

Appendix 1 – Section 32 Evaluation Report

Appendix 1

Section 32 Evaluation Report

Plan Change 92 – Ōmokoroa and Te Puke Enabling Housing Supply

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Introduction

The National Policy Statement – Urban Development 2020 – updated May 2022 (NPS-UD) introduced a non-exhaustive list of things that local authorities must do to give effect to the objectives and policies stated in the NPS-UD document that affect the development of urban environments and the provision of sufficient housing development capacity.

In addition, the Resource Management Act (RMA) Amendment Act enacted in late 2021 introduced Medium Density Residential Standards (MDRS) which are required to be installed into the District Plan via an IPI (plan change) by 20 August 2022.

The preceding base report to this evaluation provides the full background, statutory and strategic context, identifies and assesses opportunities and constraints, and summarises options and the final proposal.

Specifically in the context of this evaluation the legislative requirements are summarised in Section 2.5 of the base report. In summary, the RMA has specific requirements for the evaluation of changes to a District Plan. Before a proposed plan change can be publicly notified the Council is required under section 32 of the RMA (s32) to carry out an evaluation of alternatives, costs and benefits of the proposal.

In addition, additional evaluation is required by RMA Amendment Act sections 77J, 77K and 77L. These evaluation matters in relation to preparation of an IPI to introduce intensification provisions relate to provisions which implement the MDRS, and specifically the inclusion of any *qualifying matters* (which make the provisions less enabling than the MDRS).

The requirement to complete a s32 evaluation is met by the preparation of this report which provides an assessment of the MDRS and supporting and consequential provisions as required by s32 including the additional evaluation requirements as required that are specified by sections 77J, 77K and 77L.

The evaluations undertaken in the following tables give effect to these specific requirements and should be considered in tandem with the base document information.

The evaluation assessment is divided into three parts:

- Objectives of the Proposal
- Part 1 - Zoning / Structure Plan and District Plan Provisions (Excluding Ōmokoroa and Te Puke Medium Density Residential); and
- Part 2 - Ōmokoroa and Te Puke Medium Density Residential Provisions.

The “objectives of the proposal” has a direct relationship with the Section 32 requirement for the evaluation report to:

(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

(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—

Plan Change 92 – Ōmokoroa and Te Puke Medium Density Residential Provisions

- (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.

This sets the context for the wider evaluations in Part 1 and Part 2.

For Part 1, the evaluation is broken into several categories reflecting the levels of the Plan Change. This ranges from the strategic level where new zoning is proposed to the detailed implementation level which concerns structure plan requirements, financial contributions, and any changes to specific zone provisions except residential/medium-density residential.

The zoning addresses the broader creation of new planning maps to reflect the spatial areas associated with the MDRS, the identification of new developments areas including other zones that support the enabling of housing in the case of Stage 3 of Ōmokoroa, and additional 'residential' areas in Te Puke. The assessment evaluates the proposal's objectives and various options to achieve these and includes an evaluation of efficiency and effectiveness. Any new objectives, excluding those associated with the Ōmokoroa and Te Puke Medium Density Residential are assessed in this part.

For Part 2, the evaluation addresses the introduction of specific new medium density residential provisions for the Ōmokoroa and Te Puke urban areas. The assessment evaluates the proposed provisions against objectives and considers options to achieve these, including an assessment of efficiency and effectiveness.

Objectives of the Proposal

RMA Purpose	Objectives of the Proposal
<p>The extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA –</p> <p>(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.</p> <p>(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p> <p>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</p> <p>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</p> <p>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p>	<p>At the wider level the “objectives of the proposal” are to give effect to the requirements of the National Policy Statement on Urban Development (NPS-UD) and the Regional Policy Statement (to the extent that the RPS is consistent with the requirements for MDRS). At a finer grain level, the objectives reflect the requirement to provide for MDRS.</p> <p>The NPS-UD seeks to facilitate the creation of well-functioning liveable urban environments and to ensure local authorities enable development capacity for housing and business through their land-use planning and infrastructure, so that urban areas can grow and change in response to the diverse needs of their communities.</p> <p>In regard to the RPS there are three Objectives that specifically address urban development as follows:</p> <p>Objective 23 <i>A compact, well designed and sustainable urban form that effectively and efficiently accommodates the region’s urban growth</i></p> <p>Objective 24 <i>An efficient, sustainable, safe and affordable transport network, integrated with the region’s land use pattern</i></p> <p>Objective 25 <i>Subdivision use and development in the western Bay of Plenty is located and staged in a way that integrates with the long term planning and funding mechanisms of local authorities, central government agencies and network utility providers and operators whilst having regard to the growth plans of relevant industry sector groups</i></p> <p>As the above relates to external documents they are not open for evaluation.</p> <p>Section 4.8 of this report provides an issues summary and identifies the general objectives relevant to this plan change as follows:</p> <p>Objective - To enable development capacity for housing and business through providing appropriate land use zoning and infrastructure, including transportation networks, so that urban areas can grow and change in response to the needs of all sections of the community.</p>

Objective - To use land efficiently and effectively by accommodating growth through a compact, well designed urban form incorporating Medium Density Residential Standards. (Based on Regional Policy Statement).

Objective - Residential development that provides for increased density housing while employing design elements that enable positive interactions with neighbouring properties and the wider public space

Objective - Enable Medium Density Residential Development throughout residential areas.

Objective - Medium density residential developments that are designed comprehensively so that good urban design outcomes are achieved.

Objective - To minimise the effects of urbanisation by using water-sensitive design principles and maintaining the existing landform as much as practical.

Objective - Minimisation of the risk of natural hazards to human life and the natural and built environment.

Objective - To provide interconnected multi-modal transport networks that provide safe, attractive, and efficient movement of pedestrians, cyclists, motor vehicles and provides for effective public transport.

Objective - To avoid inappropriate activities from establishing and operating within residentially zoned areas

Objective - Create an urban environment that is integrated, efficient and well-functioning that enables people to live, work, learn and play in their own local area.

The objectives of the proposal respond to the NPS-UD and are aligned with the RPS urban development objectives. Overall, they reflect the purpose of the Act in an urban growth context and are assessed as being the most appropriate way to achieve the purpose of the Act providing a clear direction in promoting the sustainable management of natural and physical resources in the context of urban development.

The above objectives are reflected in both existing and proposed (through this plan change) District Plan objectives.

Accordingly, the District Plan objectives provide the best 'test' for whether the provisions are the most appropriate way to achieve the purpose of the Act.

In regard to specific District Plan objectives, the plan change includes new objectives and policies in regard to the proposed new Section 14A Ōmokoroa and Te Puke Medium Density Residential. There are also new

objectives and policies as part of the introduction of a new zone being the Natural Open Space Zone. Except for the above for the most part the existing District Plan objectives and policies are retained.

As existing objectives have already been subject to a Section 32 assessment and submission and hearing process there is no need to revisit.

To provide context the following are the most directly relevant objectives in the Operative District Plan and provide a basis for testing provisions. The proposed objectives for the Ōmokoroa and Te Puke Medium Density Residential are also included for context purposes.

Subdivision & Development

12.2.1 Objectives

1. Subdivision and development that provides for and reinforces the existing built form and local character of an area.
2. Subdivision and development is planned in an integrated manner and provided with the necessary infrastructure and services to ensure that the land is able to be used for its intended purpose.
3. Infrastructure and services are designed and constructed to minimum standards which will result in improved environmental outcomes without significant additional cost to the community.
4. Sufficient infrastructure capacity is provided to ensure the efficient and equitable provision of services to all land in the catchment.
5. Comprehensive assessment of development proposals to ensure that the full effect of the proposal is able to be determined.
6. Subdivision and development that minimises the effects from stormwater run-off.
7. Subdivision design and development that takes into account the principles of optimum energy efficiency and the benefits of renewable energy.

Reserves

12A.2 Objectives

1. The provision of a network of reserves and facilities which satisfies the sport and leisure needs and aspirations of residents and visitors to the District whilst enhancing the natural, historic, educational and amenity values of the District.

Ōmokoroa and Te Puke Medium Density Residential

14A.2.1 Objectives

(As proposed)

1. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
2. Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.
3. Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.
4. An urban form providing positive private and public amenity outcomes.
5. Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.
6. Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.
7. Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.
8. A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding

environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.

Note: Refer to Part 2 for the assessment of the above objectives in regard to the most appropriate way to achieve the purpose of the Act.

Commercial

19.2.1 Objectives

1. Consolidated commercial centres that are vibrant commercial environments that encourage social and cultural interaction.
2. Well designed commercial centres which reflect accepted urban design principles.
3. Convenient and safe commercial centres.
4. Commercial development of a scale that is appropriate for the location.
5. Public, civic and private space that relate well to each other.
6. Commercial centres that have a high level of amenity.
7. Commercial Zones in which commercial activities can operate effectively and efficiently, without undue restraint from non-commercial uses which may require higher amenity values.
9. An efficient network of road, cycle and pedestrian linkages connecting the District's commercial centres to surrounding urban areas.
10. The development of commercial centres and associated transportation networks that enhance social, economic and cultural activity through attention to design detail and the integration of the public, civic and private places nearby and therein.
11. The development of town centres that complement adopted documents compiled with the respective communities such as town centre plans and comprehensive development plans.

Industrial

21.2.1 Objectives

	<ol style="list-style-type: none"> 1. The efficient and optimum use and development of industrial resources (including land and buildings/structures) in a manner which provides for the economic well being of the people living in the District. 2. Industrial areas which maintain amenity values from key roads within the zones, from surrounding road networks, and at the interface with other areas. 3. Industrial areas in which industrial activities can operate effectively and efficiently, without undue restraint from non-industrial uses which may require higher amenity values. 4. Viable commercial centres in which commercial activities that do not have a functional need to locate in an industrial area are consolidated.
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Part 1 – Zoning / Structure Plan / District Plan Provisions Evaluation

Assessment of most appropriate way to achieve the purpose of the Act	Proposed Objectives – Natural Open Space Zone		
<p>The purpose of this Act is to promote the sustainable management of natural and physical resources.</p> <p>(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—</p>	<ol style="list-style-type: none"> 1. Subdivision and land use that is compatible with the underlying topographical and natural hazard constraints. 	<ol style="list-style-type: none"> 2. Maintenance and enhancement of the stormwater and coastal inundation management functions of the area. 	<ol style="list-style-type: none"> 3. Maintenance and enhancement of open space, natural character and the ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.

<p>(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and</p> <p>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</p> <p>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</p>			
<p>Assessment</p>	<p>The objective directly addresses the protection of resources and health and safety issues. It is designed to avoid development where possible and where not mitigate any adverse effects of activities on the environment.</p>	<p>The objective seeks to ensure that the area’s stormwater management system operates in an appropriate manner to ensure the treatment and control of stormwater and similarly a coastal interface is maintained to mitigate the effects of potential coastal inundation. This proactively avoids, remedies and mitigates adverse effects on the environment.</p>	<p>In addition to “hazard management and water treatment” functions this objective seeks to ensure that amenity, ecological and recreational values are protected and as appropriate enhanced. This helps sustain the natural resource and associated life supporting capacity and strengthens the cultural and social wellbeing of the community.</p>

Assessment of most appropriate way to achieve objectives			
Proposed Zone Changes Ōmokoroa and Te Puke Residential General – Planning Maps			
Reasonably Practicable Options	Option 1 – status quo residential zone Use existing zone	Option 2 – existing medium density residential zone	Option 3 – new Ōmokoroa and Te Puke Medium Density Residential Zone

<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>(As proposed)</p> <p><i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p><i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i></p> <p><i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i></p> <p><i>An urban form providing positive private and public amenity outcomes.</i></p> <p><i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p>	<p>Not met. The utilization of the existing framework does not clearly differentiate between those areas where MDRS apply and other residential areas outside of Ōmokoroa and Te Puke.</p> <p>To acknowledge and clearly identify the areas subject to the MDRS this needs to be mapped separately.</p>	<p>Not met. Although there is an existing medium-density zone these are not limited to Ōmokoroa and Te Puke.</p> <p>The utilization of the existing framework does not clearly differentiate between those areas where MDRS apply and other residential areas outside of Ōmokoroa and Te Puke.</p> <p>To acknowledge and clearly identify the areas subject to the MDRS this needs to be mapped separately</p>	<p>Met – this option makes it clear where the new provisions apply.</p> <p>Within the zone overlays and/or precincts can be applied to further differentiate between different planned densities.</p>
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<p><i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p><i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p><i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>			
Summary	Does not achieve objectives.	Does not achieve objectives	Achieves objectives. (Preferred option).

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Ōmokoroa and Te Puke Medium Density Residential Zone – Planning Zone (Preferred Option)
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p> <p>Cultural Effects</p>	<p><u>Environmental Effects</u></p> <p>Has no direct environmental costs. Identifies zone by appropriate mapping. The overall implementation of MDRS replacing current zoning will promote higher densities which may increase adverse environmental effects through increased built form, increased impervious areas and associated stormwater issues, higher population, increased vehicle movements and demands for water and wastewater services.</p>

<p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Economic Effects</u> Has no direct economic costs. Identifies zone by appropriate mapping. Potential impact on valuations based on zone being applied. The overall implementation of MDRS replacing current zoning will promote higher densities which may increase demand on building materials and related matters which could increase costs.</p> <p><u>Social Effects</u> No direct effects from mapping approach. The overall implementation of MDRS replacing current zoning will promote higher densities which could result in negative social effects.</p> <p><u>Cultural Effects</u> No direct effects from mapping approach. The overall implementation of MDRS replacing current zoning will promote higher densities which may increase adverse environmental effects as discussed above which could be considered as having cultural effects.</p>
<p>Benefits Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> No direct effects from mapping approach. The overall implementation of MDRS replacing current zoning will promote higher densities which will limit the need for large areas of additional “undeveloped land” which could have environmental benefits.</p> <p>Specific development s potentially can provide for improved environmental outcomes by appropriate design.</p> <p><u>Economic Effects</u> No direct effects from mapping approach. The overall implementation of MDRS replacing current zoning will promote higher densities which will result in the construction of housing and related development which generate significant economic activity. The higher density provides for an increased local population base which will help support local businesses.</p> <p><u>Social Effects</u> No direct effects from mapping approach. The overall implementation of MDRS replacing current zoning will promote higher densities which could result in positive social effects by potentially providing more affordable housing, proving an increased population base to support social/sporting facilities and clubs.</p> <p><u>Cultural Effects</u></p>

	No direct effects from mapping approach. The overall implementation of MDRS replacing current zoning will promote higher densities which could result in positive social effects by potentially providing more affordable housing and providing increased opportunities for people to stay within the area.
Quantification	Not practicable to quantify
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives				
Proposed Zone Changes – Ōmokoroa Stage 3 – Planning Maps				
Reasonably Practicable Options	Status Quo – Current zoning maps – Future Urban	Option 4A	Option 5	Option 6

Residential Objectives	No does not deliver objectives.	<p>Met in part – base area of zoned residential land similar to Options 5 & 6. Location of commercial zone limits the extent that higher density residential development can be created around the commercial area.</p> <p>Not well connected to residential areas.</p>	<p>Mostly met – base area of zoned residential land similar to Options 4A & 6. Location of commercial zone and active reserve area provide opportunity for higher density residential development around these areas. Some limitations around commercial zone area.</p>	<p>Mostly met – base area of zoned residential land similar to Options 4A & 5. Location of commercial zone and active reserve area provide opportunity for higher density residential development around these areas. Proximity to school and already developed residential areas limits the intensification potential.</p>
Subdivision & Development Objectives	No does not deliver objectives.	<p>Met in part – commercial area location is more distant from existing and proposed development than other options making roll-out of infrastructure potentially more fragmented.</p>	<p>Mostly met – commercial area location more centrally located and integrated development achievable with proposed upgrade programme of Prole Road. Town centre is accessible from both Francis and Prole Roads.</p>	<p>Met – commercial area location in close proximity of existing development and infrastructure and integrated development achievable.</p>

Reserves Objectives	No does not deliver objectives.	Met – significant active reserve area provided and an extensive network of greenspace.	Met – significant active reserve area provided and an extensive network of greenspace.	Met – significant active reserve area provided and an extensive network of greenspace.
Commercial Objectives	Met in part - Provides “commercial zoning” but not fully aligned with commercial concept proposed and some areas compromised by residential development.	Met in part – provides commercial zone location that supports a supermarket that could easily serve a wider catchment. Provides a commercial entrance to Ōmokoroa. Location limits “village centre” role and ability to support high density residential development in close proximity.	Met – provides commercial zone location that is in close proximity to State highway while still providing a “village centre” role in a highly visible location providing an easier opportunity to develop a unique sense of place. Is also central to the Stage 3 catchment. Has the ability to support high density residential development in close proximity.	Met – location is adjacent existing residentially developed areas and the proposed new schools site. Limited potential for higher density residential development in close proximity. Provides more central location for Ōmokoroa Peninsula. Current development proposal has been assessed through a resource consent process and found to meet the comprehensive design requirements of the District Plan.

Industrial Objectives	Provides in part but some of zoned area compromised by residential development.	Met in part – provides industrial zoning but at a reduced area to that of Options 5 & 6. Industrial location provides for an appropriate interface with the State Highway.	Met – provides industrial zoning of an appropriate scale. Industrial location provides for an appropriate interface with the State Highway.	Met – provides industrial zoning of an appropriate scale. Industrial location provides for an appropriate interface with the State Highway.
Summary	Does not achieve objectives.	Achieves objectives in part	Achieves objectives	Achieves objectives – Preferred Option [with some modifications]

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Rezoning of proposed area – Ōmokoroa Stage 3 – Option 6 Modified Zoning Pattern (Preferred Option)
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<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>The proposal will change a predominantly rural area to an urban area. This will result in a loss of openness, vegetation and related habitat for some species. The landscape will become highly modified. Urbanisation will change the environment to a built form with related infrastructure. This will result in a much greater area being in non-permeable surfaces bringing related stormwater management issues. There will be a much greater human population and related increase in pet numbers which can have a negative effect on existing wildlife. Vehicle movements will be greatly increased and there will be associated increases in noise and emissions. The acoustic environment as a whole will change in nature from a rural based one with relatively quiet periods interspersed with noise from farm machinery to a more domestic activities and people dominated acoustic environment.</p> <p><u>Economic Effects</u></p> <p>The subject area includes a significant area being used highly productively, mainly for kiwifruit and avocado production. Over time, horticulture and farming activities will be displaced by urban development with a corresponding loss of economic output related to primary production and related support industries. This is likely to result in loss of employment directly related to the orcharding operations and some potential loss of employment for support industries.</p> <p><u>Social Effects</u></p> <p>The change from rural to urban will alter the rural network that currently exists.</p> <p><u>Cultural Effects</u></p> <p>Although highly modified in terms of vegetation, the overall natural landscape features of the area and “natural world” dominance provide an ongoing connection to the land and related waterways for Māori. Urban development will result in a significant modification of the environment and landscape which could further alienate Māori and particularly Tangata Whenua from their association with the land. Environmental adverse effects as described above would further degrade the relationship with the land and water.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p>	<p><u>Environmental Effects</u></p> <p>The structure plan and related provisions have been designed to ensure that development is undertaken using water sensitive design principles where practicable. The area includes significant proposed green space networks incorporating stormwater systems and walkways that will provide a positive environmental effect to the area. Although there are existing gullies providing stormwater functionality, a number of these are degraded. The development of an integrated network will include restoration of habitat and associated</p>

Including opportunities for:
(i) economic growth that are anticipated to be provided or reduced; and
(ii) employment that are anticipated to be provided or reduced

ecological corridors. The current plantings are dominated by introduced species and the intent of restoration work will be to utilise indigenous vegetation as much as practicable. The proposal also includes a significant active reserve area which provides a large open space area. The areas adjacent the coast are subject to natural hazards and zoning has been applied to manage this interface in an environmentally sensitive manner.

