p> <p><i>Social and Cultural</i> – Visual and physical impacts from any dwelling</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The maximum of one dwelling per title will provide residents with privacy and an acceptable level of overall amenity which benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The achievement of acceptable privacy levels and overall amenity constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The certainty of high amenity level in these residential zones provides confidence for property investment which, in turn, results in economic growth and employment.</p> <p>The rules are the most appropriate</p> <p>The rules provide for residential development, but not at the expense of achieving a high level of amenity and are therefore the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks will result from the introduction of these rules.</p>
<p>Dependent person's dwelling</p> <p>21E.35 (TLZ)</p> <p>27B.34 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.35 permits a dependent person's dwelling in the TLZ if there is only one such dwelling on a net site area of at least 900m², it is occupied by a dependent person, it shares an outdoor living court with the main dwelling and it is removable.</p> <p>Rule 27B.34 permits a dependent person's dwelling in the TCLZ if there is only one such dwelling on the site, it is occupied by a dependent person, it is located within 20 metres of, and shares an outdoor living court with, the main dwelling and it is removable.</p> <p>The term "dependent person's dwelling" in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>a dwelling with a gross floor area that does not exceed 70 square metres, built for occupation by a dependent relative of the occupiers of the principal dwelling on the same site and that is ancillary to, and held in the same certificate of title as, the principal dwelling already in existence on the site.</i></p> <p>Effectiveness and efficiency</p> <p>The rules provide for the social needs of people who are dependent on the occupiers of the main dwelling for their wellbeing. Despite this provision, it is important to manage the visual impact of a dependent person's dwelling, particularly given the above analysis of Rules 21E.35 and 27B.34 which specify a maximum of one main dwelling per certificate of title to maintain a high level of amenity in these residential zones.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>The rules for a dependent person's dwelling further manage its visual impact by specifying a maximum gross floor area of 70m² (as per the definition of 'dependent person's dwelling' in Appendix P), the need to locate close to the main dwelling and for it to be removable.</p> <p>For these reasons, it is considered that the rules effectively and efficiently achieve Objective 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – A dependent person's dwelling will result in visual and physical impacts which constitute costs to the environment.</p> <p><i>Economic</i> – Dwelling construction, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Visual and physical impacts constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The limit on the gross floor area and the requirements concerning location and removability manage visual impact and therefore benefit the environment.</p> <p><i>Economic</i> – The rules provide certainty for landowners and therefore assist in making investment decisions. The rules provide economic choice for dependent relatives as they do not necessarily have to purchase a separate property.</p> <p><i>Social and Cultural</i> – The rules provide social and cultural benefits to the occupants of the main dwelling as well as their dependent relatives and thus satisfy the requirement set out in section 5 of the RMA to provide for people's general wellbeing.</p> <p>Economic Growth and Employment</p> <p>Dwellings for dependent relatives increase development opportunities which add value to properties and attract investment. In turn, the construction of these dwellings generates growth and employment and helps realise the 'live, work and play' principle.</p> <p>The rules are the most appropriate</p> <p>The rules provide for the social and cultural needs of people who are dependent on the occupiers of the main dwelling and thus satisfy the general wellbeing requirements set out in section 5 of the RMA. At the same time, the rules manage the visual impact of such buildings to maintain an acceptable level of amenity in these residential zones. The rules therefore involve a balanced approach and are the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Minimum site area</p> <ul style="list-style-type: none"> • dwelling <p>21E.36 (TLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.15 seeks that the adverse effects of use and development are avoided by provision of wastewater and stormwater</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
27B.35 (TCLZ)	<p>disposal, supply of water, energy and telecommunications.</p> <p>Rules 21E.36 and 27B.35 permit the construction or alteration of a dwelling if the site is connected to a reticulated wastewater system or there is an effective wastewater disposal area available within a net site area of at least 2500m².</p> <p>The term “site” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (a) <i>any area of land comprised in one certificate of title, or</i> (b) <i>any allotment; or</i> (c) <i>any two or more allotments or certificates of title linked pursuant to s75 of the Building Act 2004; or s220 of the Resource Management Act. in the case of land developed under the Unit Titles Act 2010, the area comprised in a principal unit or accessory unit excluding any common property; or</i> (d) <i>in the case of land developed under the cross-lease system, the area comprised in a cross-lease exclusive use area excluding any common property.</i> <p>The term “dwelling” in Policy 15C.2.7 is defined in Appendix P (Meaning of Words) and means:</p> <p><i>A building for the occupation of a single household unit containing only one kitchen and may include an additional kitchenette. It includes a dependent person’s dwelling.</i></p> <p>The term “kitchen” contained within the above definition of dwelling means:</p> <p><i>Any space, facility or surface for the storage, preparation and/or cooking of food, the washing of kitchenware, the disposal of wastewater, a food preparation bench, sink, oven, stove, hotplate or separate hob, refrigerator, dishwasher or other kitchen appliances. A small scullery or utility room accessed only from the kitchen is included as part of one kitchen. This definition excludes a microwave or an outside kitchen.</i></p> <p>The term “kitchenette” contained within the above definition of dwelling means:</p> <p><i>A space which may contain a sink and does not meet the definition of a kitchen and is restricted to the purposes of tea and coffee making, drinks bar and the rinsing of utensils and does not include fixed food preparation facilities. A kitchenette shall be secondary to the main kitchen, and shall not enable part of the dwelling to be used independently as a separate household unit.</i></p> <p>Effectiveness and efficiency</p> <p>For amenity, health and safety reasons, it is important that residential dwellings are reticulated for wastewater disposal. However, there will be instances where reticulated wastewater services are not available and alternative on-site disposal systems will need to be provided to achieve an acceptable level of amenity, health and safety.</p> <p>The rules are clear in requiring on-site services for wastewater irrespective of whether or not reticulation is available and thus effectively and efficiently achieve Objective 15.C.2.15.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The installation of on-site wastewater systems will incur some cost to the natural and/or physical environment including temporary visual effects resulting from the excavation of trenches.</p> <p><i>Economic</i> – Connections to reticulated wastewater systems, the installation of on-site wastewater systems, resource consents and monitoring involve monetary costs to be borne by the landowner or developer. A site that is not fully serviced may result in the need to seek a more costly alternative. Some costs may be incurred by reducing the scope for new technologies to be established.</p> <p><i>Social and Cultural</i> – No specific cost or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – Wastewater reticulation or the provision of on-site wastewater systems provide an overall environmental benefit as they result in an acceptable level of amenity, health and safety.</p> <p><i>Economic</i> – The disposal of wastewater via reticulation or an on-site method increases the value of a site and provides market certainty regarding development costs.</p> <p><i>Social and Cultural</i> – The same comments under the ‘Environmental’ heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The servicing of residential sites with necessary wastewater services assists with investment decisions, generates economic growth and employment, and therefore helps to realise the ‘live, work and play’ principle.</p> <p>The rules are the most appropriate</p> <p>The rules provide flexibility for the disposal of wastewater and enable on-site systems to be installed if reticulation is not available and provided that an effective disposal area exists. These rules are consistent with the requirements of Waikato Regional Council for activities that are permitted and those that require resource consent from that authority.</p> <p>The rules achieve an acceptable level of amenity, health and safety and are therefore the most appropriate way of achieving Objective 15C.2.15.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Building height</p> <p>21E.37 (TLZ)</p> <p>24G.35 (TIZ)</p> <p>27B.36 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Rules 21E.37 and 27B.36 permit the construction or alteration of a</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>building or structure if the height does not exceed 7.5 metres.</p> <p>Rule 24G.35 permits the construction or alteration of a building if the height does not exceed 10 metres.</p> <p>The term “building” in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> (a) a pergola, not roofed or enclosed, less than 3 metres in height, or (aa) a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or (b) a fence, or a wall other than a retaining wall, less than 2 metres in height, or (c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres, or (d) Tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level. <p>The term “height” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>in relation to a structure, the vertical distance between any part of the structure and natural ground level immediately below that part of the structure. In determining the height of any building, no account shall be taken of chimneys (not exceeding 1 metre in width) or finials, provided these do not exceed the maximum height for the zone by more than 2 metres. See also “sign height.”</i></p>  <p>Effectiveness and efficiency</p> <p>Managing the height of buildings is important to maintain an amenity level that is appropriate to the zone. The maximum building height of 7.5 metres in the TLZ and TCLZ provides for two-storied dwellings. Any dwelling exceeding this height has the potential to compromise amenity because of visual dominance and potential shadow effects, particularly for immediately adjoining properties.</p> <p>The 10 metre building height maximum for the TIZ signals the acceptance of a lesser standard of amenity than the residential zones because it is a working environment where dwellings (other than those for caretakers security personnel) are prohibited. Nevertheless, any</p>

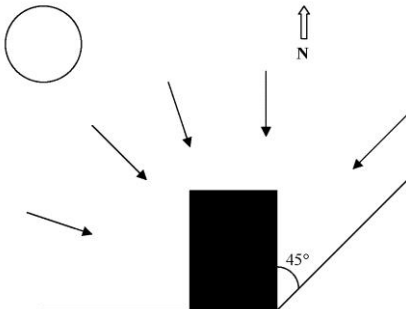
Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>industrial building higher than 10 metres has the potential to adversely impact amenity within the TIZ as well as streetscape and it is therefore appropriate to assess any height exceedance through a resource consent process.</p> <p>Each rule clearly signals the need for resource consent where a proposed building will exceed the specified building height. Rules 21E.37 and 27B.37 therefore effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.35 effectively and efficiently achieves Objective 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Any building will result in adverse visual and shadow effects on the environment, no matter what height, and these constitute costs to the environment. The maximum height set out in each rule reflects what is considered to be an acceptable level of environmental cost given the purpose of the zone.</p> <p><i>Economic</i> – Building construction, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural Costs</i> – Adverse visual and shadow effects constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules will maintain an acceptable level of amenity given the purpose of the zone and therefore benefit the environment.</p> <p><i>Economic</i> – The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – Maintaining an acceptable level of amenity provides social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth.</p> <p>The rules are the most appropriate</p> <p>Managing the height of buildings is important to maintain an acceptable level of amenity that is appropriate to the zone. For this reason, Rules 21E.37 and 27B.37 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.35 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Daylight admission</p> <p>21E.38 (TLZ)</p> <p>24G.36 (TIZ)</p> <p>27B.37 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>effects.</p> <p>Rules 21E.38, 24G.36 and 27B.37 each permit the construction or alteration of a building (including a stockpile in the case of a TIZ site) subject to it not protruding beyond a specified height control plane.</p> <p>Effectiveness and efficiency</p> <p>It is important to manage the height of a building relative to site boundaries so that reasonable amounts of daylight are maintained for adjacent sites. Buildings that protrude beyond a specified height control plane can cast shadows on neighbouring sites and reduce their privacy which compromise overall amenity. High buildings located close to front boundaries can similarly affect road reserve if they breach a height control plane.</p> <p>Each rule clearly sets out the dimensions of the 'building envelope' within which a building is to sit. Rules 21E.38 and 27B.38 therefore effectively and efficiently achieve Objective 15C.8.1 and Rule 24G.36 effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Buildings and industrial stockpiles that protrude beyond specified height control planes can shadow neighbouring properties and road reserve, and reduce privacy for residents. This reduction in overall amenity constitutes a cost to the environment.</p> <p><i>Economic</i> – Lost opportunities to increase the bulk and location of a building and maximise capital investment, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – Managing visual dominance of a building, reducing shadow effects and achieving an acceptable level of privacy for neighbouring residents provide environmental benefits.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The benefits listed under the 'Environmental' heading also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth.</p> <p>The rules are the most appropriate</p> <p>It is important to manage the height of a building relative to site boundaries so that reasonable amounts of daylight are maintained for adjacent sites. The breach of a height control plane can otherwise result in adverse effects that include shade and reductions in privacy and overall amenity. For this reason, Rules 21E.38 and 27B.37 are the most appropriate way of achieving Objective 15C.8.1 and Rule 24G.36 is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Building coverage</p> <p>21E.39 (TLZ)</p> <p>24G.37 (TIZ)</p> <p>27B.38 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.39 permits the construction or alteration of a building if it does not exceed 40% site coverage.</p> <p>Rule 24G.37 permits the construction or alteration of a building if it does not exceed 70% site coverage.</p> <p>Rule 27B.38 permits the construction or alteration of a building if it does not exceed 10% site coverage and the gross floor area of all accessory buildings does not exceed 80m².</p> <p>The term “building coverage” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>the proportion of the net site area that is covered by all buildings on a site, and includes any part of overhangs or eaves in excess of 0.75 metres in width, and required car parking spaces.</i></p> <p>Effectiveness and efficiency</p> <p>Building coverage reduces the openness of a locality and, in turn, this can compromise the achievement of high amenity values which is particularly important for residential environments. The building coverage limits in these rules therefore vary depending on the purpose of the zone. They also complement the subdivision rules for minimum lot sizes.</p> <p>A higher building coverage in the TIZ recognises the working nature of this zone and allows capital investment to be maximised but not at the expense of required on-site parking and loading spaces and landscaping.</p> <p>Excessive building coverage can also adversely affect the management of stormwater that is generated on-site, particularly for the majority of sites within the TLZ and TIZ which are expected to be smaller than sites in the TCLZ.</p> <p>The thresholds for building coverage are clear and therefore all rules effectively and efficiently achieve Objective 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Building coverage will result in visual impact and therefore some cost to the natural and physical environment. The thresholds in the rules reflect what are considered to be acceptable level of environment cost given the purpose of the zone.</p> <p><i>Economic</i> – Building construction, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – The thresholds in the rules ensure the maintenance of an</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>acceptable level of amenity for these zones and therefore benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> - The benefits listed under the 'Environmental' heading also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not specifically result in economic growth and employment.</p> <p>The rules are the most appropriate</p> <p>The rules anticipate building construction but not at the expense of achieving an acceptable level of amenity and satisfactory management of stormwater that is generated on-site. Therefore, the rules are considered to be the most appropriate way to achieve Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Non-residential building 21E.40 (TLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.40 permits the construction of a non-residential building if its gross floor area does not exceed 70m².</p> <p>The term "building" in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> <i>(a) a pergola, not roofed or enclosed, less than 3 metres in height, or</i> <i>(aa) a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or</i> <i>(b) a fence, or a wall other than a retaining wall, less than 2 metres in height, or</i> <i>(c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres' or</i> <i>(d) tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metres above natural ground level.</i> <p>Effectiveness and efficiency</p> <p>The size of non-residential buildings in the TLZ (such as garages and storage sheds) has the potential to compromise visual amenity if they become the dominant site element. A gross floor area of 70m² provides for a double garage and sufficient storage area for a modest sized dwelling and ensures that a non-residential building remains subordinate to the main dwelling. It is therefore considered that the rule effectively and efficiently achieves the objective.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The construction of any non-residential building will result in visual and physical impacts and therefore some cost to the environment.</p> <p><i>Economic</i> – Building construction, lost opportunities to construct non-residential buildings larger than 70m² gross floor area, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Lost opportunities to construct non-residential buildings larger than 70m² gross floor area involve social and social costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The limitation of 70m² gross floor area maintains the high amenity levels expected for the TLZ which is a benefit to the environment.</p> <p><i>Economic</i> - The rule provides certainty for landowners and developers and therefore assists in making investment decisions.</p> <p><i>Social and Cultural</i> – Maintaining high amenity levels provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rule does not directly result in economic or employment growth or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>The rule provides for non-residential buildings but not at the expense of a high level of amenity which is expected in the TLZ. It is therefore considered that Rule 21E.40 is the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>
<p>Living Court 21E.41 (TLZ)</p> <p>Service Court 21E.42 (TLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.41 and 21E.42 permit the construction or alteration of a dwelling subject to the provision of outdoor living and service courts that are suitably sized and located.</p> <p>The term “living court” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>An area of outdoor space directly related to the living area of a household unit, and for the household’s exclusive use. It does not include parking, manoeuvring areas and buildings, but does include swimming pools, pergolas and similar open-framed structures.</i></p> <p><i>Note: The diagram as shown in this definition applies to the Te Kauwhata</i></p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Structure Plan area only.</i></p>  <p>The diagram shows a black rectangular building footprint on a horizontal line representing the ground. Five arrows point towards the building from various directions: one from the top-left, one from the top, one from the top-right, one from the right, and one from the bottom-left. A circle is located in the top-left area. A north arrow labeled 'N' points upwards. A 45-degree angle is marked between the ground line and a diagonal line extending from the bottom-right corner of the building.</p> <p>The term “service court” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>An area of outdoor space for the exclusive use of the household unit for domestic requirements such as garbage storage and clothes line, but excluding any space required for a living court, parking,</i></p> <p>Effectiveness and efficiency</p> <p>It is important that dwellings incorporate outdoor living and service courts that are suitably sized and located to provide for the general health and wellbeing of residents. This provision satisfies the wellbeing requirements set out in section 5 of the RMA. Both rules clearly set out the minimum size and location requirements and therefore effectively and efficiently achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Outdoor living and service courts are intended to be open areas clear of developments such as parking and manoeuvring areas and buildings and therefore no specific environment cost is identified.</p> <p><i>Economic</i> – The option of constructing a balcony to satisfy the outdoor living court requirement, lost opportunities to build within outdoor living courts on ground level, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – Outdoor living and service courts provide for the wellbeing of residents and therefore constitute an overall benefit to the environment.</p> <p><i>Economic</i> – Outdoor living and service courts add value to residential properties and therefore attract investment and economic growth.</p> <p><i>Social and Cultural</i> - Outdoor living and service courts that are suitably sized and located provide for the general health and wellbeing of residents and satisfy the wellbeing requirements set out in section 5 of the RMA.</p> <p>Economic Growth and Employment</p> <p>Outdoor living and service courts add value to residential properties and therefore attract investment and economic growth and help realise the</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>'live, work and play' principle.</p> <p>The rules are the most appropriate</p> <p>Rules 21E.41 and 21E.42 provide for the health and wellbeing of residents and thus satisfy section 5 of the RMA. It is therefore considered that the rules are the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Building setbacks</p> <ul style="list-style-type: none"> • 21E.43 to 21E.47 (TLZ) • 24G.38 (TIZ) • 27B.40 (TCLZ) 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>These seven rules specify various building setbacks from boundaries. In summary, the amount of setback depends upon the road status, whether the building contains windows, is detached, habitable, or involves a minor addition.</p> <p>The term "building" in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> (a) <i>a pergola, not roofed or enclosed, less than 3 metres in height, or</i> (aa) <i>a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or</i> (b) <i>a fence, or a wall other than a retaining wall, less than 2 metres in height, or</i> (c) <i>a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres,</i> (d) <i>tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level.</i> <p>The term "setback" in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>a separation between 2 points, measured horizontally, unless a rule otherwise requires.</i></p> <p>Effectiveness and efficiency</p> <p>Building setbacks play an important role in achieving an acceptable level of amenity. These setbacks maintain attractive landscapes, streetscapes, spaciousness and privacy and mitigate reverse sensitivity effects associated with traffic noise. Accordingly, the rules effectively and efficiently achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Costs</p> <p><i>Environmental</i> – Any building will result in visual and physical impacts and these constitute costs to the natural and physical environment.</p> <p><i>Economic</i> – Building construction, lost opportunities to build within yards, resource consent and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The visual and physical impact from buildings constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with boundary setbacks maintain attractive landscapes, streetscapes, spacious and privacy and mitigate reverse sensitivity effects associated with traffic noise thus providing benefits to the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The environmental benefits noted above also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>It is important that buildings observe certain setbacks from boundaries to achieve and maintain an acceptable level of amenity in all zones. The rules are the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Setbacks</p> <ul style="list-style-type: none"> wastewater treatment <p>21E.48 (TLZ)</p> <p>27B.41 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.48 and 27B.41 permit the construction or alteration of a dwelling subject to certain setbacks from boundaries and wastewater treatment plants.</p> <p>The term “setback” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p style="padding-left: 40px;"><i>a separation between 2 points, measured horizontally, unless a rule otherwise requires.</i></p> <p>Effectiveness and efficiency</p> <p>Waste and effluent disposal systems can generate nuisances (namely odour and mechanical noise) that may compromise amenity unless they are adequately contained and separated from sensitive receivers such as dwellings.</p> <p>While highly unlikely that these systems would establish within or near</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>these residential zones, the rules clearly indicate thresholds (such as setback distances) considered acceptable to the community and thus effectively and efficiently achieve Objective 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The construction of dwellings near waste and effluent disposal systems can result in nuisances (including odour and mechanical noise). These reverse sensitivity effects are costs to the natural environment.</p> <p><i>Economic</i> – Building construction, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural Costs</i> – Nuisance effects constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules will avoid or mitigate adverse nuisance effects and thus benefit the environment.</p> <p><i>Economic</i> – The rules provide certainty for landowners and therefore assist in making investment decisions, including the choice of a permitted building site.</p> <p><i>Social and Cultural</i> – As above, the rules provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities, particularly as wastewater and effluent disposal systems are not expected to locate within or near the TLZ or TCLZ.</p> <p>The rules are the most appropriate</p> <p>As noted above, while highly unlikely that waste and effluent disposal systems would establish within or near these residential zones, the rules clearly indicate thresholds (setback distances) considered acceptable to the community and are therefore the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Setbacks</p> <ul style="list-style-type: none"> high voltage electricity transmission lines <p>21E.49 (TLZ)</p> <p>24G.39 (TIZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.49 and 24G.39 permit the construction or alteration of a building if it is located at least 20 metres from the centre line of any electricity transmission line designed to operate at 110kV or more.</p> <p>The term “setback” in these rules is defined in Appendix P (Meaning of Words) and means:</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>a separation between 2 points, measured horizontally, unless a rule otherwise requires.