The removal of commercial level horticultural activities is also likely to result in a significant decrease in the use of agrichemicals and risk of contamination of land and water.

The provision of housing and employment opportunities and primary and secondary schooling means that there should be a comparative reduction in transportation activity and related adverse environmental effects.

Economic Effects

Economic benefits include a large amount of economic activity to create the base infrastructure to service the area including roading network improvements. The construction of housing and related development also generate significant economic activity and related employment. In the context of the wider western Bay of Plenty sub region the provision of a large area of land for urban development in an area of short supply will help protect employment for those in the building and related trades and support building material suppliers.

The plan change proposal includes a commercial centre and increased areas of industrial zoning providing employment and economic growth opportunities.

Social Effects

Currently the subject area has very limited social facilities. The proposal provides for a significant increase in social infrastructure ranging from sports and recreation facilities particularly the large active reserve which could include an indoor stadium and aquatic facility, neighbourhood reserves, and community facilities based around the town centre.

Cultural Effects

The proposal is designed to ensure that development is undertaken using water sensitive design principles where practicable, with the aim to minimise natural landform modification as much as feasible. The area includes significant proposed green space networks incorporating stormwater systems and walkways that will provide a positive environmental effect to the area and allow Iwi/Hapu to access the area and re-establish positive connections. There will be opportunities for joint initiatives between Iwi and Council on restoration projects. The development of an integrated network will include restoration of habitat and associated ecological corridors including the opportunity for planting of mahinga kai and rongoa habitats. Opportunities

	<p>for naming of roads and reserves will be provided to identify the connections to the area. A waka landing site and other “story telling” opportunities are to be developed as part of the reserve management planning which will be undertaken in partnership with local Iwi.</p> <p>The likely generation of employment and provision of housing may also provide positive cultural effects for local housing and work opportunities allowing people to stay within their rohe.</p>
Quantification	Not practicable to quantify
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives			
Proposed Zone Changes – Te Puke Medium Density Residential – Planning Maps			
Reasonably Practicable Options	Status Quo – Current Residential Zone land only	Current residential, all of Future Urban and other greenfield areas	Current Residential and limited selected new areas (“Zest” Future Urban Zone area and “Seddon Street Precinct” area).
Residential Objectives	Met in part. Although providing a zoning framework for the MDRS this option does not open up any additional land for residential development.	Met in part – provides greater area to provide for additional housing but requires much more assessment to be able to ascertain feasibility of development including infrastructure assessments.	Mostly met – provides greater area to provide for additional housing in areas that have already been subject to evaluation. Additional areas are adjacent to existing urban areas and provide for a logical expansion of the residential area.
Subdivision & Development Objectives	Met in part. Does not create new additional areas.	Not met – insufficient infrastructure and urban design assessment.	Mostly met – new areas are being planned in an integrated manner and can be served by necessary infrastructure services.

Reserves Objectives	Met in part. Existing reserves remain.	Met in part – existing reserves remain however no assessment undertaken to provide for larger new growth areas.	Met in part – existing reserves remain and additional areas include new reserve spaces.
Commercial Objectives	Met in part – status quo, no change	Met in part – increased additional residential areas could better support commercial areas.	Met in part – increased additional residential areas could better support commercial areas. One new development area in reasonable proximity to commercial centre.
Industrial Objectives	Met in part – status quo, no change	Met in part – increased additional residential areas could better support industrial areas	Met in part – increased additional residential areas could better support industrial areas. One new development area in reasonable proximity to industrial areas.
Summary	Achieves objectives in part.	Achieves objectives in part	Achieves objectives in part (Preferred option)

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Current Residential Areas and “Zest” Future Urban Zone area and “Seddon Street Precinct” area included as Ōmokoroa and Te Puke Medium-Density Residential Zone (Preferred Option)
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and	<u>Environmental Effects</u> Limited urban expansion and associated environmental effects. The “Seddon Street Precinct” area will change a rural area to an urban area. The area has been subject to an ecological assessment and the ecological values identified as being low. Urbanisation will change the environment to a built form with related infrastructure. This will result in a much greater area being in non-permeable surfaces bringing related stormwater management issues. Vehicle movements will be increased and there will be associated increases in noise and emissions. <u>Economic Effects</u> Limited urban expansion and associated adverse economic effects. The “Seddon Street Precinct” area is currently in pasture and has been used for maize production in recent years and accordingly a change to urban

<p>(ii) employment that are anticipated to be provided or reduced.</p>	<p>use will remove this are from production. The Zest area similarly will result in the loss of a small area of productive land.</p> <p><u>Social Effects</u> Limited urban expansion and associated adverse social effects.</p> <p><u>Cultural Effects</u> Limited urban expansion and associated adverse cultural effects. The modification of rural areas may adversely affect the relationship of Tangata Whenua with the land and water.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> Limited urban expansion. The “Seddon Street Precinct” area is planned to be developed using water sensitive urban design principles where practicable.</p> <p>Both the Sedon Street area and the Zest development area include proposed green space networks incorporating stormwater systems and walkways that will provide a positive environmental effect to the area. Associated with this is landscaping that will improve current biodiversity.</p> <p>The removal of commercial level horticultural activities is also likely to result in a significant decrease in the use of agrichemicals and risk of contamination of land and water.</p> <p><u>Economic Effects</u> Limited urban expansion however there will be economic benefits include a large amount of economic activity to create the base infrastructure to service new development areas including roading network improvements. The construction of housing and related development also generates significant economic activity and related employment.</p> <p><u>Social Effects</u> Limited urban expansion however there will be social benefits from the provision of increased new housing.</p> <p><u>Cultural Effects</u> Limited urban expansion however there may be cultural benefits in the new development areas related around stormwater management and biodiversity improvements.</p> <p>The likely generation of employment and provision of housing may also provide positive cultural effects for local housing and work opportunities allowing people to stay within their rohe.</p>

Quantification	Not practicable to quantify
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives		
Natural Hazards Maps for Ōmokoroa and Te Puke (for relevant natural hazards in each area)		
Reasonably Practicable Options	Option 1: Status quo / Do nothing. This maintains the current District Plan Maps for Ōmokoroa and Te Puke which are out-of-date.	Option 2: Insert into the District Plan Maps for Ōmokoroa updated maps for flooding and new maps for coastal erosion, coastal inundation and liquefaction based on the scenarios described in Section 5.2.2 (Natural Hazards – Ōmokoroa). Insert into the District Plan Maps for Te Puke updated maps for flooding and new maps for liquefaction based on the scenarios described in Section 6.2.4 (Natural Hazards – Te Puke).
Applicable Objectives Objective 8.2.1 Minimisation of the risk of natural hazards to human life and the natural and built environment.	Under this option the up-to-date natural hazards maps would still be publicly available for Ōmokoroa and Te Puke but it would require plan users to search for this information outside of the District Plan (e.g. MAPI on Council’s website) therefore the information may be overlooked. Also, maps held outside of the District Plan can only assist with managing natural risk to an extent. They can be used to inform decision on buildings consents. However, they cannot be used to specifically require resource consent and only in some instances can they be taken into account when making decisions on resource consents required for other reasons.	This option would ensure that the up-to-date natural hazards maps for Ōmokoroa and Te Puke are readily available in the District Plan in addition to being available elsewhere on Council’s website. This ensures that the maps will not be overlooked. Natural hazards maps included within the District Plan can also be used to trigger resource consents and impose conditions whenever this is deemed necessary. They can therefore be used to minimise natural hazard risk.

	This option will not allow Council to minimise natural hazard risk.	
Conclusion	Will not achieve objective.	Will achieve objective. (Preferred option)

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Efficiency & Effectiveness of the Preferred Option in Achieving the Objectives	Natural Hazards Maps for Ōmokoroa and Te Puke (for relevant natural hazards in each area) Option 2: Insert into the District Plan Maps for Ōmokoroa updated maps for flooding and new maps for coastal erosion, coastal inundation and liquefaction based on the scenarios described in Section 5.2.2 (Natural Hazards – Ōmokoroa). Insert into the District Plan Maps for Te Puke updated maps for flooding and new maps for liquefaction based on the scenarios described in Section 6.2.4 (Natural Hazards – Te Puke).
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.	<u>Environmental Effects</u> No environmental costs from displaying information about potential natural hazards on the District Plan Maps. <u>Economic Effects</u> The identification of natural hazards on the District Plan Maps could potentially increase insurance premiums for buildings or effect the ability to get insurance for buildings (now or in the future). It could also potentially be reflected in property valuations. It also triggers the need for Council to manage natural hazard risk within such areas. This means controls on subdivision and land use which could increase development costs and/or result in lost opportunities to develop in certain areas. <u>Social Effects</u> No social costs from informing the community about potential natural hazards on the District Plan Maps. <u>Cultural Effects</u> No cultural costs from informing the community about potential natural hazards on the District Plan Maps.
Benefits Environmental Effects	<u>Environmental Effects</u>

<p>Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>Displaying information about potential natural hazards on the District Plan Maps allows opportunities to maintain or make improvements to that environment in order to manage natural hazards. For example, retaining or creating stormwater ponds / flowpaths to manage potential flooding or coastal inundation.</p> <p><u>Economic Effects</u> Early identification of potential natural hazards allows communities to take measures to avoid or mitigate natural hazard risk. This can avoid or significantly reduce economic losses that could otherwise be anticipated from a natural disaster. For example, costs associated with emergency response and damage to buildings and infrastructure.</p> <p><u>Social Effects</u> Early identification of potential natural hazards allows communities to take measures to avoid or mitigate natural hazard risk. This can avoid or significantly reduce social costs that could otherwise be anticipated from a natural disaster. For example, loss of life, injury or impacts on social infrastructure.</p> <p><u>Cultural Effects</u> Early identification of potential natural hazards allows communities to avoid or mitigate natural hazard risk. This can avoid or significantly reduce cultural costs that could otherwise be anticipated from a natural disaster. For example, loss of cultural buildings.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives

Controls on subdivision and land use within Ōmokoroa and Te Puke (for relevant natural hazards in each area)

<p>Reasonably Practicable Options</p>	<p>Option 1: Status quo / Do Nothing. For liquefaction, this would mean no specific District Plan provisions to manage natural hazard risk for subdivision or land use.</p>	<p>Option 2: Insert into Section 8 – Natural Hazards specific new provisions for subdivision and land use within areas shown as “liquefaction damage is possible”, “liquefaction damage is</p>
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	For coastal erosion, coastal inundation, flooding and land instability (landslide), there are existing provisions which manage natural hazard risk for subdivision and land use.	unlikely” and “liquefaction category is undetermined” while retaining the existing provisions for coastal erosion, coastal inundation, flooding and land instability (landslide).
Applicable Objectives Objective 8.2.1 Minimisation of the risk of natural hazards to human life and the natural and built environment.	For liquefaction, relying on the RMA and building consent process is an interim and limited measure for managing natural hazard risk in the absence of a Plan Change. It does not allow Council to minimise natural hazard risk. However, for coastal erosion, coastal inundation, flooding and land instability (landslide) the existing rules are sufficient for allowing Council to minimise natural hazard risk.	Introducing specific liquefaction provisions into the District Plan will allow Council to control subdivision and land use in all cases where it is deemed necessary to minimise natural hazard risk. Council will be able to specifically require resource consent for subdivision and land use and set appropriate requirements for liquefaction assessments and risk reduction measures.
Conclusion	Will not achieve objective with respect to liquefaction.	Will achieve objective. (Preferred option]

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Efficiency & Effectiveness of the Preferred Option in Achieving the Objectives	Controls on subdivision and land use within Ōmokoroa and Te Puke (for relevant natural hazards in each area) Option 2: Insert into Section 8 – Natural Hazards specific new provisions for subdivision and land use within areas shown as “liquefaction damage is possible”, “liquefaction damage is unlikely” and “liquefaction category is undetermined” while retaining the existing provisions for coastal erosion, coastal inundation, flooding and land instability (landslide).
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<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u></p> <p>No environmental costs from managing natural hazard risk within areas susceptible to natural hazards. Proposed new provisions for liquefaction and existing provisions for coastal erosion, coastal inundation, flooding and land instability (landslide) ensure that development and any modification of land minimises natural hazard risk while other controls in the District Plan would protect other aspects of the environment e.g. any ecological features.</p> <p><u>Economic Effects</u></p> <p>Increased development costs from the new requirement to obtain land use consent for buildings, infrastructure and earthworks within liquefaction areas. Costs include project delays, preparation of applications, preparation of liquefaction assessments, lodgement fees and any required risk reduction measures e.g. ground improvement, specific foundation design or avoiding development in certain areas. No increase in development costs for subdivision as these are already subject to resource consent and liquefaction assessments.</p> <p><u>Social Effects</u></p> <p>No social costs as provisions will minimise natural hazard risk for buildings, lifeline infrastructure and health and safety.</p> <p><u>Cultural Effects</u></p> <p>No cultural costs as provisions will minimise natural hazard risk for buildings, lifeline infrastructure and health and safety.</p>
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<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> Proposed new provisions for liquefaction and existing provisions for coastal erosion, coastal inundation, flooding and land instability (landslide) ensure that development and any associated earthworks will not modify the environment in a manner which causes natural hazard risk to be more than low.</p> <p><u>Economic Effects</u> Taking measures to avoid or mitigate natural hazard risk can avoid or significantly reduce economic losses that could otherwise be anticipated from a natural disaster. For example, costs associated with emergency response and damage to buildings and infrastructure.</p> <p><u>Social Effects</u> Taking measures to avoid or mitigate natural hazard risk can avoid or significantly reduce social costs that could otherwise be anticipated from a natural disaster. For example, loss of life, injury or impacts on social infrastructure.</p> <p><u>Cultural Effects</u> Taking measures to avoid or mitigate natural hazard risk can avoid or significantly reduce social costs that could otherwise be anticipated from a natural disaster. For example, loss of cultural buildings. Natural hazard provisions can also ensure that development in some areas is avoided or that changes to the natural landform are minimised which can in turn protect cultural values.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to Financial Contributions (FINCOS) - Section 11

achieve objectives				
Reasonably Practicable Options	<p>Option 1</p> <p><u>Status Quo:</u> The operative rules around financial Contributions are linked to an average lot size to ensure that a minimum density of 12 dwellings per hectare can be achieved. This equates to an average lot size not exceeding 625m². This means that one household equivalent is equal to an average lot size of 625m². Under the Status Quo, A financial contribution can only be charged through a subdivision or land use consent. As the construction of up to three residential units per lot is now a Permitted Activity, it will not be possible to charge a financial contribution on these residential units under the current rules.</p>	<p>Option 2</p> <p><u>Financial contributions based on yield for larger subdivisions and developments:</u> A minimum density or yield must be achieved in Te Puke and Ōmokoroa for larger subdivisions and developments. In Te Puke and most parts of Ōmokoroa a yield of 20 residential units per hectare must be achieved. There are also a few areas in Ōmokoroa Stage 3 Structure Plan Area (close to the town centre or relatively flat) where 30 lots/units per hectare must be achieved. There are also two steep areas in Ōmokoroa where a minimum yield of 15 lots/units per hectare is required. As a result, financial contribution calculations for ecological, recreation and leisure, transportation, water supply, wastewater and stormwater shall be based on the required minimum number</p>	<p>Option 3</p> <p><u>Financial contributions for one or two permitted additional residential units on a site:</u> Up to three residential units can be constructed on a lot as a Permitted Activity. As a result, no resource consent is required. These additional residential units will still have an effect on Council's bulk infrastructure. As a result, financial contributions will be charged on the first and second additional residential units through the building consent process.</p> <p>These additional residential units will vary in size. Some people will construct a large 3-bedroom unit for a family and others might just build a small 1 or 2-bedroom unit for parents. There is a direct correlation between the size of the residential unit and the effect it will have on Council's infrastructure. Research has been done to determine the average size of new residential</p>	<p>Option 4</p> <p><u>Financial contributions for lots less than 1400m² to create 1-2 additional vacant lots:</u> Option 2 mainly focuses on the subdivision of larger sites or where a developer is also constructing the residential units as part of the subdivision. therefore, providing Council with consenting documents and plans that shows the completed outcome. However, it is not practical to apply the same FINCO rules around the subdivision of a relatively small site (below 1,400m² in this case) where the final outcome is unknown. As the site will be below 1400m² and only 1-2 additional vacant lots are being created, a yield calculation based on 'per hectare' might not be fair and reasonable.</p> <p>It will therefore be more appropriate to charge FINCOs for ecological protection, recreation and leisure, water, wastewater, stormwater and</p>

		<p>of lots/units per hectare for each area.</p> <p>These financial contributions are charged through a resource consent process. Where balance lots are created for future subdivision or residential development, a financial contribution equal to one household equivalent only will be charged at this time. A financial contribution based on the required yield will only be applied to these lots once future subdivision or land use consent is applied for.</p>	<p>units that is currently on the market within the western Bay of Plenty. As per the research, the average gross floor area per residential unit, excluding garage, is around 150m². One household equivalent is therefore equal to a gross floor area of 150m². Some of these residential units might be multi-storey. As a result, it will be fairer to base financial contributions for stormwater on the building footprint. Each additional residential unit with a gross floor area or building footprint less than 150m² shall pay a reduced financial contribution that is proportional to 150m². However, the minimum contribution to be paid for an additional residential unit shall be 0.5 of a household equivalent.</p>	<p>transportation based on 1 household equivalent per additional vacant lot.</p>
<p>3. A financial contributions strategy which ensures that financial contributions are charged</p>	<p>As per the operative rules one household equivalent is equal to an average lot size of 625m². However, most residential development in the structure plan area must achieve a higher density. This will result in</p>	<p>This option explicitly identifies the designed densities and links required financial contributions to these densities. Council has a good understanding of the number of households to be accommodated per catchment</p>	<p>This option enables Council to charge a financial contribution on a Permitted Activity to recover costs of providing infrastructure.</p>	<p>This calculation option for smaller sites creating 1-2 additional vacant lots without any development plans will be more fair and reasonable.</p>