</i></p> <p>The term “building” in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> <i>(a) a pergola, not roofed or enclosed, less than 3 metres in height, or</i> <i>(aa) a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or</i> <i>(b) a fence, or a wall other than a retaining wall, less than 2 metres in height, or</i> <i>(c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres, or</i> <i>(d) tanks with a total capacity of no more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level.</i> <p>Effectiveness and efficiency</p> <p>Buildings located near high voltage transmission lines may generate reverse sensitivity effects concerning people’s health and safety and compromise the ability for power suppliers to operate and maintain their electricity network.</p> <p>The rules reflect a cautious approach to address these issues and the 20 metre setback clearly signals what level of risk is considered acceptable. For this reason, the rules effectively and efficiently achieve Objective 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Any building located near high voltage transmission lines carries a risk to people’s health and safety and may compromise network utility operator’s ability to operate and maintain their electricity network. These risks constitute costs to the environment.</p> <p><i>Economic</i> – The reduction in choice of building locations, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The risks noted above constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The 20 metre setback signals what is considered to be an acceptable level of risk which, in turn, constitutes an environmental benefit.</p> <p><i>Economic</i> - The rules provide certainty for landowners and the electricity supplier and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> - As above, the rules provide social and cultural benefits.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Economic Growth and Employment</p> <p>Existing electricity transmission lines within a site reduce flexibility of choice for building location. However, Transpower New Zealand does not have any of its high voltage electricity transmission lines within any of the PC16 scheduled areas. Furthermore, existing electricity transmission lines owned and operated by Counties Power Limited that currently serve these scheduled areas are located primarily within road reserve, including most of the Counties Power designation shown as Designation T3 on Map 6.</p> <p>For these reasons, the rules are not considered to act as a disincentive to invest and develop residential and industrial properties.</p> <p>The rules are the most appropriate</p> <p>The rules provide for buildings but not at the expense of people's health and safety or the power supplier's ability to operate and maintain their network.</p> <p>Notwithstanding the comments above under the 'Economic Growth and Employment' heading, there may be an occasion in the future when some of these rules become relevant. The introduction of these rules through PC16 is therefore an appropriate way to future proof against reverse sensitivity effects and are therefore considered to be the most appropriate way to achieve Objective 15C.8.1.</p> <p>Risks</p> <p>The rules adopt a precautionary approach to reduce risk to people's health and safety and to protect the power supplier's ability to operate and maintain their network. It is considered that the benefits of imposing these rules as part of PC16 outweigh any risks that may result if these rules are not introduced.</p>
<p>Building near a stream</p> <p>21E.50 (TLZ)</p> <p>24G.40 (TIZ)</p> <p>27B.42 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.4.1 seeks that wetlands, lakes and rivers be protected from the adverse effects of subdivision and land disturbance.</p> <p>Rule 21E.50, 24G.40 and 27B.42 each require a building to be setback from a stream. The setback accounts for a potential esplanade reserve width of 20 metres plus an additional yard width.</p> <p>The term "building" in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> (a) a pergola, not roofed or enclosed, less than 3 metres in height, or (aa) a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or (b) a fence, or a wall other than a retaining wall, less than 2 metres in height, or (c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>of the retaining wall, the combined height is less than 2 metres, or</i></p> <p>(d) <i>tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level.</i></p> <p>The term “setback” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>a separation between 2 points, measured horizontally, unless a rule otherwise requires.</i></p> <p>Effectiveness and efficiency</p> <p>Building near a stream has the potential to compromise overall amenity. Each rule clearly specifies the required setback which is considered to achieve an acceptable level of amenity for the zone. For this reason, it is considered that the rules effectively and efficiently achieve Objectives 15.C.8.1 and 15C.4.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Building near a stream has the potential to adversely affect amenity of the locality and therefore result in a cost to the natural environment.</p> <p><i>Economic</i> – Setbacks which reduce the choice of building location, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The physical impact of building near a stream can adversely affect the amenity of the locality which also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with setbacks maintain the natural character of the stream environment and overall amenity and therefore benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – Maintenance of an acceptable level of amenity constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>Buildings near streams have the potential to compromise overall amenity. The setback specified in each rule maintains an acceptable level of amenity appropriate to the zone. It is therefore considered that the rules are the most appropriate way of achieving Objectives 15.C.8.1 and 15C.4.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
<p>Aerials</p> <p>21E.51 (TLZ)</p> <p>24G.41 (TIZ)</p> <p>27B.43 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values be managed so that the qualities and character of the surrounding environment are not unreasonably compromised</p> <p>Rules 21E.51, 24G.41 and 27B.43 permit the construction or alteration of an aerial and its support structures subject to certain size and height limits and boundary setbacks.</p> <p>The term “aerial” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p style="padding-left: 40px;"><i>an antenna or similar communication device formed by a rod, wire, panel or dish by which radio, telephone or electromagnetic signals are transmitted or received. It includes aerials associated with network utilities including radio and telecommunication facilities.</i></p> <p>Effectiveness and efficiency</p> <p>Managing the height of aerials is important to maintain an acceptable level of amenity that is appropriate to the zone. The conditions for aerials in the TLZ and TCLZ are more stringent than those in the WLIZ because of the expectation of a higher level of amenity for residents.</p> <p>The rules clearly set out the size and height limits and boundary setbacks which need to be complied with as a permitted activity and therefore they effectively and efficiently achieve Objective 15.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Aerials will result in some adverse visual effects which constitute costs to the environment.</p> <p><i>Economic</i> – Aerial construction, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural Costs</i> – Adverse visual effects constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules will maintain an acceptable level of amenity given the purpose of the zone and therefore benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – Maintenance of an acceptable level of amenity provides social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>Visual impact from aerials needs to be managed to achieve an acceptable level of amenity that is appropriate to the zone. The rules clearly set out certain size and height limits and boundary setbacks that reflect the</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>purpose of the zone and it is therefore considered that the rules are the most appropriate way of achieving Objective 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Comprehensive residential development</p> <p>21E.52 (TLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21.52 provides for comprehensive residential development as a discretionary activity subject to conditions that include consistency with the design guidelines in Appendix E, at least five dwellings, density controls, site coverage and reticulation.</p> <p>The term “comprehensive residential development” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p style="padding-left: 40px;"><i>an integrated development, including residential units, open space, access and other activities listed in Appendix E: Comprehensive Residential Development Guidelines.</i></p> <p>Effectiveness and efficiency</p> <p>Comprehensive residential developments provide a choice of housing style in the TLZ. A higher density of residential development (compared to elsewhere in the zone) is most appropriate near the town centre to take advantage of nearby commercial services and public transport systems. However, higher densities of development can compromise amenity if design is not carefully managed. The starting point of a discretionary activity enables a thorough assessment to ensure that good housing design is achieved. For this reason, Rule 21E.52 is an effective and efficient way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Unless design is carefully managed, comprehensive residential developments have the potential to adversely affect residential amenity and this constitutes an environment cost.</p> <p><i>Economic</i> – Density controls can potentially reduce dwelling yield and profits, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Compromised residential amenity constitutes social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the conditions, including consistency with the design guidelines in Appendix E, results in benefits to the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p><i>Social and Cultural</i> Comprehensive residential developments provide a choice of housing style for residents and enable them to be near commercial services and public transport systems, thus providing for people's general wellbeing.</p> <p>Economic Growth and Employment</p> <p>The rule provides flexibility to achieve a higher density of residential development than elsewhere in the TLZ, but not at the expense of general amenity. The choice of housing style benefits landowners, developers and residents and generates economic and employment growth.</p> <p>The rule is the most appropriate</p> <p>The flexibility given in the rule to achieve a higher density of development (compared to elsewhere in the TLZ) provides choice of housing style. The starting point of a discretionary activity is also the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1 to ensure that design considerations are fully assessed.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>
<p>Relocated building</p> <p>21E.53 (TLZ)</p> <p>24G.42 (TIZ)</p> <p>27B.44 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Rules 21E.53, 24G.42 and 27B.44 provide for the relocation of a used building as a controlled activity subject to it being connected to its new foundations within seven days of its arrival.</p> <p>The term "building" in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> (a) a pergola, not roofed or enclosed, less than 3 metres in height, or (aa) a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or (b) a fence, or a wall other than a retaining wall, less than 2 metres in height, or (c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres, or (d) tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level. <p>Effectiveness and efficiency</p> <p>Relocated buildings have the potential to compromise amenity if left unfinished for an extended period of time. Requiring resource consent to a controlled activity enables conditions to be imposed to ensure that the visual appearance of the relocated building does not detract from the surrounding environment. This is particularly important for the TLZ and TCLZ. For this reason, the rules effectively and efficiently achieve</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Objective 15C.2.1.</p> <p>Costs</p> <p><i>Environmental</i> – Compromised amenity as a result of relocated buildings constitute a cost to the environment which can be incurred over an extended period of time.</p> <p><i>Economic</i> – Resource consents, works that are required to comply with conditions and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Compromised amenity constitutes social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with resource consent conditions ensure that an acceptable level of amenity is maintained thus resulting in a benefit to the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The maintenance of an acceptable level of amenity constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>The rules provide for relocated buildings in these zones, but not at the expense of overall amenity. Requiring resource consent for a controlled activity enables conditions to be imposed to ensure that the visual appearance of the relocated building does not detract from the surrounding environment. It is therefore considered that the rules are the most appropriate way of achieving Objective 15C.2.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Fences</p> <p>21E.54 (TLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.54 permits the construction of fences along a road frontage, public open spaces and side boundaries within 3 metres of a road subject to conditions that relate to height and construction materials.</p> <p>Effectiveness and efficiency</p> <p>Fences are typical constructions in a residential zone. However, they have the potential to compromise the achievement of an attractive streetscape, openness and the passive surveillance of nearby public spaces such as parks and roads which include pedestrian footpaths. The rule clearly specifies maximum height limits and construction materials that signal what is an acceptable level of overall residential amenity. It is</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>therefore considered that the rule is an effective and efficient way of achieving Objectives 15C.2.1 and 15C.8.1</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Fences which are excessive in height and close-boarded compromise visual amenity as well as passive surveillance of nearby public spaces and are therefore costs to the environment.</p> <p><i>Economic</i> – The requirement for transparent construction materials, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The costs noted under the ‘Environmental’ heading also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with conditions concerning the height and construction of fences maintain overall amenity and are therefore benefits to the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The maintenance of overall residential amenity provides social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rule does not directly result in economic or employment growth or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>It is important that fences in residential areas are managed to ensure that streetscape, passive surveillance of nearby public spaces and overall amenity are not compromised. Therefore, the rule is the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>
<p>Building involving earthworks</p> <p>21E.55</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural residential and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.55 permits the construction or alteration of a building and associated site works provided that the building consent application contains details of the quantity of earthworks and confirmation for how those works will comply with the earthworks rule.</p> <p>The term “building” in these rules is defined in Appendix P (Meaning of</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>Words) as follows:</p> <p><i>Building has its meaning in the Building Act 2004, excluding:</i></p> <ul style="list-style-type: none"> (a) a pergola, not roofed or enclosed, less than 3 metres in height, or (aa) a swimming pool, ornamental pool, deck, or other structure not roofed or enclosed, less than 1.5 metre in height, or (b) a fence, or a wall other than a retaining wall, less than 2 metres in height, or (c) a retaining wall or retaining structure less than 1.5 metres in height, provided that where a fence or non-retaining wall is placed at the top of the retaining wall, the combined height is less than 2 metres, or (d) tanks with a total capacity of not more than 35,000 litres, provided that no part of any tank protrudes more than 1 metre above natural ground level. <p>The term “earthworks” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, and excludes the cultivation of land, the digging of holes for the erection of posts, the construction of fence lines, or the planting of trees, landscaped area and gardens, and the stockpiling of coal.</i></p> <p>Effectiveness and efficiency</p> <p>When earthworks occur after a building consent has been issued, there are occasions when it is uncertain whether the earthworks already undertaken comply with the earthworks rule. Rule 21E.55 therefore provides a tool that enables the Council to manage the potential effects of earthworks by requesting details before building works commence, rather than requiring retrospective land use consents. For this reason, the rule is an effective and efficient way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Any earthworks will result in some cost to the natural environment (such as change of original land contour and vegetative cover, loss of topsoil and the introduction of physical elements such as buildings and driveways).</p> <p><i>Economic</i> – Costs are involved with sedimentation control measures and rehabilitation of the site. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, earthworks will result in some social and cultural costs that are usually temporary.</p> <p>Benefits</p> <p><i>Environmental</i> – The rule maintains an acceptable level of amenity, therefore providing an overall benefit to the environment.</p> <p><i>Economic</i> – Avoiding the need for retrospective consents and any</p>

Rule	Evaluate whether the rule methods are the most appropriate way to achieve the objectives
	<p>remedial works.</p> <p><i>Social and Cultural</i> – The rule provides certainty for landowners and developers, including an understanding of information that is required to accompany a building consent application. As above, compliance with the rules will provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rule does not directly result in economic or employment growth or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>Rule 21E.55 provides a tool that enables the Council to manage the potential effects of earthworks by requesting details before building works commence, rather than requiring retrospective land use consents. For this reason, the rule is the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>The rule seeks to reduce the occurrence of unauthorised earthworks by requiring details of earthworks when building consent applications are lodged. This reduces the risk of having to remedy or mitigate adverse effects that have already occurred.</p>

Combined Section 32 Evaluation of Subdivision Rules

Introduction

To assist the understanding of this combined section 32 evaluation report for the subdivision rules, the rule topics listed below correspond (as far as possible) with the order that they appear in these schedules. The specific rule number is identified for each schedule and the zone titles are abbreviated as follows:

- Schedule 21E (Tuakau Living Zone (New Residential)) - TLZ
- Schedule 24G (Tuakau Industrial Zone) - TIZ
- Schedule 27B (Tuakau Country Living Zone) - TCLZ

Please note that some rule topics do not appear in all three schedules.

Subdivision

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
<p>Allotment size</p> <ul style="list-style-type: none"> • 21E.56 (TLZ) • 24G.43 (TIZ) • 27B.45 (TCLZ) 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.56 specifies a minimum net size of 450m² for each allotment, an average net size of 600m² for all allotments in the subdivision and a combination of sizes where 50% of the allotments created are at least 550m² and 25% are at least 650m². The maximum size for a utility allotment is 50m². This rule also specifies that this type of subdivision in the TLZ is to be assessed as a restricted discretionary activity as a starting point. Consistency with the Tuakau Urban Design Guide is a key matter of restricted discretion.</p> <p>Rule 24G.43 specifies a minimum net allotment size of 225m², excluding access or utility allotments. This rule also specifies that this type of subdivision in the TIZ is to be assessed as a controlled activity as a starting point.</p> <p>Rule 27B.45 specifies a minimum net size of 5000m² for each allotment. The maximum size for utility allotments is 50m². This rule also specifies that this type of subdivision in the TCLZ is to be assessed as a controlled activity as a starting point.</p> <p>The term “allotment” in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>Effectiveness and efficiency</p> <p>Urban amenity has the potential to be compromised if allotment sizes are too small or if there is no variation in sizes because this may limit development options. It is therefore fundamentally important to specify allotment sizes that will influence subdivision design and the type of development that follows.</p> <p>The achievement of a high quality urban environment is important for all PC16 areas, but most important for the TLZ where the highest density of development is expected. Therefore, in addition to an absolute minimum allotment size of 450m², some flexibility is given by allowing a mixture of allotment sizes in this zone that provide a choice of building styles which, in turn, affects overall amenity. The requirement for subdivision in the TLZ to be consistent with the Tuakau Urban Design Guide is a key matter of restricted discretion and is an effective way of ensuring that the objectives are met.</p> <p>The minimum allotment size of 5000m² in the TCLZ reflects the purpose of the zone to provide a transition between residential zones (which contain smaller properties that rely on reticulated services) and the rural zone (which contains larger, more productive and self-serviced properties).</p> <p>The minimum lot size of 225m² in the TIZ reflects the main purpose of</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>this zone as a working environment where amenity expectations are not as high as for the residential zones. This lot size still provides sufficient area for the majority of light industrial developments, including on-site parking and loading spaces, manoeuvring area and landscaping.</p> <p>The rules clearly set out the required minimum and average lot sizes given the purpose of each zone. It is therefore considered that these rules effectively and efficiently achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Allotment sizes that are too small or do not vary in size have the potential to compromise overall amenity, particularly in residential zones. This is because allotment sizes can influence density and reduce flexibility of choice for building development. The minimum and average lot sizes specified by the rules reflect costs considered acceptable for residential and industrial environments.</p> <p><i>Economic</i> – Minimum allotment sizes can reduce lot yield and lost development opportunities, resource consents and compliance with conditions for section 223 and 224 certificates involve costs. Lot yield directly affects infrastructural costs and the payment of development contributions reflect how private and public costs are apportioned.</p> <p><i>Social and Cultural</i> – Compromised amenity, particularly within the residential zones, constitutes social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Specifying minimum and average allotment sizes ensure that an acceptable level of amenity is achieved, particularly within residential areas and this provides an overall benefit to the environment.</p> <p><i>Economic</i> – The rules provide certainty for landowners and developers and therefore assist in making investment decisions. The controlled activity status specified by Rules 24G.43 and 27B.45 provide most certainty for obtaining subdivision consents in the TIZ and TCLZ as the Council is obliged to consent insofar as they comply with these rules.</p> <p><i>Social and Cultural</i> – The same comments under the ‘Environmental’ heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules ensure the achievement of high quality environments, particularly for the TLZ where most development is expected to occur given the growing demand for residential land and the current shortage of available supply in Tuakau.</p> <p>The zoning and release of land for residential and industrial development which complies with these minimum and average lot sizes will increase economic and employment growth options and help to realise the ‘live, work and play’ principle.</p> <p>The rules are the most appropriate</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>It is fundamentally important to specify minimum and average allotment sizes to influence subdivision design and the type of development that will follow. The rules clearly set out clear thresholds that reflect the purpose of each zone.</p> <p>The activity status specified by each rule is also appropriate, and particularly for subdivision within the TLZ which is required to demonstrate consistency with the Tuakau Urban Design Guide.</p> <p>For these reasons, it is considered that the rules are the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Allotment boundaries</p> <ul style="list-style-type: none"> • 21E.57 (TLZ) • 24G.44 (TIZ) • 27B.46 (TCLZ) 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.57, 24G.44 and 27B.46 each specify that allotment boundaries are placed to ensure existing buildings retain their permitted status in respect to building coverage, setbacks and daylight admission.</p> <p>These rules also specify that new boundaries do not traverse any area that contains significant indigenous vegetation and habitat, a hazard, contamination, a heritage item, a site of significance to Maaori or wetland.</p> <p>The term “allotment” in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>The term “boundary” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <ul style="list-style-type: none"> (a) <i>in relation to fee simple titles, the site boundary.</i> (b) <i>in relation to cross-lease titles, the boundary of any restrictive covenant area.</i> (c) <i>in relation to unit titles, the boundary of the accessory unit associated with the principal unit.</i> <p>Effectiveness and efficiency</p> <p>It is important to place new allotment boundaries so that existing buildings on a site retain their permitted status in respect to building coverage, setbacks and daylight admission. This is because the amenity of the resulting lot which contains the building may otherwise be unreasonably compromised. This outcome is particularly important for the TLZ where most residential subdivision is anticipated to occur.</p> <p>It is also important that an area of significant indigenous vegetation and habitat, a hazard, contamination, a heritage item, a site of significance to Maaori or wetland is wholly contained within a new title. This is</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>because the division of these areas between titles, and therefore different landowners, reduces the ability to manage them (for example through the use of covenants and site remediation).</p> <p>The rules clearly indicate the conditions for the placement of new allotment boundaries and it is therefore considered that the rules effectively and efficiently achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Compromising amenity of resulting lots and reducing the ability to manage the significant areas listed in these rules constitute costs to the environment.</p> <p><i>Economic</i> – Potential land use consents to address non-compliance with the building rules involve costs.</p> <p><i>Social and Cultural</i> – The costs noted under the ‘Environmental’ heading also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Retaining the amenity of resulting lots and having one landowner manage the significant areas listed in the rules constitute benefits to the environment.</p> <p><i>Economic</i> – Compliance with the rules avoids the need to obtain land use consents and management of the listed significant areas by one land owner rather than multiple landowners may be cost-saving in terms of time and money.</p> <p><i>Social and Cultural</i> – The costs noted above under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>It is important that urban subdivisions are designed to achieve and maintain an acceptable level of amenity. The significant features identified in these rules also need careful management and containing them entirely within a single title enables that to be achieved.</p> <p>For these reasons, it is considered that the rules are the most appropriate way to achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Rear allotments</p> <ul style="list-style-type: none"> • 21E.58 (TLZ) 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>Rule 21E.58 specifies that subdivision is a restricted discretionary activity if no more than 10% of allotments are created within a neighbourhood block, accesses to rear allotments do not abut more than one side boundary of a front allotment and no more than two adjoining allotments share a vehicle entranceway.</p> <p>The term “allotment” in these rules is defined in Appendix P (Meaning of Words) as follows:</p> <p><i>Has its meaning in the Resource Management Act 1991.</i></p> <p>Effectiveness and efficiency</p> <p>Excessive numbers of rear lots have the potential to compromise amenity primarily because of the adverse traffic effects relating to long private driveways and their effect on neighbouring residential properties. Rear lots also do not have the convenience of more extensive road frontages which enable increased passive surveillance of public spaces.</p> <p>The rule manages these adverse effects by clearly specifying thresholds in order to achieve an acceptable level of residential amenity and it is therefore considered that the rule effectively and efficiently achieves Objectives 15C.2.1 and 15C.8.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Adverse traffic effects on neighbouring residential properties and reduced passive surveillance within the subdivision as a whole constitute costs to the environment.</p> <p><i>Economic</i> – Maintaining private driveways and resource consents involve costs.</p> <p><i>Social and Cultural Costs</i> – The costs noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules set out clear thresholds to maintain an acceptable level of residential amenity and therefore benefit the environment.</p> <p><i>Economic</i> – Reduced maintenance of private or shared driveways within the subdivision as a whole.</p> <p><i>Social and Cultural</i> – Reduced maintenance of private or shared driveways within the subdivision as a whole and controls for the number of driveways passing adjoining lots constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rule does not directly result in economic or employment growth or lost opportunities.</p> <p>The rule is the most appropriate</p> <p>It is important to manage the number of rear lots because of the potential for amenity to be compromised due to adverse traffic effects relating to long private driveways and their effect on neighbouring</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>residential properties. Rear lots also do not have the convenience of more extensive road frontages which enable increased passive surveillance of public spaces within the subdivision as a whole.</p> <p>The rule clearly sets out the thresholds which will achieve an acceptable level of residential amenity and is therefore the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing this rule.</p>
<p>Road access</p> <p>21E.60 (TLZ)</p> <p>24G.46 (TIZ)</p> <p>27B.48 (TCLZ)</p> <p>Frontage</p> <p>21E.59 (TLZ)</p> <p>24G.45 (TIZ)</p> <p>27B.47 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.60, 24G.46 and 27B.48 each specify that a subdivision is a restricted discretionary activity if every allotment is provided with vehicle access to a public road which complies with Appendix A (Traffic) and Appendix B (Engineering Standards).</p> <p>Rules 21E.59 and 24G.45 each specify a minimum road frontage of 15 metres while 27B.47 specifies a minimum road frontage of 50 metres.</p> <p>Effectiveness and efficiency</p> <p>The functionality of any new lot in residential and industrial areas relies upon vehicle access to a public road. Lots with road frontage achieve direct vehicle access with an approved vehicle entrance. Rear lots are 'pan-handled' titles which contain longer private driveways than front lots. Adjoining rear lots share a vehicle entrance off public road and have an internal right of way arrangement.</p> <p>The standard of access for any of the situations described above needs to be sufficient to cater for the anticipated number and type of vehicles generated given the purpose of the zone.</p> <p>The rules clearly specify the requirements for road access and frontage and therefore effectively and efficiently achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Vehicle entrances off public roads and internal driveways result in physical impact and therefore are a cost to the environment.</p> <p><i>Economic</i> – Construction of vehicle entrances and internal driveways, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The costs noted under the 'Environmental' and 'Economic' headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Adequate access to public roads, vehicle entrances and</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>internal driveways enable lots to be functional and this constitutes an environmental benefit.</p> <p><i>Economic</i> – New lots that have adequate access to public roads add to their market value.</p> <p><i>Social and Cultural</i> – The benefits noted under the ‘Environmental’ heading also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities. However, the rules create lots that are functional for residential and industrial purposes and therefore more attractive for purchase and development.</p> <p>The rules are the most appropriate</p> <p>The rules ensure functionality of any new lot in residential and industrial areas by creating satisfactory vehicle accesses to a public road and therefore achieve an acceptable amenity level that reflects the purpose of the zone. Therefore, the rules are considered to be the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Building platform</p> <p>21E.61 (TLZ)</p> <p>27B.49 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.61 and 27B.49 specify that every allotment is to contain a building platform that complies with Appendix B and is located inside a particular shape.</p> <p>The term “building platform” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>land that is suitable, economical and practical, having regard to soil conditions, gradient, access, natural hazards, amenity, health and safety, for a dwelling and living court to be built and inhabited according to commonly accepted standards.</i></p> <p>Effectiveness and efficiency</p> <p>It is important that residential lots contain at least one complying building platform so that a dwelling can be established as a permitted activity following the issue of the certificate of title. Without this requirement, purchasers would be faced with the inconvenience and expense of having to obtain land use consent.</p> <p>The shape factor and building platform dimensions for the TCLZ are less onerous than those for the TLZ because they reflect the minimum lot size requirements and the purpose of the zone.</p> <p>The availability of complying building platforms on all allotments results in well-designed subdivisions and therefore the rules effectively and</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>efficiently achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>The rule is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Poorly designed subdivisions with a lack of complying building platforms can compromise the functionality of lots and lead to the inappropriate location of dwellings which are costs to the environment.</p> <p><i>Economic</i> – No specific economic costs are identified as a result of this rule.</p> <p><i>Social and Cultural</i> – The costs noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules ensure that new residential lots are functional and subdivisions that are well designed constitute benefits to the environment.</p> <p><i>Economic</i> – Avoiding the need for land use consents constitutes an economic benefit.</p> <p><i>Social and Cultural</i> – The benefits noted under the ‘Environmental’ and ‘Economic’ heading also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>Well-designed subdivisions and residential lots that contain a complying building platform are attractive in the property market and these contribute towards economic and employment growth and help to realise the ‘live, work and play’ principle.</p> <p>The rules are the most appropriate</p> <p>Well-designed subdivisions which contain complying building platforms ensure that a high level of residential amenity is achieved. For this reason, it is considered that the rules are the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Earthworks</p> <p>21E.62 (TLZ)</p> <p>24G.47 (TIZ)</p> <p>27B.50 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.4.1 seeks that wetland, lakes and rivers are protected from the adverse effects of subdivision and land disturbance.</p> <p>Rules 21E.62, 24G.47 and 27B.50 each specify that earthworks associated with subdivision comply with Appendix B (Engineering Standards) in order to reflect the starting point of a controlled activity. Rule 21E.61 further specifies that earthworks and filling are not to be</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>undertaken on the route of any flowpath.</p> <p>The term “earthworks” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p><i>modification of land surfaces by blading, contouring, ripping, moving, removing, placing or replacing soil or earth, or by excavation, or by cutting or filling operations, and excludes the cultivation of land, the digging of holes for the erection of posts, the construction of fence lines, or the planting of trees, landscaped area and gardens, and the stockpiling of coal.</i></p> <p>Effectiveness and efficiency</p> <p>Earthworks are a typical activity associated with subdivision, particularly where they involve the creation of new roads and accessways. Appendix B contains a comprehensive list of standards that need to be satisfied to ensure that the adverse effects from earthworks are managed. For this reason, it is considered that the rules effectively and efficiently achieve Objectives 15C.2.1, 15C.8.1 and 15C.4.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Any earthworks will result in some cost to the natural environment (such as change of original land contour and vegetative cover, loss of topsoil and the introduction of physical elements such as roads and accessways).</p> <p><i>Economic</i> – Costs are involved with sedimentation control measures and rehabilitation of the site. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, any earthworks will result in some social and cultural costs that are usually temporary.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules maintain an acceptable level of amenity, protect ecological systems and maintain water quality, therefore providing an overall benefit to the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions.</p> <p><i>Social and Cultural</i> – As above, compliance with the rules will provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>The rules recognise that while earthworks are a necessary adjunct to subdivision activities, their adverse effects need to be managed so that amenity, ecological systems and water quality are not unduly compromised. For this reason, it is considered that all of the rules are the most appropriate way of achieving Objectives 15C.2.1, 15C.8.1 and</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>15C.4.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>On-site services</p> <p>21E.63 (TLZ)</p> <p>24G.48 (TIZ)</p> <p>27B.51 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.15 seeks that the adverse effects of use and development are avoided by the provision of water, energy and telecommunication supplies and wastewater and stormwater disposal systems.</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.63, 24G.48 and 27B.51 each specify that every new allotment is provided with the full spectrum of available urban services or provided with an alternative supply or disposal system where reticulation of a particular service is not available.</p> <p>Rule 21E.63 further specifies that these urban services are placed underground where a new road is required or where underground services to the site already exist.</p> <p>The term “services” in these rules is defined in Appendix P (Meaning of Words) and means:</p> <p style="padding-left: 40px;"><i>water supply, sewage disposal, stormwater drainage, telecommunications, electricity connections and other services to properties.</i></p> <p>Effectiveness and efficiency</p> <p>For amenity, health and safety reasons, it is important that each residential and industrial site is reticulated with the full spectrum of urban services. However, there will be instances where reticulated services are not available and alternative on-site supply and disposal systems will need to be provided to achieve an acceptable level of amenity, health and safety.</p> <p>The rules are clear in requiring on-site services irrespective of whether or not reticulation is available and thus effectively and efficiently achieve Objectives 15C.2.15, 15C.2.1 and 15C.8.1.</p> <p>The rules are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The installation of on-site services will incur some cost to the natural and/or physical environment including permanent visual effects associated with above ground services (such as power poles and lines) and temporary visual effects resulting from the excavation of trenches to provide underground services.</p> <p><i>Economic</i> – The installation of on-site services involve monetary costs to be borne by the landowner or developer. Some costs may be incurred by reducing the scope for new technologies to be established.</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>Resource consents involve costs.</p> <p><i>Social and Cultural</i> - No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – The provision of on-site services provide an overall environmental benefit as they result in an acceptable level of amenity, health and safety.</p> <p><i>Economic</i> – On-site services are a necessary adjunct to residential and industrial activities that follow the issue of titles, they increase the value of a site and provide market certainty regarding development costs.</p> <p><i>Social and Cultural</i> – The same comments under the ‘Environmental’ heading apply here as they relate to social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The servicing of residential and industrial sites with necessary services assists with investment decisions and generates economic growth and employment, therefore helping to realise the ‘live, work and play’ principle.</p> <p>The rules are the most appropriate</p> <p>Rules 21E.63, 24G.48 and 27B.51 clearly set out the requirement for sites to be serviced before the commencement of any permitted residential or industrial activity. Serviced sites enable the effective functioning of activities and achieve an acceptable level of health, safety and overall amenity.</p> <p>Where particular reticulated services are not available, the rules provide flexibility for the installation of non-reticulated services which still achieve an acceptable level of health and safety.</p> <p>For these reasons, it is considered that the rules are the most appropriate way to achieve Objectives 15C.2.15, 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>
<p>Esplanade reserves and esplanade strips</p> <p>21E.64 (TLZ)</p> <p>24G.49 (TIZ)</p> <p>27B.52 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Rules 21E.64, 24G.49 and 27B.52 each specify that a 20 metre wide esplanade reserve or strip is created along a stream whose bed has an average width of at least 3 metres and where the lot being subdivided is less than 4 hectares in area.</p> <p>Effectiveness and efficiency</p> <p>These rules reflect the mandatory requirement in section 229 of the Resource Management Act 1991 and are relevant because the Tutaenui Stream and Kairoa Stream adjoin or dissect the scheduled PC16 areas.</p> <p>Esplanade reserves are vested in the Council whereas esplanade strips remain in private ownership but are subject to rights of public access.</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>Esplanade reserves and strips can enhance the amenity of subdivisions and provide public benefits that include access along streams, protection of water quality and ecological systems and management of potential flooding effects.</p> <p>Public benefits arising from the mandatory creation of esplanade reserves and strips achieve a high level of overall amenity and the rules therefore effectively and efficiently achieve Objective 15C.2.1.</p> <p>Costs</p> <p><i>Environmental</i> – No specific environmental costs are identified.</p> <p><i>Economic</i> – Lost private development opportunities as a result of creating esplanade reserves or strips and resource consents involve costs.</p> <p><i>Social and Cultural Costs</i> – No specific social or cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – Public access, protection of water quality and ecological systems and the management of potential flooding effects are benefits to the environment.</p> <p><i>Economic</i> – Creation of esplanade reserves or strips can enhance the overall amenity of a subdivision and increase the market value of sites.</p> <p><i>Social and Cultural</i> – The benefits noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The mandatory vesting of esplanade reserves or creation of esplanade strips can make subdivisions more attractive which, in turn, can result in economic and employment growth.</p> <p>The rules are the most appropriate</p> <p>The public benefits arising from the mandatory creation of esplanade reserves and strips contribute towards the creation of a high level of amenity, particularly in residential zones. It is therefore considered that the rules are the most appropriate way of achieving Objective 15C.2.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules as they reflect the mandatory requirement set out in section 229 of the Resource Management Act 1991.</p>
<p>Traffic generation</p> <p>21E.65 (TLZ)</p> <p>24G.50 (TIZ)</p> <p>27B.53 (TCLZ)</p>	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential, rural and industrial development in Tuakau results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rules 21E.65, 24G.50 and 27B.53 require consideration of traffic likely to be generated by land uses that follow subdivision to ensure that there is no alteration of the status or function of roads as set in the</p>