<p>on the basis of covering the community's costs of providing infrastructure.</p>	<p>a funding shortfall in bulk infrastructure funding through financial contributions. Consequently, it will not align with council's funding policy on growth pays for growth.</p>	<p>and sub-catchment. These household numbers have been included in the development costs and funding models for all required bulk services. This will result in adequate funding for and efficient utilisation of the District's infrastructure.</p>		
<p>4. A financial contributions strategy which is responsive to the social, environmental and economic needs of the community.</p>	<p>The current financial contribution strategy is based around a residential density of 12 dwellings/ha and thus not responsive to current residential densities. As a result, the strategy is not linked to the social, environmental and economic needs that are associated with a higher residential density.</p>	<p>The proposed strategy has a direct correlation between required density, the location of recreational, social and community infrastructure and financial contributions to be paid. Meaning more contributions will be obtained from higher density residential areas to generate sufficient funds for the provision of the required recreational, social and community infrastructure in close proximate to these areas.</p>	<p>Infill residential units will result in an increase in density within built-up areas. This will result in more hardstand and as a result more stormwater run-off. Densification will affect all services and will also impact on the need additional recreational space and other facilities where the community can socialise.</p> <p>The proposed strategy has a direct correlation between required density, the location of recreational, social and community infrastructure and financial contributions to be paid. Meaning more contributions will be obtained from higher density residential areas to generate sufficient funds for the provision of the required recreational, social</p>	<p>There will be landowners that are not 'developers' who just want to create one or two additional vacant lots for future development by most likely a third party. The outcome is therefore unknown.</p>

			and community infrastructure in close proximity to these areas.	
Summary	Will not achieve the objectives as there are no direct correlation between financial contributions to be paid and required bulk infrastructure.	Option 2 will achieve the objectives as there is a more direct correlation between residential units to be constructed in a certain area, required infrastructure and financial contributions to be paid. (Preferred option).	Option 3 will achieve the objectives as there is a more direct correlation between residential units to be constructed in a certain area, required infrastructure and financial contributions to be paid. (Preferred option).	Option 4 is more practical for smaller sites creating 1-2 additional vacant lots where no residential units are proposed with the subdivision. The final development outcome is therefore unknown. Option 4 will therefore achieve the objectives. (Preferred Option)

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Financial Contributions Option 2 – Financial contributions based on yield for larger subdivisions and developments. Option 3 – Financial contributions for one or two permitted additional residential units on a site. Option 4 – Financial contributions for lots less than 1400m ² to create 1-2 additional vacant lots.
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for:	<u>Environmental Effects</u> The provision for financial contributions does not have any direct environmental costs. <u>Economic Effects</u> The proposed financial contributions will impose direct financial costs for any additional development. This will add to the direct cost of providing additional residential units and will also be reflected in the price of new residential units. If insufficient payment is received this leads to a shortfall in the ability to pay for the required infrastructure and the related passing of additional costs onto the wider community likely requiring an increase in rates and Council debt.

<p>(i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Social Effects</u> No direct costs. Impact on the affordability of housing may have related social effects.</p> <p><u>Cultural Effects</u> No direct cultural costs.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> The adequate funding of required infrastructure enables the infrastructure to be installed as needed to ensure that environmental effects associated with urban development e.g., stormwater are appropriately managed.</p> <p><u>Economic Effects</u> There will be a direct correlation between the number of residential units within a specific area, the cost and timing of required bulk infrastructure and the financial contributions to be obtained from the specific area. This will provide certainty that adequate funding will be available when needed. The cost of infrastructure is directly linked to the cause. This ensures that the wider community does not have to pay for growth-based infrastructure. There is additional capacity in most of the existing services within built-up areas. Allowing a second and third residential unit on a lot will result in a more compact urban environment. Providing the ability to provide greater density than the base requirement without paying additional financial contributions incentivises increased density (within certain parameters).</p> <p><u>Social Effects</u> Financial contributions help to fund recreational and social infrastructure such as reserves, libraries, new halls and other community facilities. It is also known that these facilities become more important as densities increase. By linking financial contributions to the required density will ensure that sufficient funding is obtained to provide the required infrastructure.</p> <p>The financial contributions ensure that the required level of services can be provided to support the social wellbeing of the community.</p> <p><u>Cultural Effects</u> No direct benefits. The adequate funding of required infrastructure enables the infrastructure to be constructed as needed to ensure that environmental effects associated with urban development e.g., stormwater are appropriately managed which has a correlation to the protection of cultural values.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>

Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.
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Assessment of most appropriate way to achieve objectives			
Section 12 – Earthworks – Ōmokoroa			
[Refer also to evaluation of earthworks in Residential assessment]			
Provision Reasonably Practicable Options	<p>Option 1: Maintain status quo: There are general and specific provisions that relate to parts of Ōmokoroa in the Subdivision and Development section of the District Plan.</p> <p>These include: Site suitability certification, Geotechnical reporting, Engineering design of earthworks, and within the current Ōmokoroa Stage 2 Structure Plan area restrictions on the maximum area of earth disturbed in a six monthly period – 300m² (as a permitted activity, more than 300m² as a controlled activity) and requirements for hapu monitoring.</p> <p>Residential and Medium-Density Residential Zones – there are no specific earthworks requirements within the Zone provisions.</p>	<p>Option 2: Maintain current provisions within Section 12 but amend by including Stage 3 and explicitly providing exceptions to Ōmokoroa Residential. For clarity provisions relating to Ōmokoroa Residential are included within that section of the District Plan and continue to include provision for hapu monitoring of earthworks for Comprehensive Residential Developments and for areas exceeding an area of 300m² per lot is provided for.</p>	<p>Option 3: No specific earthworks provisions.</p>

<p>Applicable Objectives</p> <p>1. Subdivision and development that provides for and reinforces the existing built form and local character of an area.</p> <p>5. Comprehensive assessment of development proposals to ensure that the full effect of the proposal is able to be determined.</p>	<p>Monitoring requirements as exist for the current Stage 2 Structure Plan area acknowledge the areas historic occupation by Māori and the likely discovery of culturally significant features when earthworks are being undertaken.</p> <p>The current provisions are limited to Stage 2 areas.</p>	<p>This option effectively is a rollover of current monitoring requirements as exist for the current Stage 2 Structure Plan area which acknowledge the areas historic occupation by Māori and the likely discovery of culturally significant features when earthworks are being undertaken.</p> <p>It updates the provision to cover Stage 3 being the expanded new development area.</p> <p>To provide greater clarity the provisions that relate to the Ōmokoroa Residential Zone area are relocated to that section.</p>	<p>This provision is based on the Regional Council having the statutory responsibility for land disturbance at a larger scale and other legislation such as the Building Act / Building Code and the Heritage NZ Pouhere Taonga Act.</p> <p>This option has the advantage of being administratively simpler from a District Council RMA perspective and simpler for developments.</p> <p>It does not however address visual amenity effects and does not proactively enable the involvement of hapu in monitoring earthworks that may affect cultural values.</p>
	<p>May not achieve objectives</p>	<p>Will achieve objectives [Preferred option]</p>	<p>Will not achieve objectives.</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

<p>Provision</p>	<p>Earthworks – Ōmokoroa - Hapu Monitoring</p> <p>Provision for hapu monitoring of earthworks for all development within Stages 2 and 3 for areas exceeding an area of 300m² per lot with Ōmokoroa Residential Zone requirements being provided with that Zone.</p>
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p>	<p><u>Environmental Effects</u></p> <p>No direct environmental costs in regard to monitoring requirements.</p> <p><u>Economic Effects</u></p>

<p>Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p>Requirements for hapu monitoring can delay resource consents and the undertaking of works. Additional costs in hiring monitors.</p> <p><u>Social Effects</u> No direct effects.</p> <p><u>Cultural Effects</u> Any earthworks will affect the landform and associated cultural values. Without prior consultation and engagement of hapu monitors as may be required there is a risk that important cultural heritage may be accidentally destroyed or damaged.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> No direct environmental benefits in regard to monitoring requirements.</p> <p>May encourage reduced earthworks and related less impact on the environment.</p> <p><u>Economic Effects</u> May encourage reduced earthworks and less overall earthworks cost. Additional income for local hapu</p> <p><u>Social Effects</u> No known effects.</p> <p><u>Cultural Effects</u> The proposed provisions recognise and provide for the management of the new development areas in a manner that is more aligned to respecting the landform. The retention of cultural monitoring provisions and expansion into the new development areas strengthens Pirirakau’s kaitiakitanga role on the Peninsula.</p>
<p>Quantification</p>	<p>Not practicable to quantify. Will vary with each development.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives					
Subdivision & Development Provision Changes (Section 12)					
Provision	Property access restrictions - Ōmokoroa and Prole Roads	Sealed Gravity Wastewater System Requirements - Ōmokoroa Stage 3	Streetscape Design – Specific provisions for Ōmokoroa Road only, spacing and information requirements for Ōmokoroa and Te Puke ‘residential’ structure plan areas.	Compliance with Structure Plans	Stormwater – specific requirements for Ōmokoroa and Te Puke
Reasonably Practicable Options					
1. Subdivision and development that provides for and reinforces the existing built form and local character of an area.	N/A	N/A	Provides a continuity of design for Ōmokoroa Road. Ensures that adequate tree provision is made within the streetscape for new development areas.	The structure plans provide the “blueprint” and framework for the integrated development of areas. These have been developed in consultation with the community to reflect the characteristics desired for new growth areas.	The stormwater requirements reflect the existing characteristics of the subject areas and support water sensitive urban design that respects the existing characteristics of the area.
2. Subdivision and development is planned in an	To ensure that Ōmokoroa Road and Prole Road function in accordance	To enable the urbanisation of the subject area, the ability to dispose of	Provides a continuity of design for Ōmokoroa Road.	The structure plans provide the “blueprint” and	The stormwater requirements support the structure plans

integrated manner and provided with the necessary infrastructure and services to ensure that the land is able to be used for its intended purpose.	with their intended functions, access restrictions are being applied.	wastewater is a key infrastructure matter. The requirement for sealed gravity wastewater systems safeguards the ability to utilise the existing sewerage pipeline connecting to the Tauranga City Sewage Treatment Plant. Alternative options would not meet the operational and capacity requirements.	Ensures that adequate tree provision is made within the streetscape for new development areas.	framework for the integrated development of areas. Unless there are requirements to be in accordance with structure plans, integrated planned development will be replaced by adhoc development with associated poor outcomes, higher costs and uncertainty.	which in turn are informed by the Comprehensive Stormwater Consents and related Stormwater Management Plans. The stormwater provisions assist in ensuring that land can be used for its intended purpose.
3. Infrastructure and services are designed and constructed to minimum standards which will result in improved environmental outcomes without significant additional cost to the community.	In the context of this objective the minimum standards are restrictions on access designed to result in positive environmental outcomes and without additional costs to the community.	The requirement for sealed gravity wastewater systems becomes a minimum standard which will result in improved environmental outcomes. Although the upfront costs may be greater than less robust systems, the ability to utilise existing reticulation infrastructure and lifecycle costs will save the community long term costs.	Appropriate streetscape design minimum requirements will result in an improved environmental outcome without significant additional cost to the community.	The structure plans identify the required infrastructure to service areas aimed at delivering high quality environmental outcomes in an economically effective and efficient manner.	The stormwater requirements are informed by the Comprehensive Stormwater Consents and provide direction on minimum standards to be met.
4. Sufficient infrastructure capacity is	The restriction on access is designed to ensure that the capacity and function	The requirement for sealed gravity wastewater systems safeguards the	N/A	The structure plans identify the required infrastructure to	The stormwater requirements are designed to ensure

provided to ensure the efficient and equitable provision of services to all land in the catchment.	of roading and related infrastructure on these roads is efficient. Alternative access can be provided through appropriate design of developments.	ability to utilise the existing sewerage pipeline connecting to the Tauranga City Sewage Treatment Plant. Without this there will not be sufficient capacity to provide for growth. By applying this across the Stage 3 Structure Plan area this provides an equitable provision of service.		service areas aimed at delivering high quality environmental outcomes in an economically effective, efficient and equitable manner.	that there is sufficient stormwater infrastructure capacity to service the urban catchment.
5. Comprehensive assessment of development proposals to ensure that the full effect of the proposal is able to be determined.	The specific access requirements for Ōmokoroa and Prole Roads are aimed at providing a well-functioning urban form and ensuring developments are designed comprehensively including providing appropriate transportation networks.	All proposals will be required to design and demonstrate compliance with sealed gravity wastewater system requirements. A sealed system provides the ability for the urban area to function in an effective and responsible manner in terms of wastewater management.	The streetscape requirements are designed to facilitate amenity values by having consistent requirements within new development areas.	The structure plans and related provisions require development to be in accordance with the respective structure plan to facilitate a well-functioning urban form and to ensure land is used effectively and amenity values maximised.	As part of any development proposals will need to address the relevant stormwater requirements.
6. Subdivision and development that minimises the effects from stormwater run-off.	Prole Road has been designed to incorporate sensitive stormwater design principles. The restrictions on accesses to Prole Road assists in the ability to have a	A sealed gravity wastewater system ensures that there is no stormwater infiltration.	Streetscape requirements ensure that areas of “soft-surfaces” are provided and vegetated to assist with stormwater management.	The structure plans and related provisions provide for a comprehensive stormwater system aimed at minimising	Both Ōmokoroa and Te Puke have Comprehensive Stormwater Consents and related Stormwater Catchment

	comprehensive and well functioning stormwater management system.			the adverse effects of stormwater run-off.	Management Plans. For Ōmokoroa these are in the process of being renewed. To better reflect best practice in stormwater management and to recognize existing stormwater management issues and further pressure on these systems through intensified urban development. To provide better direction on these and related matters stormwater provisions in the District Plan should be updated to ensure that adverse effects are minimised.
7. Subdivision design and development that takes into account the principles of optimum energy efficiency and the	The restriction on access is designed to ensure that the capacity and function of roading and related infrastructure on these roads is efficient and provides an improved transport corridor for	N/A	N/A	The structure plans identify the required infrastructure to service areas aimed at delivering high quality environmental outcomes in an economically	N/A

<p>benefits of renewable energy.</p>	<p>other modes of transport such as bicycles.</p>			<p>effective and efficient manner. For larger structure plan areas such as Ōmokoroa Stage 3 this includes an integrated non-motorised network and the provision of cycleway lanes on key routes.</p>	
<p>Summary</p>	<p>The Ōmokoroa and Prole Road property access restrictions provide an appropriate means to ensure the safe and efficient functioning of the roading network and other services.</p>	<p>The requirement for sealed gravity wastewater systems safeguards the ability to utilise the existing sewerage pipeline connecting to the Tauranga City Sewage Treatment Plant. Without this there will not be sufficient capacity for growth.</p>	<p>Provides a continuity of design for Ōmokoroa Road and base requirements for new development structure plan areas to ensure that the streetscene is adequately vegetated.</p> <p>For Ōmokoroa the continuance of the status quo would overly dictate species and not provide for native species.</p>	<p>The structure plans provide the “blueprint” and framework for the integrated development of the area. Unless there are requirements to be in accordance with structure plans, integrated planned development will be replaced by adhoc development with associated poor outcomes, higher costs and uncertainty.</p>	<p>Both Ōmokoroa and Te Puke have Comprehensive Stormwater Consents and related Stormwater Catchment Management Plans. To better reflect best practice in stormwater management and to recognize existing stormwater management issues and further pressure on these systems through intensified urban development. To provide better direction on these and related matters</p>

					stormwater provisions in the District Plan should be updated. Without these requirements the Council may fail to meet the requirements of the respective Comprehensive Stormwater Consents.
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Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Subdivision & Development Provision Changes
	Ōmokoroa and Prole Road property access restrictions
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Minor effects based on any alternative access provision not necessarily being the most direct route to provide access.</p> <p><u>Economic Effects</u> Minor effects based on any alternative access provision not necessarily being the most direct route to provide access. Possible addition of extra roading and associated cost.</p> <p><u>Social Effects</u> None</p> <p><u>Cultural Effects</u> None</p>
Benefits	<u>Environmental Effects</u>

<p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>Provides a safer and more efficient transportation network including provision of bicycle lanes. Facilitates a well-functioning urban environment.</p> <p><u>Economic Effects</u> Provides for an effective transportation corridor and supports alternative transport options. Supports a well-functioning urban environment and economic activity associated with the construction and operation of the new urban form.</p> <p><u>Social Effects</u> Encourages an active street frontage supporting social interaction. Ability to cycle safely provides health transportation option.</p> <p><u>Cultural Effects</u> Assists in the functioning of a swale-based stormwater system supporting healthy waterways.</p>
Quantification	Not practicable to quantify
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Subdivision & Development Provision Changes
	Sealed wastewater systems - Ōmokoroa Stage 3
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for:</p>	<p><u>Environmental Effects</u> No direct adverse effects. The increase in human population will result in increasing treatment requirements which if not operated appropriately can have major environmental effects.</p> <p><u>Economic Effects</u> The initial upfront costs to achieve a sealed wastewater system are likely to be greater than a standard wastewater system which will result in higher development costs.</p> <p><u>Social Effects</u></p>

<p>(i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>No direct effects.</p> <p><u>Cultural Effects</u> No direct adverse effects. The increase in human population will result in increasing treatment requirements which if not operated appropriately can have major environmental and related cultural effects if human waste is not treated appropriately.</p>
<p>Benefits Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> A sealed system will provide a more robust wastewater system and significantly reduce the risk of any environmental pollution.</p> <p><u>Economic Effects</u> The requirement to have a sealed system will result in additional economic activity during construction. The lifecycle cost savings are expected to be positive based on providing a more robust system and maintaining capacity through less chance of leaks and infiltration.</p> <p><u>Social Effects</u> No direct social effects.</p> <p><u>Cultural Effects</u> As a more robust system there is a reduced chance of system failure which could cause related cultural effects if human waste is not treated appropriately.</p>
<p>Quantification</p>	<p>Not practicable to fully quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Subdivision & Development Provision Changes
	Streetscape Tree Planting Requirements
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> A closer planting requirement could provide increased environmental benefits and better support ecosystems.</p> <p><u>Economic Effects</u> Dependent on planting implemented, potentially more expensive to plant and maintain native trees/plants than exotics. There is a financial cost to purchasing trees for planting.</p> <p><u>Social Effects</u> None.</p> <p><u>Cultural Effects</u> No direct effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> May provide more appropriate plants for the area and assists in creating an improved habitat. Ensures a minimum number of trees within the streetscape.</p> <p><u>Economic Effects</u> Potentially supports local native plant and other nurseries.</p> <p><u>Social Effects</u> Potentially provides a connection for the wider community with an increased in plants that are native to the area while maintaining established landscape pattern for Ōmokoroa Road.</p> <p><u>Cultural Effects</u> Potentially strengthens the relationship with the area for Iwi by bringing back plants that are native. Helps assist in providing habitat to bring back native fauna.</p>

Quantification	Not practicable to quantify
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available noting that implementation is proposed to be outside of the District Plan.