Rule	Evaluation whether the rule methods are the most appropriate to achieve the objectives
	<p>Part 9 of the Franklin Section.</p> <p>Effectiveness and efficiency</p> <p>Changes in the number and type of vehicles can adversely affect the Council's road network. It is therefore important that the function of particular roads is assessed at the subdivision stage to address actual or cumulative adverse effects. This enables subdivision conditions to be imposed that may include the payment of financial contributions to upgrade roads to remedy or mitigate local or district-wide effects.</p> <p>Costs</p> <p><i>Environmental</i> – Residential or industrial development results in the increased use of the Council's road network. The need to maintain or upgrade roads as a result of increased use constitutes an environmental cost.</p> <p><i>Economic</i> – The maintenance or upgrading of public roads and resource consents involve monetary costs.</p> <p><i>Social and Cultural</i> – The costs noted under the 'Environmental' and 'Economic' headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Maintenance and upgrading of public roads involve an overall benefit to the environment.</p> <p><i>Economic</i> – The rules provide certainty for landowners and developers and assist in making investment decisions.</p> <p><i>Social and Cultural</i> – The benefits under the 'Environmental' and 'Economic' headings also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules ensure that the Council's road network is not compromised as a result of development that follows subdivision. The maintenance or upgrade of roads may influence the decision to invest in residential property and the rules may therefore either positively or negatively influence economic and employment growth.</p> <p>The rules are the most appropriate</p> <p>It is important that the function of particular roads is assessed at the subdivision stage to address actual or cumulative adverse effects and to ensure that a high level of overall amenity is achieved. For this reason, it is considered that the rules are the most appropriate way of achieving Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>No risks are identified as a result of introducing these rules.</p>

Combined Section 32 Evaluation of Appendices

Introduction

The subdivision and land use rules in Schedules 21E, 24G and 27B refer to Appendices A, B, E, H, I and N that currently exist in the Waikato Section. Schedule 21E also refers to the new Appendix Oh which contains the Tuakau Urban Design Guide (December 2014). The following section 32 evaluation relates to all appendices.