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Subdivision & Development Provision Changes
	Compliance with Structure Plan
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.	<u>Environmental Effects</u> May restrict or make more difficult to implement alternative innovative methodologies which could provide improved outcomes. <u>Economic Effects</u> May restrict or make more difficult to implement alternative innovative methodologies which could provide a more cost-effective outcome. Will restrict people carrying out development unless in accordance with the structure plan including sequencing which could prohibit development on land where the owner/developer is wanting to develop earlier. <u>Social Effects</u> None <u>Cultural Effects</u> The structure plans facilitate urban development which could be viewed as having a negative effect on the cultural values of the area.
Benefits Environmental Effects Economic Effects Social Effects	<u>Environmental Effects</u> The structure plans will provide positive environmental outcomes by ensuring an integrated approach to the urbanisation of the area and related environmental enhancements and safeguards. This includes the development and enhancement of stormwater management systems utilising water sensitive design where practicable. The structure plans ensure that

<p>Cultural Effects</p> <p>Including opportunities for:</p> <p>(i) economic growth that are anticipated to be provided or reduced; and</p> <p>(ii) employment that are anticipated to be provided or reduced.</p>	<p>development will occur in a co-ordinated manner enabling a controlled development so that appropriate infrastructure is in place to manage growth.</p> <p><u>Economic Effects</u></p> <p>The structure plans provide certainty as to sequencing, timing, infrastructure requirements and overall development blueprint which enables positive investment decisions. There are significant planned infrastructure works which will generate economic activity and growth and related employment. The provision of infrastructure and related rezoning of land facilitates significant land development and associated house construction generating further economic activity. The certainty provided by the structure plans enables the productive use of the land to be maximised without adhoc developments limiting the ability to utilise the land.</p> <p><u>Social Effects</u></p> <p>In the context of Ōmokoroa Stage 3 the structure plans supports a strong social framework through the provision of a commercial centre with associated public gathering spaces and facilities, an integrated reserve network with walkways, a large central active reserve area with potential aquatic and indoor sports facilities and a coherent urban framework that enables a well-functioning urban society.</p> <p><u>Cultural Effects</u></p> <p>The structure plans identify the required infrastructure to service areas aimed at delivering high quality environmental outcomes including protection and enhancement of waterways. Linked to the Ōmokoroa Stage 3 Structure Plan are proposals for a waka landing area, mahinga kai and rongoa planting, road naming, information panels and other initiatives to recognize and celebrate the cultural ties to the land of Iwi.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Subdivision & Development Provision Changes
	Stormwater – specific requirements for Ōmokoroa and Te Puke
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Any stormwater discharge may still cause adverse environmental effect. In an urban context where increased density is being promoted there is likely to be greater stormwater management issues.</p> <p><u>Economic Effects</u> Requirements for stormwater management will mean that more land area may be required for stormwater management purposes which will reduce the residential yield of development areas. Stormwater infrastructure and the “lost” of land for residential development will result in increased cost of development.</p> <p>The requirements will mean that in some situations individual properties may have to install specific stormwater management systems which will increase the cost of development.</p> <p><u>Social Effects</u> No direct adverse social effects. As above the increased cost of development may constrain people from undertaking development and providing housing.</p> <p><u>Cultural Effects</u> As under environmental effects, any stormwater discharge may still cause adverse environmental effect. In an urban context where increased density is being promoted there is likely to be greater stormwater management issues and the risk of an adverse effect on water values which can correlate to an adverse effect on cultural values.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and</p>	<p><u>Environmental Effects</u> The proposed provisions support an improved stormwater management approach which should result in improved stormwater management outcomes.</p> <p><u>Economic Effects</u> By having an integrated stormwater management system, stormwater can be managed in a manner to avoid damage and loss of access to properties due to flooding and related stormwater issues.</p> <p><u>Social Effects</u> No direct social benefits. As above a well-designed stormwater management approach can protect communities from severe flood damage and a corresponding adverse social effect.</p>

(ii) employment that are anticipated to be provided or reduced	<u>Cultural Effects</u> As under environmental effects improved stormwater management can result in better water quality outcomes which can correlate to a positive adverse effect on cultural values
Quantification	Not practicable to quantify.
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives		
Section 16 – Rural-Residential Zone Subdivision Standards		
Provision Reasonably Practicable Options	Option 1. Maintain status quo: Minimum lot size: 3000m ² provided that the average area for lots shown on any plan of subdivision shall be not less than 4000m ² .	Option 2. New subdivision standard for Stage 3: Minimum lot size: 2000m ²
Rural-Residential Objectives [Operative District Plan 16.2.1] 1. Protection of the ability of the inhabitants to enjoy the rural-residential	Meets objectives in part The existing provision is generally District wide. In the Ōmokoroa context and especially in more recently developed areas resource consents are often granted with a lesser average than prescribed. The areas are of a size that meets the current Rural-Residential Objectives but when considered in the particular context of Rural-Residential zoned areas in the	Meets objectives in part The proposed change is only applicable for Ōmokoroa Stage 3. This is partly because this area is only partially developed, there is a new zone proposed (Natural Open Space Zone) which carries out some of the “functions” of the current Rural-Residential Zone, and Stage 3 does not have the same level of natural hazard constraints as other Rural-Residential areas within the Peninsula.

<p>amenity of the area and the associated views.</p> <p>2. Minimisation of the potential for incompatibilities between activities.</p> <p>3. Rural-Residential Policy</p> <p>[Operative District Plan 16.2.2.4]</p> <p>To maintain and enhance the significant environmental values of the Tauranga Harbour around the Ōmokoroa Peninsula, the primarily green rural visual flanks to the urbanising Peninsula and to avoid the inappropriate use of the lands identified as having instability and flooding constraints.</p> <p>Ōmokoroa Residential Objectives</p> <p>[As proposed]</p>	<p>new development areas in Ōmokoroa the subdivision requirements are overly restrictive.</p> <p>Although listed as a policy, Policy 16.2.2.4 as stated provides what is effectively a summation of the objectives of the Rural-residential zone within Ōmokoroa. The existing provisions are consistent with this however to provide greater context assessment against the proposed Ōmokoroa Residential objectives is also useful as the Rural-Residential zone provides alternative residential based housing options.</p> <p>In this context the ability to provide a range of different housing options is limited by the current subdivision standards.</p>	<p>Existing specific provisions for Ōmokoroa will continue to apply:</p> <ul style="list-style-type: none"> - a maximum of 15% of the site area may be covered with impermeable surfaces; - The land to be subdivided shall be served by a Council reticulated sewerage scheme; - The stormwater from the subdivision must be able to be discharged in accordance with the approved Stormwater Management Plan for Ōmokoroa. <p>Taking the above into consideration a reduction in the minimum lot size to 2000m² will enable for a transition between higher density Residentially zoned areas for the proposed Rural-Residential zoned land to the west of Stage 3. For the area to the east part of the area already has a Rural-Residential subdivision pattern established. This area also acts as a transition between residential areas and also Industrial zoned areas. The proposed alteration to the minimum subdivision standards allows for limited additional development noting that a lot of this area is constrained land or has other District Plan overlays such as the Natural Environment section requirements which further limits actual development possibilities.</p> <p>As a whole the proposal will provide for a different mix of residential options while maintaining appropriate interfaces with adjacent zoning and features and controls on development.</p>
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<p>1. The efficient and effective development of Ōmokoroa's land resource to achieve a population of at least 12,000 people and no greater than 13,000 people (an upper limit determined by the capacity of Ōmokoroa's wastewater infrastructure).</p> <p>2. Increased density of new development in Ōmokoroa B and C to support a more compact urban settlement pattern while achieving a high level of residential amenity and supporting the ability to have improved community facilities and infrastructure including public transport.</p> <p>3. Developments in Ōmokoroa B and C that provide a range of housing to cater for differing ages, family</p>		
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<p>sizes, cultural needs and levels of affordability.</p> <p>4. A well-functioning urban form providing positive private and public amenity outcomes, an integrated and connected community and efficient and integrated multi-modal transportation.</p> <p>5. Maintenance and enhancement of the residential character and amenity values in Ōmokoroa A and existing residential or consented areas in Ōmokoroa B.</p> <p>6. Minimisation of the effects of earthworks and retaining walls on the existing natural landform and the cultural and amenity values associated with the existing natural landform.</p> <p>7. Avoidance of the adverse effects of</p>		
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<p>earthworks and retaining walls on the stability of land and/or the safety of buildings and structures.</p> <p>8. Maintenance and enhancement of stormwater management functions for both the natural and built stormwater network.</p>		
<p>Summary</p>	<p>Meets objectives in part.</p>	<p>Meets objectives. [Preferred Option]</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

<p>Provision</p>	<p>Rural-Residential Subdivision – New subdivision standard for Development Area C: Minimum lot size: 2000m²</p>
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Potential increased risk of inappropriate development on areas with constraints. Could adversely affect the coastal landscape in some locations.</p> <p><u>Economic Effects</u> Further fragmentation of blocks could limit productive use of the land resource. Some areas could be difficult and hence expensive to connect to reticulated sewerage.</p> <p><u>Social Effects</u> No direct social effects.</p> <p><u>Cultural Effects</u></p>

	If inappropriate development occurred in the vicinity of the coastline or had downstream effects this could detrimentally detract from the cultural values of the area.
Benefits Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.	<u>Environmental Effects</u> Allows for lots that are an easier size to manage and enhance. Existing provisions remain which manage potential adverse effects and inappropriate development. <u>Economic Effects</u> Allows for better utilisation of land that may have limited productive economic use. <u>Social Effects</u> Supports a wider range of housing/living environments within the Peninsula. <u>Cultural Effects</u> No direct benefits.
Quantification	Not practicable to quantify.
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives **Section 19 – Commercial Provision Changes – Maximum Height**

Provision Reasonably Practicable Options	Status Quo 11m Maximum Height	12m Maximum Height	20m maximum height plus height bonus for underground or undercroft car parks.	No Maximum height
1. Consolidated commercial centres that are vibrant commercial environments that encourage social and cultural interaction.	Meets in part. Height restriction does not support opportunities for mixed use and associated density benefits.	Meets in part. Height restriction does not support opportunities for mixed use and associated density benefits.	Meets. Consistent with maximum height for higher density residential areas while still applying a limit that avoids over dominance. Small height bonus to offset underground car parking costs remains consistent	Meets in part. No upper limit could result in an unattractive urban area which may result in a negative social experience and/or dominance effects on adjacent residential areas...
2. Well designed commercial centres which reflect accepted urban design principles.	Meets in part. Height restriction does not support opportunities for mixed use and associated density benefits. Could create a centre that	Meets in part. Height restriction does not support opportunities for mixed use and associated density benefits. Could create a centre that lacks any visual referencing.	Meets. Consistent with maximum height for higher density residential areas while still applying a limit that avoids over dominance. Is an appropriate scale that provides for continuity with adjacent higher density residential areas.	Meets in part. No upper limit could result in an unattractive urban area which may result in a negative social experience and large areas of overshadowing with related loss of natural light and potential for adverse wind tunnels.

	lacks any visual referencing.			
3. Convenient and safe commercial centres.	Meets in part – low scale provides for less opportunity for anti-social behaviour. The limitation on potential residential development could result in a lifeless town centre with a lack of “eyes on the street”.	Meets in part – low scale provides for less opportunity for anti-social behaviour. The limitation on potential residential development could result in a lifeless town centre with a lack of “eyes on the street”.	Meets in part – provides for greater density of people potentially living within the centre which may provides greater convenience for those parties but may affect other “visitors”. Provides more “eyes on the street”.	Meets in part – provides for greater density of people potentially living within the centre which may provides greater convenience for those parties but may affect other “visitors”. The lack of scale control could result in a less safe urban environment being formed. Provides more “eyes on the street”.
4. Commercial development of a scale that is appropriate for the location.	Meets in part – appropriate for a standard suburban commercial area but does not reflect a new higher density urban area.	Meets in part – appropriate for a standard suburban commercial area but does not reflect a new higher density urban area.	Meets – Consistent with maximum height for higher density residential areas while still applying a limit that avoids over dominance. Is an appropriate scale that provides for continuity with adjacent higher density residential areas.	May not meet – provides flexibility and accordingly an appropriate scale development could result but uncertainty as no limits.
5. Public, civic and private	Meets – provides	Meets – provides opportunity for buildings and spaces to be	Meets – provides opportunity for buildings and spaces to be developed	Meets in part– provides opportunity for buildings and spaces to be

space that relate well to each other.	opportunity for buildings and spaces to be developed in a complementary manner.	developed in a complementary manner.	in a complementary manner with enhanced opportunity for feature or landmark buildings.	developed in a complementary manner with enhanced opportunity for feature buildings, however as no height control could result in spaces being overly dominated by built form.
6. Commercial centres that have a high level of amenity.	Meets in part – appropriate for a standard suburban commercial area but does not reflect a new higher density urban area and the potential for higher amenity outcomes supported by an increased population base.	Meets in part – appropriate for a standard suburban commercial area but does not reflect a new higher density urban area and the potential for higher amenity outcomes supported by an increased population base.	Meets – Consistent with maximum height for higher density residential areas while still applying a limit that avoids over dominance. Is an appropriate scale that provides for continuity with adjacent higher density residential areas. A higher density will support higher quality amenity.	May not meet – provides flexibility and accordingly an appropriate scale development and related amenity could result but uncertainty as no limits.
7. Commercial Zones in which commercial activities can operate effectively and efficiently,	Meets – very limited opportunity for such activities such as residential.	Meets – limited opportunity for such activities such as residential.	Meets in part – greater opportunity for residential activities however can be mitigated by appropriate design.	Meets in part – greater opportunity for residential activities however can be mitigated by appropriate design.

without undue restraint from non-commercial uses which may require higher amenity values.				
9. An efficient network of road, cycle and pedestrian linkages connecting the District's commercial centres to surrounding urban areas.	Meets in part – limits scale so will also reduce people movement. The lack of population density will not support public transport to the same level as higher density alternatives.	Meets in part – limits scale so will also reduce people movement. The lack of population density will not support public transport to the same level as higher density alternatives.	Meets in part. Potential for increased scale could result in more people movement generally, however this also supports public transport functionality. By having more people within the commercial area there is a reduction in people needing to “commute” to the commercial centre.	Meets in part. Potential for increased scale could result in more people movement, however this also supports public transport functionality. By having more people within the commercial area there is a reduction in people needing to “commute” to the commercial centre.
10. The development of commercial centres and associated transportation networks that enhance social, economic and	Meets in part – provides general opportunity however scale limitations may adversely impact quality of spaces and	Meets in part – provides general opportunity however scale limitations may adversely impact quality of spaces and will not support better transport networks.	Meets in part – provides general opportunity and provides a scale to support improved transport networks and provide for better economic and social activities.	Meets in part – provides general opportunity and provides a scale to support improved transport networks, however lack of controls on height could detrimentally affect urban design outcomes.

cultural activity through attention to design detail and the integration of the public, civic and private places nearby and therein.	will not support better transport networks.			
11. The development of town centres that complement adopted documents compiled with the respective communities such as town centre plans and comprehensive development plans.	Meets in part – consistent with existing plans but these are not consistent with a higher density living environment. Any proposal will be required to undertake a masterplan process	Meets in part – consistent with existing resource consent.	Meets in part – Supports higher density provisions being promoted through this plan change. Any proposal will likely be required to undertake a masterplan process unless changes to an approved town centre masterplan are minor.	Meets in part – Supports higher density provisions being promoted through this plan change. Any proposal will be required to undertake a masterplan process
Summary	Achieves objectives in part	Achieves objectives in part	Achieves most objectives Preferred Option	Achieves objectives in part

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Commercial Maximum Height 20m plus bonus height
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Is of a scale that provides for a maximum height of buildings that could result in increased overshadowing and a reduction of sunlight and be more visually dominant.</p> <p><u>Economic Effects</u> The limitation scale could reduce the economic viability of the commercial centre. The height bonus provisions help offset development cost of underground/under-croft car parking cost.</p> <p><u>Social Effects</u> Potential for poor design and layout of buildings to create areas where anti-social behaviour could occur.</p> <p><u>Cultural Effects</u> Potential for built form to overly dominant the natural environment.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and</p>	<p><u>Environmental Effects</u> Is of a scale that provides for a maximum height of buildings that creates a visual landmark for the area and a sense of locality. Appropriate design and layout will reduce overshadowing.</p> <p><u>Economic Effects</u> Supports the viability of the commercial centre by providing opportunity for a higher density of population in close proximity to the commercial activities. This supports more economic growth and local employment.</p> <p><u>Social Effects</u> Supports the viability of the commercial centre by providing opportunity for a higher density of population to support social activities and related infrastructure.</p> <p><u>Cultural Effects</u> Supports a more vibrant community and the opportunity for cultural celebrations.</p>

(ii) employment that are anticipated to be provided or reduced.	
Quantification	Not practicable to quantify.
Risks of Acting/not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives			
Section 19 – Commercial Provision Changes – Ōmokoroa Stage 3 Town Centre			
Provision	Status Quo /Do nothing	Update the District Plan provisions to acknowledge that a Master Plan for the Ōmokoroa Town Centre has been approved, and update some of the references to better reflect changes in zoning and structure plan.	Replace all references to requirements for a Master Plan and replace with the approved Master Plan and mechanisms to update
Reasonably Practicable Options	Maintains current provisions		
1. Consolidated commercial centres that are vibrant commercial environments that encourage social and cultural interaction.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan but contains outdated references and	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan and updates outdated references and	Meets in part. Potentially provides the “approved plan” and associated provisions that demonstrate a vibrant commercial environment but

	does not acknowledge that a Master Plan has now been approved.	acknowledges that a Master Plan has now been approved.	difficult to achieve in a legally correct way as an activity.
2. Well designed commercial centres which reflect accepted urban design principles.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan but contains outdated references and some provisions that do not support good urban design outcomes.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan and updates some provisions and outdated references to better support good urban design outcomes. Could be further refined to better reflect the approved Town Centre Master Plan.	Meets in part. The approved Town Centre Master Plan demonstrates compliance with good urban design principles however there are difficulties in how to codify this legally within the District Plan context.
3. Convenient and safe commercial centres.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which includes creating a convenient and safe commercial centre but contains outdated references and some provisions that do not support good urban design outcomes.	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which includes creating a convenient and safe commercial and updates references that are now incorrect.	Meets in part. The approved Town Centre Master Plan demonstrates the provision of a convenient and safe commercial centre, however there are difficulties in how to codify this legally within the District Plan context.
4. Commercial development of a scale that is appropriate for the location.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan but was created prior to the National Policy	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan as currently in the District Plan. These	Meets in part. The current consent was subject to District Plan provisions that were created prior to the National Policy Statement on Urban Development

	Statement on Urban Development and prior to the current proposed residential changes which encourage higher density urban living through multi-level development. Accordingly, some scale limitations do not support the requirements of current legislation.	provisions were created prior to the National Policy Statement on Urban Development and prior to the current proposed residential changes which encourage higher density urban living through multi-level development. Accordingly, some scale limitations do not support the requirements of current legislation.	and prior to the current proposed residential changes which encourage higher density urban living through multi-level development. Accordingly, some scale limitations that were imposed do not support the requirements of current legislation.
5. Public, civic and private space that relate well to each other.	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides for this relationship.	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides for this relationship	Meets. The approved Town Centre Master Plan positively provides for this relationship, however there are difficulties in how to codify this legally within the District Plan context.
6. Commercial centres that have a high level of amenity.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides for a high level of amenity.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides for a high level of amenity.	Meets. The approved Town Centre Master Plan provides for a high level of amenity, however there are difficulties in how to codify this legally within the District Plan context.
7. Commercial Zones in which commercial activities can operate effectively and efficiently, without undue restraint from non-	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3	Meets in part. Provided for within the approved resource consent, however there

commercial uses which may require higher amenity values.	Town Centre Master Plan which provides provisions in this regard.	Town Centre Master Plan which provides provisions in this regard.	are difficulties in how to codify this legally within the District Plan context.
9. An efficient network of road, cycle and pedestrian linkages connecting the District's commercial centres to surrounding urban areas.	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides provisions in this regard.	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides provisions in this regard.	Meets in part. The approved Town Centre Master Plan provides for road, cycle and pedestrian linkages and provides a high level of connectivity to the surrounding urban area, however there are difficulties in how to codify this legally within the District Plan context.
10. The development of commercial centres and associated transportation networks that enhance social, economic and cultural activity through attention to design detail and the integration of the public, civic and private places nearby and therein.	Meets in part. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides provisions in this regard.	Meets. Provides the general basis for the provision of the Ōmokoroa Stage 3 Town Centre Master Plan which provides provisions in this regard.	Meets in part. The approved Town Centre Master Plan provides detail design and the integration of the public, civic and private places, however there are difficulties in how to codify this legally and concisely within the District Plan context.
11. The development of town centres that complement adopted documents compiled with the respective communities such as town centre plans and comprehensive development plans.	Meets in part. Provides for requirements that were subject to a plan change process previously and subject to public notification and submission.	Meets in part. Consistent with existing plans but these are not consistent with a higher density living environment. Recognises the approved Town Centre Master Plan which having been approved through a full public	Meets in part. The approved Town Centre Master Plan has been approved through a full public notification process and is in effect an adopted plan.

		notification process is in effect an adopted plan.	
Summary	Achieves objectives in part.	Achieves objectives in part. This option updates the District Plan and acknowledges that a Master Plan has been approved. Preferred Option.	Achieves objectives in part. Potentially the preferred option, however there are difficulties in how to codify this legally and concisely within the District Plan context.

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Commercial- Omokoroa Stage 3 Town Centre - Update the District Plan provisions to acknowledge that a Master Plan for the Ōmokoroa Town Centre has been approved, and update some of the provisions and references
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced	<u>Environmental Effects</u> No specific additional environmental effects. Updates reflect granted resource consent. <u>Economic Effects</u> No specific additional adverse economic effects. The provisions and related resource consent for the Town Centre provide limitations on the development of the Town Centre that may result in adverse economic effects. The process of requiring a resource consent and variations to the consent can have a negative economic effect. <u>Social Effects</u> No specific additional adverse social effects. As above any effects on economic viability potentially has a related adverse social effect through the town centre not being as vibrant and a hub for social engagement as may be the case without the District Plan and resource consent constraints. <u>Cultural Effects</u> No specific additional adverse cultural effects. As above any adverse effects on the viability and vibrancy of the town centre could be considered to have a related adverse cultural effect.
Benefits	<u>Environmental Effects</u>

<p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p>Provides an updated set of provisions which better reflects the current situation which combined with the consented town centre provides more certainty on the management of environmental effects.</p> <p><u>Economic Effects</u> Supports the viability of the commercial centre by providing clear acknowledgement that there is now an approved Town Centre Master Plan which provides greater certainty for the site's development.</p> <p><u>Social Effects</u> Supports the viability of the commercial centre by providing clear acknowledgement that there is now an approved Town Centre Master Plan which provides greater certainty for the site's development and related development of a key component of social infrastructure.</p> <p><u>Cultural Effects</u> Supports a more vibrant community by providing clear acknowledgement that there is now an approved Town Centre Master Plan which provides greater certainty for the site's development and the opportunity for the Town Centre to be a meeting point for cultural celebrations.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p> <p>For the option "Replace all references to requirements for a Master Plan and replace with the approved Master Plan and mechanisms to update" it was deemed that "sufficient and certain information" was not available at this point in time.</p>

Assessment of most appropriate way to achieve objectives				
Natural Open Space Provisions (Proposed Section 24)				
Provision	Policy	Permitted Activities	Controlled Activities / Restricted Activities	Discretionary Activities / Non-Complying Activities

Reasonably Practicable Options				
Subdivision and land use that is compatible with the underlying topographical and natural hazard constraints.	<p>1. Avoid subdivision and development which is for urban purposes</p> <p>2. Provide for subdivision and development which is for public stormwater management purposes.</p> <p>Policy directly links to objective and activity framework.</p>	<p>Permitted activities recognize existing land uses that are unlikely to impact adversely on the functioning of the stormwater management system or coastal processes.</p> <p>Provides for activities which support the functioning of the stormwater system.</p> <p>Provides for low impact network utilities.</p>	<p>Provides for activities which may impact on the proper functioning of the stormwater system and appropriate criteria to assess any impacts.</p> <p>Provides for network utilities consistent with other zoning.</p>	<p>Provides for subdivision as may be required to facilitate stormwater management.</p> <p>Subdivision that is not in accordance with the structure plan may increase the risk of natural hazards to human life and the natural and built environment and so should be avoided.</p>
Maintenance and enhancement of the stormwater and coastal inundation management functions of the area.	<p>2. Provide for subdivision and development which is for public stormwater management purposes.</p> <p>3. Avoid the obstruction, modification or diversion of natural watercourses in a manner which adversely affects their stormwater management functions.</p> <p>Policies directly link to objective and activity framework.</p>	<p>Permitted activities recognize existing land uses that are unlikely to impact adversely on the functioning of the stormwater management system or coastal processes.</p> <p>Provides for activities which support the functioning of the stormwater system.</p> <p>Provides for low impact network utilities.</p>	<p>Provides for activities which may impact on the proper functioning of the stormwater system and appropriate criteria to assess any impacts.</p> <p>Provides for network utilities consistent with other zoning.</p>	<p>Provides for subdivision as may be required to facilitate stormwater management.</p> <p>Subdivision that is not in accordance with the structure plan may increase the risk of natural hazards to human life and the natural and built environment and so should be avoided.</p>

<p>Maintenance and enhancement of open space, natural character and the ecological, cultural, recreational and amenity values of the Tauranga Harbour coastal margins and inland gully systems within the area.</p>	<p>2. Provide for subdivision and development which is for the creation and/or management of public reserves.</p> <p>5. Provide for recreational activities and the enjoyment of the natural environment in areas where the land form is suitable and safe for public use.</p> <p>6. Land use should be restricted to activities that are unlikely to adversely affect the natural character, ecological, cultural, recreational and amenity values of the area.</p> <p>Policies directly link to objective and activity framework.</p>	<p>Permitted activities recognize existing land uses that are unlikely to impact adversely on the amenity, recreational and ecological values of the Tauranga Harbour coastal margins and inland gully systems</p> <p>Provides for activities which protect and enhance the amenity, recreational and ecological values of the Tauranga Harbour coastal margins and inland gully systems</p> <p>Provides for low impact network utilities.</p>	<p>Provides for assessment of activities which may impact on the amenity, recreational and ecological values of the Tauranga Harbour coastal margins and inland gully systems and appropriate criteria to assess any impacts.</p> <p>Provides for network utilities consistent with other zoning.</p>	<p>Provides for subdivision as may be required to facilitate stormwater management and associated amenity, recreational and ecological attributes.</p> <p>Subdivision that is not in accordance with the structure plan may adversely affect the amenity, recreational and ecological values of the Tauranga Harbour coastal margins and inland gully systems so should be avoided.</p>
<p>Do nothing/status quo</p>	<p>The existing zoning of Future Urban is a blanket zoning and does not appropriately address the zoning pattern being utilised for the urbanisation of Stage 3 Ōmokoroa.</p>	<p>The existing provisions are linked to the existing zoning of Future Urban which is a blanket zoning and does not appropriately address the zoning pattern and related provisions being utilised for</p>	<p>The existing provisions are linked to the existing zoning of Future Urban which is a blanket zoning and does not appropriately address the zoning pattern and related provisions being utilised</p>	<p>The existing provisions are linked to the existing zoning of Future Urban which is a blanket zoning and does not appropriately address the zoning pattern and related provisions being utilised for the urbanisation of Stage 3 Ōmokoroa.</p>

		the urbanisation of Stage 3 Ōmokoroa.	for the urbanisation of Stage 3 Ōmokoroa.	
Summary	The policy set directly supports and facilitates the objective set and is appropriate to achieve the outcomes being sought.	The permitted activities are appropriate to enable use of the land in a sustainable manner and in accordance with its primary function.	The controlled and restricted discretionary activity provisions provide a reasonable degree of control and management to ensure that the land is used land in a sustainable manner and in accordance with its primary function.	The discretionary and non-complying activity provisions provide a necessary degree of control and assessment to ensure that the land is used land in a sustainable manner and in accordance with its primary function.

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Natural Open Space Provisions
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> The creation of wetlands and planting of areas with vegetation will alter the existing ecosystem which may result in the displacement of some species.</p> <p><u>Economic Effects</u> The subject land is marginal land for productive use and generally unsuitable for land development and most buildings and structures. Farming uses are provided for but are likely to be replaced as the stormwater management system is further developed leading in a minor reduction of primary production from the area.</p> <p><u>Social Effects</u> Minor – loss of farmland will contribute to a change of the social fabric as urbanisation supersedes rural land use</p> <p><u>Cultural Effects</u> The creation of wetlands and planting of areas with vegetation will alter the existing ecosystem which may result in the displacement of some species which may have value to iwi.</p>
Benefits	<u>Environmental Effects</u>

<p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p>The proposed zoning and related provisions recognise and provide for the management of these areas in a manner that provides for their ecological enhancement and stormwater and coastal interface functions. This should result in a more diverse ecosystem supporting indigenous species. An enhanced stormwater system utilising water sensitive design reduces the need for “hard structures” and provides a more natural methodology for treating and reticulating stormwater. Avoidance of inappropriate activities within these areas restricts opportunities for adverse effects to arise. In the coastal interface area where there are dynamic coastal processes including sea level rise, the zone creates a suitable management framework. It is anticipated that a significant area of the zone will come into public ownership and as part of the use of the land walkways and cycleways can be developed providing opportunities for the community to enjoy an improved outdoors environment.</p> <p><u>Economic Effects</u></p> <p>The establishment of wetlands and associated planting will provide economic activity to establish and maintain the system. Similarly, the establishment and maintenance of walking and cycle pathways require physical works and associated economic activity. The use of water sensitive design principles will in the long term have less economic costs than traditional hard reticulation methods. By avoiding inappropriate activities including buildings and structures being erected longer term, costs of building removal especially within the coastal interface area can be avoided.</p> <p><u>Social Effects</u></p> <p>The creation of an integrated walkway and cycleway network that utilises the subject area will facilitate a healthy and active community and encourage social interaction and connections with the natural environment.</p> <p><u>Cultural Effects</u></p> <p>The proposed zoning and related provisions recognise and provide for the management of these areas in a manner that provides for their ecological enhancement and stormwater and coastal interface functions. This should result in a more diverse ecosystem supporting indigenous species and providing an improved connection to the area for iwi/hapu. The restoration is anticipated to include the provision of mahinga kai and other harvest plants of value to iwi/hapu.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter</p>	<p>Sufficient and certain information is available.</p>

Part 2 – Ōmokoroa and Te Puke Medium Density Residential Provisions Evaluation (District Plan Section 14A)

Assessment of most appropriate way to achieve the purpose of the Act	Proposed Objectives – Ōmokoroa and Te Puke Medium Density Residential Provisions Evaluation (Proposed District Plan Section 14A)	
The extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA – <i>(1) The purpose of this Act is to promote the sustainable management of natural and physical resources.</i> <i>(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while–</i> <i>(a) sustaining the potential of natural and physical resources (excluding</i>	Objective	Assessment
	1. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.	No evaluation necessary as the RMA Amendment Act requires that this Objective be included in the District Plan.
	2. Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood’s planned urban built character, including three-storey buildings.	No evaluation necessary as the RMA Amendment Act requires that this Objective be included in the District Plan.
	3. Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.	This objective directly addresses the requirement of the NPS-UD to create an enabling framework to boost housing supply and enable more different types of housing which will allow people and communities to provide for their wellbeing. The objective enables people to provide for their wellbeing through having choice of a variety of housing typologies and therefore living options, while generally promoting the overall purpose of intensification.

<p><i>minerals) to meet the reasonably foreseeable needs of future generations; and</i></p> <p><i>(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and</i></p> <p><i>(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.</i></p>	<p>4. An urban form providing positive private and public amenity outcomes.</p>	<p>This objective enables people and communities to provide for their social, economic, and cultural wellbeing, which is tied to the amenity and quality of the environs in which they live.</p>
	<p>5. Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</p>	<p>There is strong evidence that increased residential development density generally reduces travel costs and emissions. This contributes positively to more sustainable outcomes for people and the environment.</p>
	<p>6. Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</p>	<p>This objective seeks to ensure that amenity and cultural values are protected and, as appropriate, enhanced while also ensuring land remains stable and people safe in the buildings constructed on the land.</p> <p>This promotes sustainable development and helps sustain the natural environment by avoiding, remedying, or mitigating adverse effects of activities. Consequently, this strengthens the cultural and social wellbeing of the community.</p>

	<p>7. Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</p>	<p>The objective seeks to ensure that stormwater management systems operate in an appropriate manner to ensure the effective treatment and control of stormwater. This proactively avoids, remedies and mitigates adverse effects on the environment.</p> <p>Maintenance and enhancement of the stormwater management functions is essential in order to minimise offsite effects that would otherwise occur as a result of intensification and the attendant increase in impervious surfaces.</p> <p>The objective directly addresses the protection of resources and health and safety issues and supports achievement of outcomes required by the NPS-FM</p>
	<p>8. A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</p>	<p>Mixed use development contributes to the creation of vibrant commercial areas which in turn can help to support the wellbeing of communities.</p>

Assessment of most appropriate way to achieve objectives	Number of residential units per site	
Provision Reasonably Practicable Options	Option 1 Retain the status-quo - one dwelling per lot.	Option 2

		There must be no more than 3 residential units per site (MDRS density standard).
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within</i> 	<p>The option is unlikely to result in a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p>	<p>Meets objectives.</p> <p>There are no other practicable options as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>Provides for greater density as a permitted activity in the new medium density residential areas.</p> <p>This option provides for the required permitted activity densities, and together with other mandatory MDRS provisions and supporting and/or consequential provisions, facilitates a range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p>

<p><i>Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. (Preferred option).</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Number of residential units per site (preferred option 2) - There must be no more than 3 residential units per site.
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p>	<p><u>Environmental Effects</u></p> <p>The provision will enable an increased residential density than currently provided for which could adversely affect the environment if not managed appropriately.</p> <p><u>Economic Effects</u></p>

<p>Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p>Minor effects based on the stated permitted activity limitation to intensity of residential development on a site. This may have an impact on related economic activity through consenting requirements for construction and resulting population numbers in an area.</p> <p><u>Social Effects</u> Potential for adverse effects if development is not well designed and supported by social infrastructure.</p> <p><u>Cultural Effects</u> No direct effects</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> Enabling a higher density on a site than currently permitted will reduce the area required to provide for an increased population providing more “green” areas where the natural environment is dominant.</p> <p>The ability to exceed three residential units on a site is provided for as a Restricted Discretionary Activity subject to individual assessment through a resource consent application.</p> <p><u>Economic Effects</u> Supports a well-functioning urban environment and economic activity associated with the construction and operation of the new more intensive urban form. A greater density will support the viability of local businesses.</p> <p><u>Social Effects</u> A greater population base will support a greater range of social infrastructure.</p> <p><u>Cultural Effects</u> Potentially assists in providing a variety of housing options which may result in a diversification of population and related cultural variation.</p>
<p>Quantification</p>	<p>Not practicable to quantify</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives			
Building and Structure Height			
Provision	Option 1.	Option 2.	Option 3.
Reasonably Practicable Options	<p>Maintain status quo:</p> <ul style="list-style-type: none"> - Residential zone 8m - Medium Density Residential 9m 	<p>Increase maximum height for all buildings and structures in the Ōmokoroa and Te Puke Medium Density Residential zone to 11m and an additional 1m for a qualifying pitched roof (MDRS density standard).</p>	<p>Increase maximum height for all buildings and structures in the Ōmokoroa and Te Puke Medium Density Residential zone to 11m and an additional 1m for a qualifying pitched roof (MDRS density standard) but specify that this standard does not apply to:</p> <p>(a) Ōmokoroa Stage 3C where the maximum height for residential units, retirement villages and rest homes shall be 20 metres.</p> <p>(b) Ōmokoroa Mixed Use Residential Precinct where the maximum height for buildings shall be 20 metres.</p> <p>(c) Ōmokoroa Mixed Use Residential Precinct where buildings locate all parking and servicing requirements enclosed below ground level, in which cause the maximum height shall be 23 metres.</p> <p>(d) Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) for</p>

			new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa) where building height shall be a maximum of 6m except that a chimney may be at a height of 7.5m.
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood</i> 	<p>Does not meet the objectives.</p> <p>The option is unlikely to result in a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p>	<p>Meets objectives in part.</p> <p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>Provides opportunity for a greater variety of housing allowing up to three levels.</p> <p>The option enables the opportunity for one to three level buildings across the Ōmokoroa and Te Puke Medium Density Residential zones. This, in turn, will assist in providing a greater range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>Does not provide the flexibility to provide for additional height for the Ōmokoroa Mixed Use Residential Precinct or the</p>	<p>Meets objectives.</p> <p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>Exceptions (a), (b) and (c) (Harbour Ridge) are more enabling as allowed by the RMA Amendment Act. The full range of specific provisions relating to Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) are outlined, assessed and evaluated in a separate table below.</p> <p>Exception (d) is less enabling as allowed by the RMA Amendment Act and must be justified as a qualifying matter.</p> <p>Provides for a greater variety of housing in the new residential areas.</p>