Appendix A: Traffic	Evaluate whether the provisions in Appendix A are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> • A1 Prohibited Activities • A2 Roads, Access, Entrances, Parking, Loading, Queuing, Manoeuvring • A3 Provision of Access on Subdivision 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that adverse effects on amenity are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>A1 set out activities that are prohibited. Only Rule A1.1(a) in this topic is relevant to PC16 and this prohibits shared private vehicle accesses that serve 9 or more allotments.</p> <p>A2 contains a comprehensive suite of standards for permitted land use activities that address the design and construction of roads, accesses and areas required for parking, loading, queuing and manoeuvring.</p> <p>A3 sets out the required construction standards for access when subdivision occurs.</p> <p>Effectiveness and efficiency</p> <p>It is important to provide for safe vehicle entry and exit to a site and off-street parking for activities to minimise the adverse effects on the safety and efficiency of the surrounding road network and to avoid the loss of amenity to surrounding sites.</p> <p>Excessive numbers of lots using a shared access can also compromise amenity, particularly for neighbouring residents because of adverse effects associated with traffic generation such as noise and visual impact.</p> <p>On-site parking provides for the needs of residents, visitors and employees. The number of spaces will depend upon the nature of the activity. It is also necessary for business activities to satisfy legislative requirements by providing convenient and functional on-site parking for disabled persons when new buildings are developed.</p> <p>For on-site parking and loading spaces to function properly, there must be adequate manoeuvring and queuing areas. Dimensions need to be specified for these areas based on the type of vehicles expected in the zone and their tracking curves.</p> <p>The provisions in Appendix A clearly set out minimum thresholds to manage adverse effects arising from traffic generation. For this reason, these provisions effectively and efficiently achieve Objectives 15C.2.1, 15C.8.1 and 15C.10.1.</p> <p>These provisions are also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Traffic effects resulting from land use activities, such as noise and visual impact, are costs to the environment. The minimum standards that are specified reflect a cost level that is considered acceptable to the community. Environmental costs associated with activities that require resource consent need to be assessed on a case-by-case basis to ensure that the adverse environmental effects generated</p>

Appendix A: Traffic	Evaluate whether the provisions in Appendix A are the most appropriate way to achieve the objectives
	<p>by them are avoided, remedied or mitigated.</p> <p><i>Economic</i> – Construction of vehicle entrances and parking and manoeuvring areas, resource consents and monitoring involve costs. There may be costs involved in seeking alternative locations for an activity.</p> <p><i>Social and Cultural</i> - The costs noted above under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Vehicle entrances and parking and manoeuvring areas that are constructed to comply with the minimum standards in these provisions provide an overall benefit to the environment.</p> <p><i>Economic</i> - These provisions involve a simple regulatory approach that gives clear signals to the community that certain activities are permitted and others require resource consent. This approach provides certainty for investment decisions.</p> <p><i>Social</i> – As above, the provisions provide certainty as to what activities are permitted and what activities require resource consent.</p> <p><i>Cultural</i> – No specific cultural benefits are identified.</p> <p>Economic Growth and Employment</p> <p>Compliance with the minimum standards ensures functionality of residential and industrial sites and adds to their market value. The provisions also provide certainty for investment decisions in residential and industrial property which, in turn, support economic growth and employment.</p> <p>The provisions are the most appropriate</p> <p>Parking and manoeuvring areas need to be adequate to ensure that residential and industrial sites are functional and manage adverse effects resulting from traffic generation. The minimum standards in these provisions are clear and therefore application of Appendix A is the most appropriate way to achieve Objectives 15C.2.1, 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>It is considered that there are no risks associated with the application of Appendix A to all properties affected by PC16.</p>

Appendix B: Engineering Standards	Evaluate whether the provisions in Appendix B are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> • B1 Introduction • B2 Wastewater • B3 Trade Waste • B4 Water • B5 Stormwater • B6 Earthworks • B7 Road Standards • B8 Other Utilities • B9 System Development • B10 Construction Monitoring 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Objective 15C.4.1 seeks that wetlands, lakes and rivers are protected from the adverse effects of subdivision and land disturbance.</p> <p>Objective 15C.8.1 seeks that the adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.2.15 seeks that the adverse effects of use and development are avoided by provision of wastewater and stormwater disposal, supply of water, energy and telecommunications.</p> <p>Appendix B contains a comprehensive suite of minimum standards for infrastructure that apply to subdivision, use and development of land.</p> <p>Effectiveness and efficiency</p> <p>The standards in Appendix B are performance based with an emphasis on outcomes and effects. They are not prescriptive in terms of methods or materials, but are intended to permit flexible and innovative approaches or solutions to the engineering aspects of land development. Because the standards are performance based to ensure that the activities are functional and achieve satisfactory environmental outcomes, it is considered that the application of Appendix B effectively and efficiently achieves Objectives 15C.2.1, 15C.4.1, 15C.8.1 and 15C.2.15.</p> <p>The application of Appendix A is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Engineering works will result in some environmental costs. However, the standards set out in Appendix A are performance based to ensure that the level of cost is acceptable to the community.</p> <p><i>Economic</i> – Engineering works, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> - The costs noted above under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The performance based nature of the standards in Appendix A provide an overall benefit to the environment.</p> <p><i>Economic</i> – The provisions involve a simple regulatory approach that gives clear signals to the community that certain activities are permitted and others require resource consent. The flexibility given to achieve acceptable outcomes provides for new technologies which can provide cost savings and this provides further certainty for investment decisions.</p> <p><i>Social and Cultural</i> – The benefits noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural benefits.</p>

Appendix B: Engineering Standards	Evaluate whether the provisions in Appendix B are the most appropriate way to achieve the objectives
	<p>Economic Growth and Employment</p> <p>Compliance with the minimum standards improves the market value and functionality of residential and industrial sites. The provisions also provide certainty for investment decisions in residential and industrial property which, in turn, support economic growth and employment.</p> <p>The provisions are the most appropriate</p> <p>The comprehensive suite of provisions in Appendix B permits flexible and innovative approaches or solutions to the engineering aspects of land development. Because these provisions are performance based to ensure that the activities are functional and achieve satisfactory environmental outcomes, it is considered that the application of Appendix B is the most appropriate way to achieve Objectives 15C.2.1, 15C.4.1, 15C.8.1 and 15C.2.15.</p> <p>Risks</p> <p>It is considered that there are no risks associated with the application of Appendix B to all areas affected by PC16.</p>

Appendix E: Comprehensive Residential Development Guidelines	Evaluate whether the provisions in Appendix E are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> • E1 Definitions • E2 Use of the Guidelines • E3 Overall Outcome • E4 Off-Site Amenity • E5 On-Site Amenity • E6 Access, Parking and Services 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Rule 21E.52 provides for comprehensive residential developments in the Schedule 21E areas as a discretionary activity. Amongst other matters, this rule requires the Council to consider whether building height, scale, form and architectural style and site layout are consistent with the guidelines set out in Appendix E.</p> <p>Effectiveness and efficiency</p> <p>Developments must address the fundamental aim of providing a high standard of residential amenity for both occupants and the wider neighbourhood. Comprehensive residential developments provide a variety of housing choice which needs to be purpose-designed for the site and coherent with the neighbourhood.</p> <p>The application of the guidelines in Appendix E is an important way of assessing the merits of a comprehensive residential design to ensure that the adverse effects associated with building coverage, density and overall form do not unduly compromise high amenity outcomes. For this reason, the application of Appendix E effectively and efficiently achieves Objectives 15C.2.1 and 15C.8.1.</p> <p>The application of Appendix E is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Comprehensive residential developments that exceed maximum site coverage and density standards can result in adverse visual impact and compromise amenity which are costs to the environment. Good building design that incorporates the principles in Appendix E will ensure that the level of environmental cost is acceptable to the community.</p> <p><i>Economic</i> – Additional dwelling yield, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The costs noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Good building design that incorporates the principles in Appendix E will result in a level of environmental amenity that is acceptable to both occupants and the wider residential community.</p> <p><i>Economic</i> – Comprehensive residential developments provide housing choice, development opportunities and certainty for investors.</p> <p><i>Social and Cultural</i> – The benefits noted under the ‘Environmental’</p>

Appendix E: Comprehensive Residential Development Guidelines	Evaluate whether the provisions in Appendix E are the most appropriate way to achieve the objectives
	<p>and 'Economic' headings also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>Good building design that incorporates the principles in Appendix E will result in a level of environmental amenity that is attractive to developers and future residents. A range of housing types contributes to economic and employment growth and helps to realise the 'live, work and play' principle.</p> <p>The provisions are the most appropriate</p> <p>Developments must address the fundamental aim of providing a high standard of residential amenity for both occupants and the wider neighbourhood. Comprehensive residential developments provide a variety of housing choice that need to be purpose-designed for the site and coherent with the neighbourhood. For this reason, it is considered that the application of Appendix E is the most appropriate way to achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>It is considered that there are no risks associated with the application of Appendix E to the Schedule 21E areas.</p>

Appendix H: Hazardous Substances	Evaluate whether the provisions in Appendix H are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> • H1 Permitted Activities • H2 Discretionary Activities • H3 Information to accompany Applications • Table HT1 Permitted Quantities by Zone • H4 Interpretation of Table HT1 • H5 Conditions for all permitted Activities 	<p>Introduction</p> <p>Objective 15C.6.10 seeks that people, property and the environment are protected from the adverse effects of hazardous substances or radioactive material.</p> <p>Appendix H specifies the standards that must be complied with for the permitted use or storage of hazardous substances including quantity thresholds that depend upon the zone and how this material is to be safely contained and managed. This appendix also sets out the information requirements for resource consents.</p> <p>Effectiveness and efficiency</p> <p>The standards in Appendix H are complementary to the Hazardous Substances and New Organisms Act 1996 (HSNO) and its regulations as they address effects that are not covered by that legislation. This includes risks due to location of the activity (given the purpose of the zone) and proximity to water bodies. The standards therefore effectively and efficiently achieve Objective 15C.6.10.</p> <p>The application of Appendix H is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – The storage, use, disposal and transportation of hazardous substances have the potential to compromise people's health and safety and the environment. These potential risks constitute costs to the environment.</p> <p><i>Economic</i> – The containment, disposal and transportation of hazardous substances, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The risks involved in the storage, use, disposal and transportation of hazardous substances constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the rules reduce the risk of harm to people's health and safety and the environment and therefore benefit the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – Compliance with the rules provide social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules do not directly result in economic or employment growth or lost opportunities.</p>

Appendix H: Hazardous Substances	Evaluate whether the provisions in Appendix H are the most appropriate way to achieve the objectives
	<p>The provisions are the most appropriate</p> <p>The rules address the adverse effects from hazardous substances that are not covered by HSNO and its regulations and are therefore the most appropriate way to achieve Objective 15C.6.7. The rules therefore fulfil the Council's function under section 31(1)(b)(ii) of the RMA to prevent or mitigate any adverse effects of the storage, use, disposal, or transportation of hazardous substances.</p> <p>Risks</p> <p>The intent of the provisions in Appendix H is to reduce the risks from hazardous substances in the context of the Council's functions set out in section 31(1)(b)(ii) of the RMA. No risks will result from the application of Appendix H to the areas affected by PC16.</p>

Appendix I: Ground Vibration	Evaluate whether the provisions in Appendix I are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> • I1 Introduction • I2 Conditions for Vibration and Blasting 	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Appendix I contains conditions that are to be satisfied in order for vibration to be permitted.</p> <p>Effectiveness and efficiency</p> <p>Ground vibration from land use activities may be continuous or intermittent and the effects can range from structural damage to buildings to sleep disturbance and reduced amenity as a result of people being able to perceive vibration.</p> <p>Ground vibration standards should be set in terms of human perception rather than in relation to the structural implications for buildings to ensure that the amenities of any area are not unreasonably compromised. In this regard, the introduction section in Appendix I notes that vibration levels in excess of 5.0mm/s have the potential to compromise amenity values.</p> <p>Section I2 in Appendix I sets out the conditions for vibration and blasting (from the Hazardous Substances (Classes 1 to 5 Controls) Regulations 2001) that must be met in order for an activity to be permitted.</p> <p>These conditions reflect clear thresholds that maintain an acceptable level of amenity at receiver sites. For this reason, it is considered that the application of Appendix I effectively and efficiently achieve Objectives 15C.8.1 and 15C.10.1.</p> <p>The application of Appendix I is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Vibration compromises amenity values and results in some cost to the natural or physical environment. The limits for ground vibration set out in Appendix I ensure that this environmental cost remains at an acceptable level.</p> <p><i>Economic</i> – Costs are involved in employing measures to attenuate vibration. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – As above, the limits for ground vibration set out in Appendix I reflect what are considered to be acceptable social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules ensure that the limits for ground vibration do not exceed acceptable limits in order to maintain amenity</p>