<p><i>typologies with a variety of different tenures.</i></p> <p>4. <i>An urban form providing positive private and public amenity outcomes.</i></p> <p>5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding</i></p>		<p>reduction in height for Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge)</p>	<p>The option ensures a greater range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>The option enables the opportunity for one to three level buildings in the new Ōmokoroa and Te Puke medium density zone and provides additional height up to 20 and 23m in areas that are likely to be able to support higher density provision.</p> <p>This option meets the MDRS height controls, allows for additional height where it can be accommodated and accordingly avoids out of character housing developments within the existing Ōmokoroa developed area.</p> <p>Exception (d) is less enabling (based on a previous Environment Court decision) and must be justified as an existing qualifying matter pursuant to s77K of the RMA. This is done in a separate table (below) which considers the aspects of qualifying matters as they apply to Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge).</p>
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<i>environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i>			
Summary	Does not meet objectives	Meets objectives in part.	Meets objectives. (Preferred option)

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Building and Structure Height (preferred option 3)
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> The provision for higher buildings and structures will have visual environmental effects caused by buildings being more visually dominant.</p> <p>Associated with higher buildings is a potential consequent increase in overshadowing of neighbouring properties.</p> <p><u>Economic Effects</u> No direct adverse economic effects. Potentially could affect adversely the value of adjacent properties depending on design and building location.</p> <p><u>Social Effects</u> No direct adverse effects.</p> <p><u>Cultural Effects</u> Potential adverse effect by buildings and structures being more dominant and possibly affecting culturally based landscape values.</p>
<p>Benefits</p> <p>Environmental Effects</p>	<p><u>Environmental Effects</u> Promotes a denser urban form resulting in less land being required for urban development.</p>

<p>Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p>Assists in stormwater management by providing the opportunity for more permeable land around taller buildings and structures which could contain a larger number of residential units.</p> <p>Provides consistency across all residential areas within Ōmokoroa and Te Puke as there will be one residential (medium density) zone.</p> <p><u>Economic Effects</u> Allows for greater density of housing and the ability to build at a larger scale in certain areas that should result in more affordable housing.</p> <p>The greater density enabled by increased height will help support commercial activities in the vicinity.</p> <p><u>Social Effects</u> Provides opportunity for a variety of housing responses which can cater for a broader social demography providing a more diverse local community.</p> <p>The increased density will also support more community facilities and a greater variety of community groups.</p> <p><u>Cultural Effects</u> As above, positive environmental outcomes are expected through a reduction in building and structure footprints and a greater opportunity for people to be able to live within the area.</p>
<p>Quantification</p>	<p>Not practicable to quantify</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives Height in relation to boundaries			
Provision Reasonably Practicable Options	Option 1.	Option 2.	Option 3.

	<p>Maintain status quo - All buildings/structures shall be within a building envelope of 2m height above ground level at all boundaries and an angle of 45 degrees into the site from that point across whole zone.</p>	<p>All buildings/structures shall be within a building envelope of 4m height above ground level at all boundaries and an angle of 60 degrees into the site from that point with specified exceptions to the standard (MDRS density standard).</p>	<p>All buildings/structures shall be within a building envelope of 4m height above ground level at all boundaries and an angle of 60 degrees into the site from that point with specified exceptions to the standard (MDRS density standard) but in addition specify that this standard does not apply to:</p> <ul style="list-style-type: none"> - subdivision (by unit plan) to the extent that the recession plane above shall only apply to buildings on the base land in their relationship to the base land external site boundaries and shall not apply between the internal boundaries of the principal units within the unit plan, nor between the principal units and their internal boundary with any common property. - where the written approval of the owner(s) of the immediately adjoining property to the specific encroachment is obtained.
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p>	<p>Does not meet the objectives</p>	<p>Meets objectives in part.</p>	<p>Meets objectives.</p>

<p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected</i> 	<p>This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>The option is unlikely to result in a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>To allow for greater height as a permitted activity as required by the MDRS there is a corresponding need to recognize that there will be an increase in overshadowing. To require the existing standard multi-level buildings will need to be setback large distances from boundaries resulting in an inefficient use of land.</p> <p>It does not encourage zero lot boundaries and the use of common walls which is one useful method to enable increased density of residential development.</p>	<p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>Provides the opportunity for a greater variety of housing while still providing overshadowing controls.</p> <p>This option provides for a greater range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>The option enables the opportunity for higher buildings and structures across the Ōmokoroa and Te Puke medium density residential environments to support higher density. This may result in an increase in overshadowing which can result in reduced solar access to neighbouring properties, however this is provided across the entire zone and provides the opportunity for innovative design.</p> <p>Does not provide for unit plan subdivision exceptions to the rule where the building envelope can relate to the external site boundaries or where written</p>	<p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS and the added exceptions are more enabling as allowed by the RMA Amendment Act.</p> <p>Provides the opportunity for a greater variety of housing while still providing overshadowing controls.</p> <p>This option provides for a greater range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>Provides for unit plan subdivision exceptions to the rule where the building envelope can relate to the external site boundaries, and where written approvals can be obtained from immediately adjoining landowner.</p> <p>Despite RMA provision for deemed permitted activities (which still requires an application and fee to council), the inclusion of the written approval rule to make such development permitted and to avoid such process is more</p>
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<p><i>community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-</i></p>		<p>approvals can be obtained from immediately adjoining landowner.</p>	<p>enabling as allowed by the RMA Amendment Act.</p> <p>The option enables the opportunity for higher buildings and structures across the Ōmokoroa and Te Puke medium density residential environments to support higher density. This has the potential to result in an increase in overshadowing which can result in reduced solar access to neighbouring properties, however this is provided across the entire zone and provides the opportunity for innovative design.</p>
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<i>time activities compatible with residential uses.</i>			
Summary	Does not meet objectives.	Meets objectives.	Meets objectives. [Preferred option].

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Height in relation to boundaries
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Associated with higher buildings is a consequent increase in overshadowing.</p> <p>The proposed change will have a negative effect in potentially reducing the amount of sunlight falling on adjacent properties.</p> <p><u>Economic Effects</u> No direct adverse economic effects.</p> <p>Potentially could affect adversely the value of adjacent properties depending on extent of overshadowing and building location and design.</p> <p><u>Social Effects</u> No direct adverse effects.</p> <p><u>Cultural Effects</u> No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p>	<p><u>Environmental Effects</u> Assists in delivering a denser urban form for new development areas resulting in less land being required for urban development.</p> <p><u>Economic Effects</u></p>

<p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>Assists in providing for greater density of housing and ability to build at a scale in certain areas that should result in more affordable housing.</p> <p>Including the allowed exceptions to the rule provides for a more streamlined (cheaper and faster) development process.</p> <p>The greater density will help support commercial activities in the vicinity.</p> <p><u>Social Effects</u> Provides greater opportunity for a variety of housing responses which can cater for a broader social demography providing a more diverse local community.</p> <p>The increased density is also expected to assist in supporting more community facilities and a greater variety of community groups.</p> <p><u>Cultural Effects</u> Positive outcomes are supported through a reduction in building footprints and a greater opportunity for more people to be able to live within the area.</p>
<p>Quantification</p>	<p>Not practicable to quantify</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives Setbacks			
Provision	Option 1	Option 2	Option 3
Reasonably Practicable Options	Maintain status quo: <u>Residential Zone:</u> Front Yards shall be no less than the following:	Develop new provisions that require buildings and structures must be set back from the relevant boundary by the minimum depth	Develop new provisions that require buildings and structures must be set back from the relevant boundary by the minimum depth

	<ul style="list-style-type: none"> - Residential Dwellings (not including garages) 4m - Other buildings / structures including all garages 5m <p>Rear and Side Yards shall be no less than the following:</p> <ul style="list-style-type: none"> - All buildings/structures 1.5m <p><u>Medium-Density Residential Zone:</u></p> <p>Front Yards shall be no less than the following:</p> <ul style="list-style-type: none"> - Medium Density Dwellings (not including garages) - 3m - Other buildings/structures including all garages - 5m <p>Rear and Side Yards shall be no less than the following:</p> <ul style="list-style-type: none"> - All buildings/structures 1.5m 	<p>listed below (MDRS density standard):</p> <p>(i) Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="0" data-bbox="1220 430 1601 582"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>(ii) This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p>	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)	<p>listed below (MDRS density standard):</p> <p>(i) Buildings and structures must be set back from the relevant boundary by the minimum depth listed in the yards table below:</p> <table border="0" data-bbox="1720 430 2101 582"> <thead> <tr> <th>Yard</th> <th>Minimum depth</th> </tr> </thead> <tbody> <tr> <td>Front</td> <td>1.5 metres</td> </tr> <tr> <td>Side</td> <td>1 metre</td> </tr> <tr> <td>Rear</td> <td>1 metre (excluded on corner sites)</td> </tr> </tbody> </table> <p>(ii) This standard does not apply to:</p> <p>(a) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p>(b) site boundaries with a railway corridor or designation for railway purposes (for sites created by way of an application for subdivision consent approved after 1 January 2010) in which case that yard shall be 10m.</p>	Yard	Minimum depth	Front	1.5 metres	Side	1 metre	Rear	1 metre (excluded on corner sites)
Yard	Minimum depth																		
Front	1.5 metres																		
Side	1 metre																		
Rear	1 metre (excluded on corner sites)																		
Yard	Minimum depth																		
Front	1.5 metres																		
Side	1 metre																		
Rear	1 metre (excluded on corner sites)																		

			<p>(c) subdivision (by unit plan) to the extent that the yards above shall only apply to buildings on the base land in their relationship to the base land external site boundaries and shall not apply between the internal boundaries of the principal units within the unit plan, nor between the principal units and their internal boundary with any common property.</p> <p>(d) Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) for new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa) where all side yards shall be a minimum of 5m.</p> <p>(e) where the written approval of the owner(s) of the immediately adjoining property to a specified lesser distance is obtained.</p>
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<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban</i> 	<p>Does not meet objectives.</p> <p>This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>This option will not enable the desired result which is a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p>	<p>Meets objectives in part.</p> <p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS density standard.</p> <p>Reduced yards assist in providing greater density and the more efficient use of land for residential development.</p> <p>Provides a better opportunity for a greater variety of housing while still providing controls suited for the likely form of urban development occurring in the development areas.</p> <p>There is explicit recognition of common walls (zero lot boundaries) which helps facilitate the efficient use of land.</p>	<p>Meets objectives.</p> <p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS density standard and added exceptions (c) and (e) are more enabling as allowed by the RMA Amendment Act.</p> <p>Reduced yards assist in providing greater density and the more efficient use of land for residential development.</p> <p>Provides a better opportunity for a greater variety of housing while still providing controls suited for the likely form of urban development occurring in the development areas.</p> <p>There is explicit recognition of common walls (zero lot boundaries) which helps facilitate the efficient use of land.</p> <p>Despite RMA provision for deemed permitted activities (which still requires an application and fee to council), the inclusion of the written approval rule (exception (e)) to make such development permitted and to avoid such process is more</p>
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<p><i>settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-</i></p>			<p>enabling as allowed by the RMA Amendment Act.</p> <p>Exceptions (b) and (d) to the rule are less enabling as allowed by the RMA Amendment Act and must be assessed as qualifying matters (pursuant to s.77K of the RMA – Alternative process for existing qualifying matters). The assessment of exception (b) which relates to Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) against the s77K provisions is made directly below. The assessment of exception (d) against the s77K provisions is made in a separate table (below).</p>
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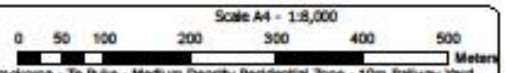
<i>time activities compatible with residential uses.</i>			
Summary	Meets objectives in part.	Meets objectives in part.	Meets objectives. [Preferred Option]
<p>s77K – Alternative process for existing qualifying matters – 10m railway yard setback</p> <p><u>Notes:</u> When considering existing qualifying matters, a specified territorial authority may, instead of undertaking the evaluation process described in section 77J, do all the following things (specified below). Existing qualifying matters included in the IPI do not have immediate legal effect on notification of the IPI but continue to have effect as part of the operative plan. In this section, an existing qualifying matter is a qualifying matter referred to in section 77I(a) to (i) that is operative in the relevant district plan when the IPI is notified.</p>			
<p>Provision (that is an existing qualifying matter) – <i>Site boundaries with a railway corridor or designation for railway purposes (for sites created by way of an application for subdivision consent approved after 1 January 2010) in which case that yard shall be 10m.</i></p>		<p>Assessment</p>	
<p>Identify by location (e.g., by mapping) where an existing qualifying matter applies; and</p>		<p>Various residential locations in Ōmokoroa and Te Puke are adjacent to the East Coast Main Trunk (ECMT) railway line which is nationally significant infrastructure.</p> <p>It is not practical to map all sites individually or to identify sites specifically created by way of an application for subdivision consent approved after 1 January 2010, however maps for Ōmokoroa and Te Puke that follow this table do identify the sites that may be required to provide the existing 10m railway yard.</p>	
<p>Identify (in the s32evaluation report) why the territorial authority considers that 1 or more existing qualifying matters apply to those areas identified; and</p>		<p>The provision is less enabling than allowed by RMA Amendment Act.</p> <p>Provision protects nationally significant infrastructure from reverse sensitivity effects of residential units being constructed close to a working railway corridor.</p>	

	<p>This also provides a greater level of amenity for the occupants of those residences.</p> <p>Kiwirail have given their support in writing to the existing provision being transferred from the Residential/Medium Density Residential zone provisions to the Ōmokoroa and Te Puke Medium Density Residential zone.</p>
<p>Describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3; and</p>	<p>The MDRS would allow buildings and structures to be constructed 1m from the boundary of a railway corridor or designation for railway purposes. The less enabling provision requires a 10m setback.</p> <p>The ability remains for a landowner to obtain a resource consent to construct a building or structure closer than 10m to the boundary. An assessment of such an application would consider the effects of a reduced yard on the operation of the nationally significant infrastructure and on the occupants of any proposed residential unit and how these effects could be minimised.</p>
<p>Notify the existing qualifying matters in the IPI.</p>	<p>✓</p>



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 Archaeological data supplied by NZ Archaeological Assoc/Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 29/07/2022
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Te Puke - Medium Density Residential Zone - 10m Railway Yard



For our people

Omokoroa
 Medium Density Residential Zone
 10 metre Railway Yard Setback





Maple Technology and information, New Zealand, GSBDO, Community image contributors

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Email: gis@westernbay.govt.nz
 Date: 29/07/2022
 Operator: mlb
 Map: E:\Shape\DistrictPlan\Omokoroa Plan Change October 2021\Omokoroa - Te Puke - Medium Density Residential Zone - 10m Railway Yard

Scale A4 1:2,500
 0 25 50 100 150 200 Meters



**Te Puke
 Medium Density Residential Zone
 10 metre Railway Yard Setback**



Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Setbacks – Preferred Option 3
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Associated with reduced yard setbacks for new development areas is a potential increase in dominance of the built form and associated amenity effects.</p> <p><u>Economic Effects</u> No direct adverse economic effects.</p> <p><u>Social Effects</u> No direct adverse effects.</p> <p><u>Cultural Effects</u> No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Assists in delivering a denser urban form resulting in less land being required for urban development.</p> <p><u>Economic Effects</u> Assists in providing for greater density of housing and ability to build at a scale in certain areas that should result in more affordable housing.</p> <p>The greater density will help support commercial activities in the vicinity.</p> <p>Provides for the efficient use of nationally important infrastructure (railways) and reduces the potential for reverse-sensitivity effects to arise.</p> <p><u>Social Effects</u> Provides greater opportunity for a variety of housing responses which can cater for a broader social demography providing a more diverse local community.</p> <p>The increased density will also support more community facilities and a greater variety of community groups.</p>

	<p><u>Cultural Effects</u></p> <p>As above both positive environmental outcomes are supported through a reduction in building footprints and a greater opportunity for people to be able to live within the area.</p>
Quantification	Not practicable to quantify.
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives	Building Coverage	
Provision Reasonably Practicable Options	Option 1. Maintain status quo: 40% or less = Permitted	Option 2. The maximum building coverage must not exceed 50% of the net site area.
Ōmokoroa and Te Puke Medium Density Residential Objectives [As proposed] <ol style="list-style-type: none"> <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 	Does not meet objectives. This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS which includes a more enabling permitted activity standard. The option is less likely to assist in enabling a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability. The option is less likely to result in enabling a range of housing to cater for differing ages,	Meets objectives. The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS. Provides a better opportunity for enabling a greater variety of housing while still providing a control to ensure that building footprints are of a scale that enables efficient use of land and opportunities for good quality urban outcomes. Allows for greater density (more enabling) and acknowledges that lots will generally be

<p>3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i></p> <p>4. <i>An urban form providing positive private and public amenity outcomes.</i></p> <p>5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising</i></p>	<p>family sizes, cultural needs and levels of affordability.</p>	<p>smaller and increased building coverage is required to assist in the efficient use of land.</p>
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<i>daytime and night-time activities compatible with residential uses.</i>		
Summary	Meets objectives in part.	Meets objectives [Preferred Option]

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Building coverage must not exceed 50% of the net site area.
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.	<u>Environmental Effects</u> No direct adverse environmental effects. <u>Economic Effects</u> Limited evaluation is necessary as the MDRS requires that this activity performance standard be included in the District Plan. It is acknowledged that there will be costs people have to meet if they don't comply with the MDRS provision. If the MDRS standard is not/ is not able to be met, resource consent is required meaning time and associated costs for applicants. <u>Social Effects</u> The provision is prescriptive and takes away somewhat from individual choice. <u>Cultural Effects</u> No direct adverse effects.
Benefits Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for:	<u>Environmental Effects</u> Assists in delivering a denser urban form with maximum building coverage providing open-space amenity for new development. <u>Economic Effects</u>

<p>(i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>Limited evaluation is necessary as the MDRS requires that this activity performance (density) standard be included in the District Plan.</p> <p>The provision has been subject to the central government bill and submission process and evaluation by suitably qualified and experienced practitioners. For consistency in this plan change the standard MDRS wording has been used.</p> <p><u>Social Effects</u></p> <p>Supports the creation of a higher-amenity urban environment by stating a maximum building coverage standard.</p> <p>It is noted that some developments will require resource consent where coverage exceeds 50%. Any assessment in this regard will add to the overall context as to what should be provided for healthy and more intensive living and amenity outcomes. Within a resource consent application these matters can be addressed in a comprehensive way and alternative methods of achieving the provision and objectives for development could be explored.</p> <p><u>Cultural Effects</u></p> <p>Assists in providing a variety of housing options with maximum building coverage standards which may result in a diversification of population and related cultural variation.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives Outdoor Living Space (per unit)		
<p>Provision</p> <p>Reasonably Practicable Options</p>	<p>Option 1.</p> <p>Maintain status quo:</p> <p>Residential zone - no specified area.</p>	<p>Option 2.</p> <p>A residential unit at ground floor level must have an outdoor living space that is at least 20 square metres and that comprises ground</p>

	<p>Medium-Density Residential Zone – Each dwelling unit shall be provided with an outdoor living area in the form of a balcony, deck, or grass/garden with a minimum area of 25m² that is able to contain a 4.0m diameter circle. Such open space shall:</p> <p>Be directly accessible from the main living room of the dwelling.</p> <p>Provide sunlight access to an area of the space with a minimum diameter circle of 3m that receives no less than 1 hour of continuous sunlight when the sun’s azimuth is between 337° 30’ and 22° 30’ (approximately hours of 11am to 2pm) on June 21 (mid-winter solstice). Depending on orientation & topography, an additional outdoor living area may be required to provide minimum sunlight access to residents.</p> <p><u>Except that</u></p> <p>For dwelling units above the ground floor or dwelling units with living areas above ground floor a proportion of the required open space may be provided communally at ground level to the equivalent required total, provided that the sunlight access quota is met.</p>	<p>floor, balcony, patio, or roof terrace space that:</p> <ul style="list-style-type: none"> (a) where located at ground level, has no dimension less than 3 metres; and (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8 square metres and has a minimum dimension of 1.8 metres; and (c) is accessible from the residential unit; and (d) may be— <ul style="list-style-type: none"> (i) grouped cumulatively by area in 1 communally accessible location; or (ii) located directly adjacent to the unit; and (iii) is free of buildings, parking spaces, and servicing and manoeuvring areas. <p>A residential unit located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—</p> <ul style="list-style-type: none"> (a) is at least 8 square metres and has a minimum dimension of 1.8 metres; and (b) is accessible from the residential unit; and (c) may be—
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		<p>(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or</p> <p>(ii) located directly adjacent to the unit.</p>
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected</i> 	<p>Meet objectives in part.</p> <p>Provides for minimum outdoor living areas as part of medium-density residential development.</p> <p>Facilitates good design outcomes by ensuring that developments provide for outdoor living.</p> <p>Is very detailed and prescriptive, is less enabling than the MDRS standards (for the Medium Density zone) and takes away from individual choice.</p>	<p>Meets objectives</p> <p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance standard be included in the District Plan.</p> <p>Allows for designers to provide outdoor living areas in response to the market and/or client requirements but provides for minimum outdoor living areas (minimum amenity) as part of residential development.</p> <p>The provision is less enabling than the current provision for the Residential zone (there is no outdoor living space requirement currently), however because the MDRS will enable greater intensity of development the provision will assist in facilitating good design outcomes and a reasonable level of amenity by ensuring that developments provide for a minimum outdoor living standard.</p> <p>The provision is detailed and prescriptive and takes away somewhat from individual choice.</p>

<p><i>community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Meets objectives in part.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

<p>Provision</p>	<p>Outdoor Living Space (per unit) – Option 2 as detailed above</p>
<p>Costs</p>	<p><u>Environmental Effects</u></p>

<p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>No direct adverse environmental effects.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance standard be included in the District Plan, however it is noted that the provision is more restrictive than the current Residential zone provision. It is acknowledged that there will be costs people have to meet if they don't comply with the MDRS provision which is less enabling for Residential zones than the current District Plan standard. If the MDRS standard is not met, resource consent is required meaning time and associated costs for applicants.</p> <p><u>Social Effects</u></p> <p>The provision is detailed and prescriptive and takes away somewhat from individual choice.</p> <p><u>Cultural Effects</u></p> <p>No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>Assists in delivering a denser urban form with minimum outdoor living amenity for new development.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance (density) standard be included in the District Plan.</p> <p>The provision has been subject to the central government bill and submission process and evaluation by suitably qualified and experienced practitioners. For consistency in this plan change the standard MDRS wording has been used.</p> <p><u>Social Effects</u></p> <p>Supports the creation of a higher-amenity urban environment by requiring minimum area and dimension for outdoor living spaces.</p> <p>It is noted that developments of larger scale will require resource consent and the outdoor living space provision adds to the context as to what should be provided for healthy and more intensive living and amenity outcomes. Within a</p>

	<p>resource consent application these matters can be addressed in a comprehensive way and alternative methods of achieving the provision and objectives for development could be explored.</p> <p><u>Cultural Effects</u></p> <p>Assists in providing a variety of housing options with minimum outdoor amenity standards which may result in a diversification of population and related cultural variation.</p>
Quantification	Not practicable to quantify.
Risks of Acting/ Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives	Outlook Space (per unit)	
Provision Reasonably Practicable Options	Option 1. Maintain status quo: No outlook space standards for Residential zone or Medium Density zone.	Option 2. (i) An outlook space must be provided for each residential unit as specified in this clause. (ii) An outlook space must be provided from habitable room windows (as shown in diagram in the rule). (iii) The minimum dimensions for a required outlook space are as follows: a. principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and

		<p>b. all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.</p> <p>(iv) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.</p> <p>(v) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.</p> <p>(vi) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.</p> <p>(vii) Outlook spaces may be under or over a balcony.</p> <p>(viii) Outlook spaces required from different rooms within the same building may overlap.</p> <p>(ix) Outlook spaces must –</p> <ul style="list-style-type: none"> a. be clear and unobstructed by buildings; and b. not extend over an outlook space or outdoor living space required by another residential unit.
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <p>1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and</i></p>	<p>Does not meet objectives.</p> <p>This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p>	<p>Meets objectives.</p> <p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p>

<p><i>cultural wellbeing, and for their health and safety, now and into the future.</i></p> <ol style="list-style-type: none"> <i>2. Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> <i>3. Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> <i>4. An urban form providing positive private and public amenity outcomes.</i> <i>5. Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i> <i>6. Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i> 		
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<p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Access – Outlook Space (option 2 above)
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p> <p>Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and</p>	<p><u>Environmental Effects</u></p> <p>No direct adverse environmental effects.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance standard be included in the District Plan, however it is noted that the provision is more restrictive than the current relevant residential zone provisions. It is acknowledged that there will be costs people have to meet if they don't comply with the MDRS provision which is less enabling than the current District Plan standard. If the MDRS standard is not met, resource consent is required meaning time and associated costs for applicants.</p>

<p>(ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Social Effects</u></p> <p>The provision is detailed and prescriptive and takes away somewhat from individual choice.</p> <p><u>Cultural Effects</u></p> <p>No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>Assists in delivering a denser urban form with minimum outlook space amenity for new development.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance (density) standard be included in the District Plan.</p> <p>The provision has been subject to the central government bill and submission process and evaluation by suitably qualified and experienced practitioners. For consistency in this plan change the standard MDRS wording has been used.</p> <p><u>Social Effects</u></p> <p>Supports the creation of a higher-amenity urban environment by requiring minimum outlook spaces for residential units.</p> <p>It is noted that developments of larger scale will require resource consent and the outlook space provision adds to the context as to what should be provided for healthy and more intensive living and amenity outcomes. Within a resource consent application these matters can be addressed in a comprehensive way and alternative methods of achieving the provision and objectives for development could be explored.</p> <p><u>Cultural Effects</u></p> <p>Assists in providing a variety of housing options with minimum outlook standards which may result in a diversification of population and related cultural variation.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>

Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.
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Assessment of most appropriate way to achieve Windows to Street objectives		
Provision Reasonably Practicable Options	Option 1. Maintain status quo: Residential zone - no specified area. Medium Density Residential Zone - The street façade of a building should have at least two cladding materials and glass surfaces should not exceed more than 60% of the street façade for that building. All new residential and medium density residential buildings should have a pitched roof with overhangs of a minimum of 400mm to make the roof appear light and reduce the impact or bulk of the building. At ground floor level, garage doors facing the street should not occupy more than 65% of the frontage to ensure that the street front is not dominated by garage doors.	Option 2 Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.
Ōmokoroa and Te Puke Medium Density Residential Objectives [As proposed]	Does not meet objectives.	Meets objectives.

<ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i> 6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i> 	<p>This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p>	<p>The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.</p>
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<p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

<p>Provision</p>	<p>Windows to Street - Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</p>
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and</p>	<p><u>Environmental Effects</u></p> <p>No direct adverse environmental effects.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation necessary as the MDRS requires that this activity performance standard be included in the District Plan, however it is noted that the provision is more restrictive than the current Residential zone provision which has no windows to street requirement. It is acknowledged that there will be costs people have to meet if they don't comply with the MDRS provision which is less enabling for Residential zones than the current District Plan standard. If the MDRS standard is not met, resource consent is required meaning time and associated costs for applicants.</p>

<p>(ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Social Effects</u></p> <p>The provision is prescriptive and takes away somewhat from individual choice.</p> <p><u>Cultural Effects</u></p> <p>No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>Assists in delivering a denser urban form with minimum windows to street amenity for new development.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance (density) standard be included in the District Plan.</p> <p>The provision has been subject to the central government bill and submission process and evaluation by suitably qualified and experienced practitioners. For consistency in this plan change the standard MDRS wording has been used.</p> <p><u>Social Effects</u></p> <p>Supports the creation of a higher-amenity urban environment by requiring a minimum windows to street standard which enables more eyes on the street and the possibility of greater social interaction.</p> <p>It is noted that developments of larger scale will require resource consent and the windows to street provision adds to the context of what should be provided for healthy and more intensive living and amenity outcomes. Within a resource consent application these matters can be addressed in a comprehensive way and alternative methods of achieving the intent of the provision and the objectives for development could be explored.</p> <p><u>Cultural Effects</u></p> <p>Assists in providing a variety of housing options with minimum street amenity standards which may result in a diversification of population and related cultural variation.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>

Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.
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Assessment of most appropriate way to achieve objectives	Landscaped Area	
Provision Reasonably Practicable Options	Option 1. Maintain status quo: Residential zone - no specified area. Medium-Density Residential Zone - A minimum of 20% of the lineal lot frontage to a depth of 2.0m shall be planted with a combination of grass, ground covers, shrubs and trees and this shall be maintained on an ongoing basis. A minimum of one specimen tree (1.2m in height at the time of planting or greater) per 35m ² of planted area shall be planted and maintained to best horticultural practice.	Option 2. A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.
Ōmokoroa and Te Puke Medium Density Residential Objectives [As proposed] 1. <i>A well-functioning urban environment that enables all people and communities to</i>	Does not meet objectives. This is not a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.	Meets objectives. The option is a practicable option as the RMA Amendment Act requires Councils to implement the MDRS.

<p><i>provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <p><i>2. Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i></p> <p><i>3. Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i></p> <p><i>4. An urban form providing positive private and public amenity outcomes.</i></p> <p><i>5. Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p><i>6. Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p>		
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<p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Landscaped Area – Preferred Option 2.
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p> <p>Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and</p>	<p><u>Environmental Effects</u></p> <p>No direct adverse environmental effects.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance standard be included in the District Plan, however it is noted that the provision is more restrictive than the current Residential zone provision. It is acknowledged that there will be costs people have to meet if they don't comply with the MDRS provision which is less enabling for the Residential zone than the current District Plan standard. If the MDRS standard is not met, resource consent is required meaning time and associated costs for applicants.</p> <p><u>Social Effects</u></p>

<p>(ii) employment that are anticipated to be provided or reduced.</p>	<p>The provision is prescriptive and takes away somewhat from individual choice.</p> <p><u>Cultural Effects</u></p> <p>No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>Assists in delivering a denser urban form with minimum landscape area amenity for new development.</p> <p><u>Economic Effects</u></p> <p>Limited evaluation is necessary as the MDRS requires that this activity performance (density) standard be included in the District Plan.</p> <p>The provision has been subject to the central government bill and submission process and evaluation by suitably qualified and experienced practitioners. For consistency in this plan change the standard MDRS wording has been used.</p> <p><u>Social Effects</u></p> <p>Supports the creation of higher-amenity urban environments by requiring minimum standards for landscaping.</p> <p>It is noted that developments of larger scale will require resource consent and the on-site landscaping provision adds to the context as to what should be provided for healthy and more intensive living and amenity outcomes. Within a resource consent application these matters can be addressed in a comprehensive way and alternative methods of achieving the intent of the provision and objectives for development could be explored.</p> <p><u>Cultural Effects</u></p> <p>Assists in providing a variety of housing options with minimum landscaping standards which may result in a diversification of population and related cultural variation.</p>
<p>Quantification</p>	<p>No evaluation necessary as the MDRS requires that this activity performance standard be included in the District Plan.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives	Residential unit yield (four or more residential units on a site)	
Provision Reasonably Practicable Options	<p>Option 1.</p> <p>Maintain status quo – existing residential density provisions.</p> <p>Residential Zone – based on minimum lot size of 350m² for Te Puke and between 350m² and 600m² for Ōmokoroa.</p> <p>Medium Density Zone – based on maximum average lot size of 250m² for Te Puke and 250m² to 400m² for Ōmokoroa.</p>	<p>Option 2.</p> <p>Four or more residential units on a site (including comprehensive mixed use development, retirement villages, and rest homes) are provided for as a Restricted Discretionary activity subject to assessment against the full range of stated density standards and other standards and including the following residential unit yield requirements:</p> <ul style="list-style-type: none"> - Ōmokoroa Stage 3A - Minimum yield of 15 residential units per hectare of developable area. - Ōmokoroa Stage 3B, Ōmokoroa (Outside of Stage 3), Te Puke - Minimum yield of 20 residential units per hectare of developable area. - Ōmokoroa Stage 3C, Ōmokoroa Mixed Use Residential Precinct - Minimum yield of 30 residential units per hectare of developable area. <p>Note: Every 2.5 rest home bedrooms will be counted as one residential unit for the purpose of this rule.</p>

<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i> 	<p>Does not meet the objectives.</p> <p>The densities will not result in the objectives being met.</p> <p>The option is less likely to result in a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p>	<p>Meets objectives.</p> <p>Provides the opportunity for greater density in the medium density residential zone by providing an enabling minimum yield rule (with different yields for different specific overlay areas) which will encourage more intensive development, to ensure that the land resource is used effectively and efficiently, and which will enable the objectives of the Ōmokoroa and Te Puke medium density zones to be achieved.</p> <p>Further permitted density standards for residential units and buildings cannot be added, however other “density standards” (such as requiring a certain yield) if the residential units fail to comply with the permitted density standard for number of units per site (three) can be required.</p> <p>Stating a minimum yield standard encourages a range of densities and housing options to be provided and may provide the opportunity for more innovative development design.</p> <p>This option provides for the anticipated densities and facilitates a range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>The provision requires comprehensive residential development applications (for four or more residential units) to be assessed against a</p>
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<p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		<p>full range of matters identified in the District Plan to enable an effective and efficient outcome. The provisions include a range of requirements to facilitate a well-functioning urban form providing positive private and public amenity outcomes, an integrated and connected community and efficient and integrated multi-modal transportation.</p> <p>Infrastructure modelling has illustrated that the lack of a maximum density provision will not constrain development to the minimum yield standards in the rule.</p> <p>The minimum yield provisions assist in ensuring that urban form is considered in detail during development planning, that well-functioning developments will result and also provides the opportunity for positive amenity outcomes.</p> <p>Relatively easy to administer.</p>
<p>Summary</p>	<p>Does not meet objectives</p>	<p>Meets objectives. (Preferred option).</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Residential Unit Yield (four or more residential units on a site with minimum yield requirements) – preferred option 2
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p>	<p><u>Environmental Effects</u></p> <p>The provision will enable an increased residential density than currently which could adversely affect the environment if not managed appropriately.</p> <p><u>Economic Effects</u></p>

<p>Cultural Effects</p> <p>Including opportunities for:</p> <p>(i) economic growth that are anticipated to be provided or reduced; and</p> <p>(ii) employment that are anticipated to be provided or reduced.</p>	<p>There is the potential that the application of a minimum density standard will mean that the designed infrastructure may not adequately manage the resultant population.</p> <p>Requires more detailed assessments and project planning and associated costs.</p> <p>Requires a comprehensive approach so could have adverse economic effects on developer/builders who currently only do land subdivision or building.</p> <p>To undertake comprehensive development requires an increased scale of operation which has much higher upfront costs.</p> <p><u>Social Effects</u> Potential for adverse effects if development is not well designed and supported by social infrastructure.</p> <p><u>Cultural Effects</u> No known direct effects</p>
<p>Benefits</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p> <p>Cultural Effects</p> <p>Including opportunities for:</p> <p>(i) economic growth that are anticipated to be provided or reduced; and</p> <p>(ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>The provisions will enable and encourage increased residential density resulting in a more effective and efficient use of the land resource.</p> <p>The comprehensive residential development approach will have positive environmental effects by ensuring that developments are assessed as a whole.</p> <p>A higher density will reduce the residential area required to provide for an increased population providing more “green” areas where the natural environment is dominant.</p> <p>By ensuring that final built form is designed with associated earthworks and infrastructure should reduce adverse effects and provide a finished product that is more complementary to the existing landform.</p> <p>The ability to vary the minimum stated yield is provided for but subject to individual assessment.</p> <p><u>Economic Effects</u></p> <p>Supports a well-functioning urban environment and the economic activity associated with the construction and operation of the new urban form.</p> <p>A greater density will support the viability of local businesses.</p>

	<p>A comprehensive approach to larger developments will ensure the design can be optimised to ensure economic efficiency and as a complete product the returns on investment should be able to be maximised.</p> <p>To ensure that land is used effectively and efficiently, and costs are recovered, financial contributions will be charged based on the required minimum density per hectare.</p> <p><u>Social Effects</u></p> <p>A greater population base will support a greater range of social infrastructure.</p> <p>A comprehensive approach to development ensures that the provision of those things that make a community neighbourhood are achieved holistically (e.g., reserve links, streetscape, access and connections).</p> <p>Higher densities provided for within comprehensively designed residential and mixed use developments are designed to support commercial centres and public transport, and to take advantage of high amenity locations, for example the minimum of 30 residential units per hectare in Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct where these locations have particular attributes such as proximity to high amenity areas, transportation routes and the new planned commercial centre.</p> <p><u>Cultural Effects</u></p> <p>Potentially assists in providing a variety of housing options which may result in a diversification of population and related cultural variation.</p> <p>A comprehensive approach to development supports positive environmental effects by ensuring that developments are assessed holistically.</p> <p>Adverse effects should be reduced by ensuring that final built form is designed alongside associated earthworks and infrastructure meaning that the finished product produced is more complementary to the existing landform.</p>
Quantification	Not practicable to quantify
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives	Residential Unit Typology	
Provision Reasonably Practicable Options	Option 1. Maintain status quo – no requirements for a set mixture of housing typologies.	Option 2. Six or more residential units on a site – a maximum of 50% of the total number of residential units on the site may be physically detached from any other residential units.
Ōmokoroa and Te Puke Medium Density Residential Objectives [As proposed] <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 	Does not meet the objectives The option is unlikely to result in a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability. Developments within Ōmokoroa and Te Puke have, to-date, been dominated by standalone single level dwellings. Building firms are experienced at providing this type of product. Without specific requirements to provide a variety of housing typologies it is unlikely that there will be sufficient variation to cater for the different needs of the community.	Meets objectives in part. Provides for greater variety of housing in the new residential areas. The option ensures a greater range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability. The option prescribes 50% to not be detached single dwelling units. Accordingly, the variety of housing typologies expected may not fully meet the variety of housing needed to service the Ōmokoroa and Te Puke communities. Prescribing a typology requirement may not allow market demand to be met.