Appendix I: Ground Vibration	Evaluate whether the provisions in Appendix I are the most appropriate way to achieve the objectives
	<p>therefore benefitting the environment.</p> <p><i>Economic</i> - The rules provide certainty for landowners and developers and therefore assist in making investment decisions, particularly for how land use activities are to be carried out.</p> <p><i>Social and Cultural</i> – Compliance with the ground vibration limits set out in Appendix I will maintain an acceptable level of amenity for affected receiver sites thus providing social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules for vibration do not directly result in economic or employment growth or lost opportunities.</p> <p>The rules are the most appropriate</p> <p>Vibration effects are most typically associated with blast events from quarry operations. While this effect is highly unlikely to result from any activity within the TLZ, TCLZ or TIZ, the conditions in Appendix I remain appropriate to mitigate the adverse effect of vibration on receiver sites and are therefore the most appropriate way to achieve Objectives 15C.8.1 and 15C.10.1.</p> <p>Risks</p> <p>No risks are identified as a result of applying Appendix I to the areas affected by PC16.</p>

Appendix N: Construction Noise	Evaluate whether the provisions in Appendix N are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> • N1 Application • N2 Conditions for Construction Noise 	<p>Introduction</p> <p>Objective 15C.8.1 seeks that the adverse effects of activities on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Objective 15C.10.1 seeks that industrial development occurs in an integrated, efficient and coordinated manner while managing adverse effects.</p> <p>Appendix N sets out the conditions that need to be satisfied for construction noise to be permitted.</p> <p>Effectiveness and efficiency</p> <p>Construction noise is an unavoidable effect in any zone. The acceptance of construction noise depends on the sensitivity of affected receiver sites, existing background noise levels and the expected duration of the construction phase.</p> <p>The rules for construction noise are more liberal than the noise rules for permitted residential and industrial activities mainly because of the temporary nature of construction works. However, clear standards are still applied to maintain an acceptable level of amenity at receiver sites.</p> <p>For these reasons, it is considered that the application of Appendix N effectively and efficiently achieves Objectives 15C.8.1 and 15C.10.1.</p> <p>The application of Appendix N is also an effective and efficient way of integrating the Franklin Section with the Waikato Section as far as is practicable.</p> <p>Costs</p> <p><i>Environmental</i> – Construction noise will involve some cost to the natural environment. The noise limits set out in Appendix N reflect costs to the environment that are considered acceptable for a limited period of time.</p> <p><i>Economic</i> – Noise attenuation measures and best practice methods set out in NZS6803:1999 – Construction Noise involve economic costs. Resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – Construction noise results in the community incurring some social and cultural costs for a limited period of time.</p> <p>Benefits</p> <p><i>Environmental</i> – Compliance with the noise limits set out in Appendix N maintains an acceptable level of amenity for affected receiver sites which is therefore an environmental benefit.</p> <p><i>Economic</i> – No specific economic benefits are identified.</p> <p><i>Social and Cultural</i> – Compliance with the noise limits set out in Appendix N will maintain an acceptable level of amenity for</p>

Appendix N: Construction Noise	Evaluate whether the provisions in Appendix N are the most appropriate way to achieve the objectives
	<p>affected receiver sites thus providing social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>The rules for construction noise do not directly result in economic growth and employment. At the same time, it is considered that they are not so stringent that they act as a disincentive to development.</p> <p>The rules are the most appropriate</p> <p>Despite construction noise occurring within a limited time frame, it remains important to manage the adverse effect of construction noise to ensure that the amenity of receiver sites is not unduly compromised.</p> <p>For these reasons, it is considered that the application of Appendix H is the most appropriate way of achieving Objectives 15C.8.1 and 15C.10.1 as it strikes an appropriate balance.</p> <p>Furthermore, the application of Appendix N fulfils the Council's function under section 31(1)(d) of the RMA to control the emission of noise and mitigate the effects of noise.</p> <p>Risks</p> <p>No risks are identified as a result of applying the provisions contained in Appendix N.</p>

Appendix Oh: Tuakau Urban Design Guide December 2014	Evaluate whether the provisions in Appendix Oh are the most appropriate way to achieve the objectives
<ul style="list-style-type: none"> Schedule 21E 	<p>Introduction</p> <p>Objective 15C.2.1 seeks that residential and rural residential development results in a high quality urban environment.</p> <p>Objective 15C.8.1 seeks that the adverse effects on amenity values are managed so that the qualities and character of the surrounding environment are not unreasonably compromised.</p> <p>Appendix Oh contains the Tuakau Urban Design Guide which is also contained within the Tuakau Structure Plan document adopted by the Council in December 2014.</p> <p>The application of this design guide is only relevant to subdivision and development within the Schedule 21E areas. In summary, this design guide contains a comprehensive suite of issues, objectives and design principles to guide subdivision and development processes to ensure the achievement of a high standard of residential amenity.</p> <p>The principles address the need for appropriate block and lot orientation, connectivity of roads and pedestrian walkways, promoting front lots, avoiding cul-de-sacs and rear lots as far as possible, the design of open spaces and achieving an attractive streetscape.</p> <p>Effectiveness and efficiency</p> <p>The application of the Tuakau Urban Design Guide with subdivision proposals in the Schedule 21E areas is fundamentally important as it will significantly influence the style of development that follows. Residential developments that are functional and attractive will ensure the achievement of a high level of residential amenity. The objectives in this design guide complement and therefore effectively and efficiently achieve Objectives 15C.2.1 and 15C.8.11.</p> <p>Costs</p> <p><i>Environmental</i> – Residential subdivision and development will result in physical and visual impacts and these are costs to the natural and physical environment. Good subdivision and building design that incorporates the principles in Appendix Oh will ensure that the level of environmental cost is acceptable to the community.</p> <p><i>Economic</i> – Residential subdivision and development, resource consents and monitoring involve costs.</p> <p><i>Social and Cultural</i> – The costs noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural costs.</p> <p>Benefits</p> <p><i>Environmental</i> – Good subdivision and building design that incorporates the principles in Appendix Oh will result in a level of environmental amenity that is acceptable to the residential</p>

Appendix Oh: Tuakau Urban Design Guide December 2014	Evaluate whether the provisions in Appendix Oh are the most appropriate way to achieve the objectives
	<p>community.</p> <p><i>Economic</i> – The need for subdivision and development to reflect the principles of this design guide provide certainty for investors.</p> <p><i>Social and Cultural</i> – The benefits noted under the ‘Environmental’ and ‘Economic’ headings also constitute social and cultural benefits.</p> <p>Economic Growth and Employment</p> <p>Good subdivision and building design that incorporates the principles in Appendix Oh will result in a level of environmental amenity that is attractive to developers and future residents. This will contribute to economic and employment growth and helps to realise the ‘live, work and play’ principle.</p> <p>The provisions are the most appropriate</p> <p>Subdivision and development must address the fundamental aim of providing a high standard of residential amenity for both occupants and the wider neighbourhood. The need to incorporate the design principles in Oh is clear. For this reason, it is considered that the application of Appendix Oh is the most appropriate way to achieve Objectives 15C.2.1 and 15C.8.1.</p> <p>Risks</p> <p>It is considered that there are no risks associated with the application of Appendix Oh to the Schedule 21E areas.</p>

Existing Waikato Section Chapter 16 - Financial Contributions

Introduction

Any activity that occurs within the areas identified by Schedules 21E, 24G and 27B is to be assessed against the existing objectives, policies and rules for financial contributions contained in Chapter 16 of the Waikato Section of the Waikato District Plan.

The application of these Waikato Section objectives, policies and rules to the scheduled areas in the Franklin Section requires the following section 32 evaluation. Parts 1, 2 and 3 evaluate the objectives, policies and rules respectively.

Issue 16.2 – Private land subdivision and development imposes costs on the community by increasing demand for utility services and reserves.

Part 1: Evaluation of Objectives

	OPTION 1: Do nothing – Retain existing objective for financial contributions contained in Part 10 of the Franklin Section	OPTION 2: Preferred Option Apply existing objectives in Chapter 16 of the Waikato Section
Description	Objective 10.1.1 The sustainable and equitable management of infrastructural and open spaces resources, and other valued natural or physical resources of the district, to avoid, remedy or mitigate the adverse effects, and maximise the positive, cumulative effects of growth for present and future residents and ratepayers of the district.	Objective 16.2.1 Developers pay the costs of adverse effects on the environment arising from their private land subdivision and development. Objective 16.2.4 Reserve contributions are made to offset the effects of increased demand for reserve facilities and public land generated by subdivision for residential purposes.
Examine the extent to which the objective/s is/are the most appropriate way to achieve the purpose of the Resource Management Act	Objective 10.1.1 reflects the wording in section 5 of the Resource Management Act. This section sets out the purpose of the Act to promote the sustainable management of natural and physical resources in a way, or at a rate, which enables people and their communities to provide for their social, economic and cultural wellbeing and for their health and safety whilst sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations, safeguarding the life-supporting capacity of air, water, soil and ecosystems and avoiding, remedying or mitigating any adverse effects of activities on the environment. While the purpose of the RMA is achieved equally by the objective in	The use, subdivision and development of land may impose costs on the community in a number of ways. Significant costs arise when providing works and services such as water supply, wastewater and stormwater disposal, roads, reserves and community facilities. Objective 16.2.1 seeks that these costs be fairly borne by the developer who is the direct beneficiary of the activity and therefore best placed to pay. Furthermore, financial contributions constitute important price signals that help to make rational decisions in the market about where and how development will occur. Objective 16.2.4 seeks that recreation

	<p>Option 1 and the two objectives in Option 2, it is considered effective and efficient to apply the complete framework of Waikato Section objectives, policies and rules in order to avoid the need to cross-reference the Franklin Section as discussed in Parts 2 and 3 below.</p>	<p>facilities be appropriately funded when the demand for them increases as a result of residential subdivision. The cost of funding recreation facilities is properly shared between financial contributions for new development and the Council's other funding sources.</p> <p>Both objectives collectively achieve the purpose of the Resource Management Act set out in section 5 to promote the sustainable management of natural and physical resources. In particular, the payment of financial contributions enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.</p> <p>While the purpose of the RMA is achieved equally by the objective in Option 1 and the two objectives in Option 2, it is considered effective and efficient to apply the complete framework of Waikato Section objectives, policies and rules in order to avoid the need to cross-reference the Franklin Section as discussed in Parts 2 and 3 below.</p>
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Part 2: Evaluation of Policies

	OPTION 1: Do nothing – Retain existing policies for financial contributions in Part 10 of the Franklin Section	OPTION 2: Preferred Option Apply existing policies in Chapter 16 of the Waikato Section
Description	<p>Objective 10.1.1</p> <ul style="list-style-type: none"> • Policy 10.1.2 • Policy 10.1.3 • Policy 10.1.4 • Policy 10.1.5 • Policy 10.1.6 • Policy 10.1.7 • Policy 10.1.8 • Policy 10.1.9 	<p>Objective 16.2.1</p> <ul style="list-style-type: none"> • Policy 16.2.2 • Policy 16.2.3 <p>Objective 16.2.4</p> <ul style="list-style-type: none"> • Policy 16.2.5 • Policy 16.2.6 • Policy 16.2.7 • Policy 16.2.8 • Policy 16.2.9
Costs	<p>Environmental costs:</p> <p>Implementing Policies 10.1.2 to 10.1.9 (inclusive) will result in some cost to the natural and physical environment because of the need to provide either new, or upgraded, infrastructure and community facilities (such as new roads and upgraded sewerage and stormwater reticulation).</p> <p>Economic costs:</p> <p>The implementation of these policies result in economic costs to the subdivider and developer through the payment of financial contributions. While most maintenance costs and some development costs are covered through the general rate, new consumers will pay a “buy-in” fee which will help pay for new and upgraded public facilities.</p> <p>The payment of financial contributions will involve some administrative costs.</p> <p>There may be economic costs in considering and purchasing alternative locations for development.</p> <p>Social costs:</p> <p>No social costs are identified as a result of implementing these seven policies.</p>	<p>Environmental costs:</p> <p>Policies 16.2.2 and 16.2.3 collectively state that the subdivider and developer should be responsible for the costs of avoiding, remedying and mitigating effects of activities, including the additional demand on infrastructure and community facilities. Implementing these two policies will result in some cost to the natural and physical environment because of the need to provide either new, or upgraded, infrastructure and community facilities (such as new roads and upgraded sewerage and stormwater reticulation).</p> <p>Policies 16.2.5 to 16.2.9 (inclusive) collectively state that subdividers and developers of land for residential purposes should meet the cost of providing and developing reserves and community facilities and they set out how the contributions are to be calculated. Implementing these five policies will result in environmental costs through the provision of new or upgraded infrastructure and community facilities (such as reserves).</p> <p>Economic costs:</p> <p>The implementation of all seven policies involves economic costs to the subdivider and developer through the</p>

	<p>Cultural costs:</p> <p>No cultural costs are identified.</p>	<p>payment of financial contributions. While most maintenance costs and some development costs are covered through the general rate, new consumers will pay a “buy-in” fee which will help pay for new and upgraded public facilities.</p> <p>The payment of financial contributions will involve some administrative costs.</p> <p>There may be economic costs in considering and purchasing alternative locations for development.</p> <p>The undertaking of a plan change is also an economic cost.</p> <p>Social costs:</p> <p>No social costs are identified as a result of implementing these seven policies.</p> <p>Cultural costs:</p> <p>No cultural costs are identified.</p>
Benefits	<p>Environmental benefits:</p> <p>Implementing all policies will result in environmental benefits as financial contributions will be used to fund new and upgraded infrastructure, reserves and other community facilities. This outcome achieves the purpose of the RMA set out in section 5 to sustainably manage natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.</p> <p>Economic benefits:</p> <p>Implementation of these policies will ensure that the costs of development are properly allocated. Collectively, they achieve the purpose of the RMA set out in section 5. In particular, financial contributions for infrastructure and community facilities will enable people and communities to provide for their economic wellbeing.</p> <p>Social benefits:</p> <p>Implementation of these policies will achieve the purpose of the RMA set out in section 5 and, in particular, financial contributions for infrastructure and community facilities will enable people and communities to provide for their social wellbeing.</p>	<p>Environmental benefit:</p> <p>Implementing all seven policies will result in environmental benefits as financial contributions will be used to fund new and upgraded infrastructure, reserves and other community facilities. This outcome achieves the purpose of the RMA set out in section 5 to sustainably manage natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety.</p> <p>Economic benefit:</p> <p>Financial contributions enable the Council to recoup the incremental costs of providing additional infrastructure capacity to service new subdivision and activities. Policy 16.2.7 concentrates on securing cash contributions at the development and subdivision stage, rather than accepting areas of land because of the flexibility this allows in the way the demands are responded to. However, the Council will consider land contributions in circumstances where this would provide a specific benefit to the community. This might include the protection of an ecologically sensitive habitat, an area of cultural or historical significance, or where a particular local shortfall of land is identified.</p>

	<p>Cultural benefits:</p> <p>Implementation of these policies will achieve the purpose of the RMA set out in section 5 as the funding contributions for infrastructure and community facilities will enable people and communities to provide for their cultural wellbeing.</p>	<p>Wherever possible, financial contributions are taken when subdivision occurs rather than when dwellings are built. Facilities can therefore be timed to coincide with demand. A simple system will reduce administrative costs.</p> <p>The policies result in price signals sent to the market about the full costs of development.</p> <p>Implementation of these policies will ensure that the costs of development are properly and fairly allocated across the district.</p> <p>Policy 16.2.8 which requires a review of the financial contributions every five years will allow monitoring over the ten-year life of the District Plan and the Council's Reserve and Recreation Strategy so that there is an appropriate response to changing market values, community needs and the availability of finance.</p> <p>Collectively, these policies achieve the purpose of the RMA set out in section 5. In particular, financial contributions for infrastructure and community facilities will enable people and communities to provide for their economic wellbeing.</p> <p>Social benefits:</p> <p>Implementation of these policies will achieve the purpose of the RMA set out in section 5 and, in particular, financial contributions for infrastructure and community facilities will enable people and communities to provide for their social wellbeing.</p> <p>Cultural benefits:</p> <p>Implementation of these policies will achieve the purpose of the RMA set out in section 5 as the funding contributions for infrastructure and community facilities will enable people and communities to provide for their cultural wellbeing.</p>
Economic Growth and Employment	<p>The comments under the 'Economic Benefits' heading are relevant here.</p> <p>Financial contributions will enable the provision of new and upgraded infrastructure and community facilities. In turn, this will attract property</p>	<p>The comments under the 'Economic Benefits' heading are relevant here.</p> <p>Financial contributions will enable the provision of new and upgraded infrastructure and community facilities. In turn, this will attract property</p>

	investment in Tuakau, result in economic multiplier effects and also realise the 'live, work and play' principle.	investment in Tuakau, result in economic multiplier effects and also realise the 'live, work and play' principle.
Efficiency and effectiveness of achieving the objective	The policies clearly set out the circumstances for when financial contributions are to be paid and how they are calculated. They are efficient and effective in achieving the preferred Option 2 objectives.	These Waikato Section policies have been tried and tested and have efficiently and effectively achieved Objectives 16.2.1 and 16.2.4 since they were made operative in July 2011. It is considered that the application of these Waikato Section policies to the identified parcels of land in PC16 in the Franklin Section will also achieve these objectives in an efficient and effective way.
Most appropriate way of achieving the objective	The application of the Franklin Section policies is not the most appropriate way to achieve the preferred objectives in Chapter 16 of the Waikato Section because of cross-referencing that is unnecessary and time-consuming.	The implementation of these policies has been tried and tested. These policies are the most appropriate way to achieve Objectives 16.2.1 and 16.2.4. Furthermore, it is appropriate to apply the Waikato Section policies to avoid the need to cross-reference Part 10 in the Franklin Section.
Risk of acting or not acting	The Resource Management Amendment Bill 2015 proposes to remove the financial contribution provisions from the RMA within 5 years after the Bill becomes law. At the time of drafting this section 32 report, the Bill had not been passed into law. However, it is considered that making provision for financial contributions in PC16 is a risk the Council should take for two reasons. First, there is not guarantee the Bill will be enacted into law, or enacted in its present form. Secondly, if the Bill is enacted in its present form, The Council will simply be required to remove the financial contribution provisions from its district plan in accordance with the new Act. Under the Bill as currently drafted, The Council is not required to follow the Schedule 1 process to remove the financial contributions provisions from the district plan. If financial contributions are phased out of the RMA, the funding of infrastructure would be reliant on the payment of development contributions under the Local Government Act 2002 and/or through the general rate. The Council therefore considers the risk of making provision for financial contributions in PC16 is very low and the benefits of being able to impose a financial contribution to offset the Council's costs within the next 5 years significantly outweighs the risks of not making provision for them.	

Part 3: Evaluation of 16.5 Rules

Rule	Evaluation of whether the rules are the most appropriate way to achieve the objectives
<p>16.5.1 Conditions on Resource Consents</p> <p>16.5.2 Purposes for which a contribution may be required or used</p> <p>16.5.3 Method for determining amount of contribution</p> <p>16.5.4 Assessment</p>	<p>Introduction</p> <p>Objective 16.2.1 seeks that developers pay the costs of adverse effects on the environment arising from their private land subdivision and development. Objective 16.2.4 seeks that reserve contributions be made to offset the effects of increased demand for reserve facilities and public land generated by subdivision for residential purposes.</p> <p>In summary, Rules 16.5.1 to 16.5.4 (inclusive) explain when financial contributions are payable as a condition of resource consent, the purposes for which a contribution may be required or used, the method for determining the amount of contribution, the matters that will be considered when deciding whether or not to impose a financial contribution, the type or types of contribution and the amount of the contribution.</p> <p>Effectiveness and efficiency</p> <p>All four rules are effective and efficient in achieving Objectives 16.2.1 and 16.2.4 because they explain when financial contributions are payable, the purposes for which they may be required or used and how they are calculated.</p> <p>Costs</p> <p><i>Environmental</i> – The rules will result in costs to the natural and physical environment through the provision of new, or upgraded, infrastructure and community facilities.</p> <p><i>Economic</i> – The rules will result in economic costs being borne by the developer and subdivider as they will directly benefit from the activity and are therefore best placed to financially contribute.</p> <p><i>Social</i> – No social costs are identified.</p> <p><i>Cultural</i> – No cultural costs are identified.</p> <p>Benefits</p> <p><i>Environmental</i> – The rules result in environmental benefits to the natural and physical environment through the provision of new, or upgraded, infrastructure and community facilities.</p> <p><i>Economic</i> – The rules provide an economic benefit in that financial contributions enable the costs of new or upgraded infrastructure and community facilities to be fairly apportioned to recognise both private and public benefits. The rules send signals to the market concerning the full costs of development and this assists developers in making decisions to invest in a particular location or consider alternative locations. The amount of financial contributions collected also assists the Council in its financial planning with Long Term Plans and Annual Plans.</p> <p><i>Social</i> – The rules provide social benefits in that new or upgraded infrastructure and community facilities are provided at a cost that is fair to the district's ratepayers. This outcome is consistent with the purpose of the RMA set out in section 5. In particular, the rules promote the sustainable management of natural and physical</p>

	<p>resources in a way, or at a rate, which enables people and communities to provide for their social wellbeing.</p> <p><i>Cultural</i> – As above, the rules enable people and communities to provide for their cultural wellbeing.</p> <p>Economic Growth and Employment</p> <p>The rules requiring the payment of financial contributions enable the Council to recoup the incremental costs of providing additional infrastructure to service new subdivision and activities. This ensures that the costs of development are properly allocated and that natural and physical resources are sustainably managed. New and upgraded infrastructure and community facilities attract investment and, in turn, this results in multiplier effects that benefit local and regional economies. Resulting economic growth and employment implements the ‘live, work and play’ principle.</p> <p>The rule methods are the most appropriate</p> <p>All four rules are the most appropriate way of achieving Objectives 16.2.1 and 16.2.4. This is because they enable conditions to be imposed with resource consents that require financial contributions to be paid to offset adverse effects generated by the development and use of land due to increased demand on infrastructure, reserves and other community facilities.</p> <p>Risk</p> <p>The discussion of risks in Part 2 is relevant here.</p>
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Part 5: Conclusion

As a result of this section 32 analysis, the Council has concluded that proceeding with PC16 on the basis of selecting Option 2 is the most appropriate way of achieving the new objectives for residential and industrial growth as set out in Chapter 15C and, in turn, the overall purpose of sustainable management as required by the Resource Management Act 1991.