<p>4. <i>An urban form providing positive private and public amenity outcomes.</i></p> <p>5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives</p>	<p>Meets objectives in part.</p>

(Preferred option).

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Residential Unit Typology (preferred option 2).
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> No direct adverse effects. The typology mix has no direct effect on environmental outcomes.</p> <p><u>Economic Effects</u> There are potential economic effects in regard to the cost of producing houses as it is easier to repeat building form and standard designs that are familiar to builders.</p> <p>Perceived potential economic risk as the Ōmokoroa and Te Puke areas have typically been developed as standalone dwellings, and there may be concerns about market interest in different typologies.</p> <p>The variety of housing typologies expected as a result of the provision may not meet expectations of the variety of housing needed to service the Ōmokoroa and Te Puke communities.</p> <p><u>Social Effects</u> No direct effects, however different typologies will support different density outcomes and there is potential for adverse effects if development is not well designed and supported by social infrastructure.</p> <p><u>Cultural Effects</u> No direct adverse effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for:</p>	<p><u>Environmental Effects</u> No direct environmental benefits. Potentially less reliance on standalone dwellings will facilitate different housing typologies that are more suited to a more compact urban form.</p> <p><u>Economic Effects</u> More intensive integrated housing is likely to be more cost efficient over time than standalone dwellings.</p> <p>The resulting housing stock should provide a greater range of housing affordability which will provide a positive economic benefit.</p>

(i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.	<p><u>Social Effects</u> A greater mix of housing typologies should result in a more diverse community and a related more varied social mix.</p> <p><u>Cultural Effects</u> No direct benefits, but likely to support a more culturally diverse community.</p>
Quantification	Not practicable to fully quantify
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives Impervious Surfaces			
Provision Reasonably Practicable Options	Option 1. Maintain status quo - no specified maximum area.	Option 2. Impervious surfaces shall not exceed 70% of net site area in Ōmokoroa and Te Puke.	Option 3. Impervious surfaces shall not exceed 70% of net site area within Ōmokoroa and Te Puke except that within the Te Puke Stormwater Management Area impervious surfaces shall not exceed 50% of net site area.
Ōmokoroa and Te Puke Medium Density Residential Objectives [As proposed]	Does not meet objectives. WBOPDC holds Comprehensive Stormwater Consents for Ōmokoroa Peninsula and Te Puke	Meets objectives in part. May provide a balance between increased density of development and building coverage and the	Meets objectives. Provides a balance between increased density of development and building coverage and the

<ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including</i> 	<p>which require management of stormwater and the use of water sensitive design.</p> <p>As significant parts of the Ōmokoroa Peninsula and Te Puke are yet to be urbanised and infilled, the overall level of impermeable surfaces is relatively low. With urbanisation of the remaining area and infill of existing urbanised areas, and at a higher density, there will be a significant increase in impermeable areas.</p> <p>Although there are limitations on building coverage this does not address other impermeable surfaces such as driveways and patios for example.</p>	<p>need to provide for permeability within sites to assist in the maintenance and enhancement of the stormwater management network.</p> <p>Specific provisions are included to ensure that there is a limit to impervious surfaces. This has both positive amenity, and stormwater management benefits.</p> <p>Most large developments will require a comprehensive residential consent which will require the whole site layout to be assessed which provides opportunities for “whole of development” approaches.</p> <p>However, the existing impervious area for developed Te Puke has been assessed to be 50% currently and a significant amount of Councils stormwater infrastructure does not have capacity to cater for the 5-year return period.</p> <p>There is concern that increased intensification within Te Puke will result in increased flooding. Increased stormwater runoff from intensification within Te Puke will need to be carefully managed to</p>	<p>need to provide for permeability within sites to assist in the maintenance and enhancement of the stormwater management network.</p> <p>Provisions for Ōmokoroa and Te Puke, and an additional specific provision for land within the Te Puke Stormwater Management Area are included to ensure that there is a limit to impervious surfaces. This has both positive amenity, and stormwater management benefits.</p> <p>Most large developments will require a comprehensive residential consent which will require the whole site layout to be assessed which provides opportunities for “whole of development” approaches.</p> <p>To enable further urban development without having a negative impact on existing stormwater infrastructure or impact on downstream properties, Council proposes to use several alternative stormwater management methods including limiting impervious surfaces on a</p>
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<p><i>higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p><i>6. Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p><i>7. Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p><i>8. A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		<p>ensure no downstream properties are impacted.</p>	<p>site within the Te Puke Stormwater Management Area (existing developed urban areas) to 50% and elsewhere (greenfields areas) to 70%.</p>
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Summary	Does not meet objectives.	Meets objectives in part	Meets objectives. [Preferred option].
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Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Impervious surfaces shall not exceed 70% of net site area within Ōmokoroa and Te Puke except that within the Te Puke Stormwater Management Area impervious surfaces shall not exceed 50% of net site area (preferred option).
Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.	<u>Environmental Effects</u> A lesser area of impermeable surface would generate improved stormwater management outcomes (but constrain the development possible on a site). <u>Economic Effects</u> May limit the scale of buildings being constructed as other non-permeable surfaces will contribute to the overall percentage of imperviousness. This may force more multi-level buildings which may be more expensive to construct. <u>Social Effects</u> No direct adverse effects. <u>Cultural Effects</u> Potential impact on stormwater outcomes.
Benefits Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for:	<u>Environmental Effects</u> Ensures that there is a maximum level of imperviousness that enhances the function of the stormwater network. Assists in providing a baseline consistent with comprehensive stormwater consent requirements to enable the appropriate functioning of the stormwater management system. Provides some certainty on the quantum of built environment that will be constructed. Provides a balance between the built environment and providing for the natural environment and specifically stormwater management in the urban area.

<p>(i) economic growth that are anticipated to be provided or reduced; and</p> <p>(ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Economic Effects</u> Ensures that stormwater infrastructure is designed to be effective and efficient and to avoid costly retrofitting of infrastructure.</p> <p><u>Social Effects</u> Restricting impervious surfaces to achieve stormwater management objectives provides the opportunity to soften the built environment and create a more pleasant interface between private and public spaces.</p> <p>Provides the opportunity for education, recognition and understanding around every site being responsible for mitigation of stormwater effects and the maintenance and enhancement of the stormwater network.</p> <p><u>Cultural Effects</u> Provides for a balanced approach that assists in stormwater management and protecting freshwater values.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting / Not Acting if there is uncertain or insufficient information about the subject matter</p>	<p>Sufficient and certain information is available.</p>

<p>Assessment of most appropriate way to achieve objectives</p>	<p>Vehicle Crossing and Access</p>	
<p>Provision</p> <p>Reasonably Practicable Options</p>	<p>Option 1.</p> <p>Maintain status quo:</p> <p>Residential zone and Medium Density Residential Zone - no specified area or street tree requirement.</p>	<p>Option 2.</p> <p>For a site with a front boundary the vehicle crossing shall not exceed 5.4m in width (as measured along the front boundary) or cover</p>

		more than 40% of the length of the front boundary.
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport</i> 	<p>Meet objectives in part</p> <p>Allows flexibility in design which may easier facilitate a more compact urban form.</p> <p>May result in adverse urban design outcomes with dominance of accesses.</p>	<p>Meets objectives.</p> <p>Encourages better urban design outcomes by ensuring that vehicle crossings do not dominate the streetscape.</p> <p>May not be practical for some types of developments.</p> <p>Provides for better urban design outcomes throughout the zone without unduly restricting development options. For specific requirements, the opportunity for flexibility via a consent resource process consent remains available.</p> <p>This option enables on-street parking. With a development where sections are small (and widths of lots are less than 10m in length), vehicle crossings can be so close to each other that there is not enough space between vehicle crossings for on-street parking.</p> <p>As lots within the urban environment are getting smaller, the need for some control over the location of vehicle crossings is increasing in order to assist in maintaining and meeting desirable positive private and public amenity outcomes.</p>

<p><i>including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

<p>Provision</p>	<p>Vehicle Crossing and Access (preferred option 2)</p>
<p>Costs</p>	<p><u>Environmental Effects</u></p>

<p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>Takes away some individual choice as to how people may wish to design access to a site/property.</p> <p>Could result in a very uniform urban environment.</p> <p>May still result in situations where there is very little on-street parking as a result of narrow frontages for lots.</p> <p><u>Economic Effects</u> May make some developments difficult to achieve and impose additional costs at resource consent stage.</p> <p><u>Social Effects</u> Affects individual choice.</p> <p><u>Cultural Effects</u> No direct cultural effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> Assists in ensuring that the townscape is not dominated by accesses and provides an opportunity for landscaping and pervious surfacing within the front yard area.</p> <p>Enables on-street parking.</p> <p>Enables the potential for a street canopy of trees to be provided increasing amenity and biodiversity options.</p> <p><u>Economic Effects</u> Assists in ensuring positive urban development outcomes that support amenity values and is likely to be reflected in the desirability of the development.</p> <p><u>Social Effects</u> Provides a safer more pleasant street interface encouraging peoples’ use of footpaths and consequent opportunities for social interaction.</p> <p>Makes the footpath a safer place for pedestrians with a greater separation between vehicle crossings.</p> <p>Requiring a maximum vehicle crossing width assists in achieving better amenity outcomes for the community.</p> <p><u>Cultural Effects</u> No direct cultural effects.</p>

Quantification	Not practicable to quantify.
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives	Streetscape	
Provision Reasonably Practicable Options	Option 1. Maintain status quo: Residential zone and Medium-Density Residential Zone - no specified similar streetscape requirement.	Option 2. Garages (whether attached to or detached from a residential unit) and other buildings (except residential units) shall not cumulatively occupy more than 50% of the total width of the building frontage facing the front boundary.
Ōmokoroa and Te Puke Medium Density Residential Objectives [As proposed] <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned</i> 	Does not meet objectives. Good amenity outcomes in a higher density urban environment may be difficult to achieve.	Meets objectives. Assists in achieving amenity outcomes in a higher density urban environment. Enables "eyes on the street" from residential units rather than having the frontage of the site dominated by garages.

<p><i>urban built character, including three-storey buildings.</i></p> <p><i>3. Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i></p> <p><i>4. An urban form providing positive private and public amenity outcomes.</i></p> <p><i>5. Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p><i>6. Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p><i>7. Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p><i>8. A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively</i></p>		
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<p><i>and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

<p>Provision</p>	<p>Streetscape – Garages (whether attached to or detached from a residential unit) and other buildings (except residential units) shall not cumulatively occupy more than 50% of the total width of the building frontage facing the front boundary (option 2)</p>
<p>Costs Environmental Effects Economic Effects Social Effects Cultural Effects Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> May limit individual housing design choices.</p> <p>May result in an inefficient site layout and sub-optimal result for residential unit design if the street is the northern aspect meaning limited private space would be available.</p> <p><u>Economic Effects</u> No direct cultural effects.</p> <p><u>Social Effects</u> No direct cultural effects.</p> <p><u>Cultural Effects</u> No direct cultural effects.</p>
<p>Benefits Environmental Effects Economic Effects</p>	<p><u>Environmental Effects</u></p>

<p>Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>Achieves a positive environmental effect by ensuring that the streetscape is not dominated by garages and provides opportunity for landscaping and impervious surfacing within the front yard area.</p> <p><u>Economic Effects</u> Assists in facilitating positive urban development outcomes that support amenity values and is likely to be reflected in the desirability of the development</p> <p><u>Social Effects</u> Assists in achieving greater amenity and better social outcomes in a higher density urban environment.</p> <p>Enables “eyes on the street” from residential units rather than having site frontage dominated by garages.</p> <p>Provides a safer more pleasant street interface encouraging the use of footpaths and consequent opportunities for social interactions.</p> <p><u>Cultural Effects</u> No direct cultural effects.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives	Earthworks	
<p>Provision</p> <p>Reasonably Practicable Options</p>	<p>Option 1:</p> <p>Maintain status quo: Residential and Medium-Density Residential Zones – there are no specific earthworks requirements within the zone provisions.</p>	<p>Option 2:</p> <p>(i) Earthworks (cut and fill) shall only increase the ground level by a maximum of 1m vertically and/or decrease the ground level by a maximum of 1m vertically.</p>

	<p>There are however general, and specific provisions that relate to parts of Ōmokoroa, in the Subdivision and Development section of the District Plan.</p>	<p>(ii) Earthworks shall not exceed a volume of 750m³ per site.</p>
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated</i> 	<p>This provision recognises that the Regional Council has statutory responsibility for land disturbance at a larger scale and other legislation such as the Building Act / Building Code and the Heritage NZ Pouhere Taonga Act have specific responsibilities.</p> <p>The existing provisions if rolled over to the new Medium Density zone provide reasonable management of new earthworks but do not explicitly address amenity effects in regard to earthworks including the creation of large cuts.</p> <p>The provisions also allow for major earthworks (subject to Regional Council consent) prior to any planning approval of comprehensive development sites. This can lead to the base earthworks dictating final development design and may not result in the best urban design outcome. The result historically has been an over-dependence of retaining walls to create suitable building areas.</p>	<p>This provision recognises that the Regional Council has statutory responsibility for land disturbance at a larger scale and other legislation such as the Building Act / Building Code and the Heritage NZ Pouhere Taonga Act have specific responsibilities.</p> <p>Within parts of the Ōmokoroa peninsula the landform has been highly modified, and the lack of comprehensive planning has at times resulted in large cuts, related large retaining walls and extended earthworks construction activity including large numbers of heavy vehicle movements which has adverse effects in regard to noise, emissions and damage to the roading infrastructure.</p> <p>This rule allows for limited earthworks. As part of the review of the whole of the District Plan more specific requirements across the whole district may be considered.</p> <p>This provides for the creation of individual building sites as a permitted activity but requires larger scale earthworks to be assessed as part of a comprehensive residential development.</p>

<p><i>and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		<p>The limitations on cut and fill are designed to limit amenity effects of large cuts and changes to the landform.</p> <p>As part of a comprehensive residential development any requirements to exceed the stated quantum can be assessed.</p> <p>The provision is designed to be consistent with other District Plan rules regarding height and related Building Act requirements.</p>
<p>Summary</p>	<p>Will not achieve objectives.</p>	<p>Will achieve objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Earthworks (preferred option 2)
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>Earthworks will alter the existing ecosystem which may result in the displacement of some species.</p> <p>Changes in the landform can adversely affect overland flow paths.</p> <p>Poorly managed earthworks can cause environmental damage through sediment and dirty water discharge.</p> <p>The provision allows for modification of the landform that will still produce visible cuts and require retaining walls at times.</p> <p><u>Economic Effects</u></p> <p>Requirements for larger scale earthworks to be included as part of a comprehensive residential development consent could lead to hold-ups in development as common current practice is for bulk earthworks to be undertaken prior to full subdivision/development design. The Regional Council restricts earthworks seasons and delays in consent processing could result in earthworks being delayed until the next earthworks season with a knock-on effect in regard to completion of the whole development. This can have significant holding costs.</p> <p>Requiring resource consents from different agencies adds time, costs and uncertainty for developments.</p> <p>The limitation on “permitted” cut and fill levels can make creating building platforms difficult on land of uneven contour. Generally flat sites are easier to achieve more dense developments on - this allows for concrete slab flooring and repetition of base design modules which should reduce construction cost and related affordability.</p> <p><u>Social Effects</u></p> <p>No direct effects.</p> <p><u>Cultural Effects</u></p> <p>Any earthworks will affect the landform and associated cultural values. Without prior consultation and engagement with tangata whenua there is a risk that important cultural heritage may be accidentally destroyed or damaged.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects</p>	<p><u>Environmental Effects</u></p> <p>The preferred provision provides a balanced approach between providing for limited earthworks while controlling the extent of cut and fill which can have significant environmental effects.</p>

<p>Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>The restrictions provide more potential for positive amenity environmental affects and supports the retention of the existing landform as much as practical which has the resultant environmental benefits of respecting existing drainage and related systems and working with the land form as much as practicable.</p> <p><u>Economic Effects</u> By limiting earthworks and requiring a comprehensive approach for most residential development this allows for earthworks to match the final full development design. This should reduce the extent of earthworks and related works required which should have corresponding economic benefits.</p> <p>By using the natural form as much as possible this should reduce the need for large scale works.</p> <p><u>Social Effects</u> The creation of developments that reduce the extent of earthworks required should lead to a more cohesive development that fits into the landscape and overall provides a positive urban design outcome.</p> <p><u>Cultural Effects</u> The proposed provisions recognise and provide for the management of new medium density residential areas in a manner that is more aligned to respecting the landform.</p>
<p>Quantification</p>	<p>Each development will have different cost estimates for earthworks options. At the wider zone scale this is not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter</p>	<p>Sufficient and certain information is available.</p>

Assessment of most appropriate way to achieve objectives			
Heights of Fences, Walls and Retaining Walls			
Provision	Option 1:	Option 2:	Option 3:
Reasonably Practicable Options	Maintain status quo: Residential and Medium Density Residential		No specific fencing or retaining wall requirements

	<p>Side and rear boundary: Any fence or wall within the side and/or rear yards or on the side and/or rear boundary shall not exceed a height that exceeds the daylight plane;</p> <p>Except that where the common boundary is with a public reserve or walkway, the fence or wall shall not exceed 1.2m height, unless the portion of the wall or fence that is between 1.2 and 2.0m in height has a visual permeability of at least 60%</p> <p>Where the side fence or walls are within the front yard specified this height shall be 1.2m, unless the portion of the wall or fence that is between 1.2m and 2.0m in height has a visual permeability of at least 60%.</p> <p>Front boundary: Any fences or walls within the front yard or on the front boundary shall not exceed 1.2m in height unless the portion of the wall or fence that is between 1.2m and 2.0m in height has a visual permeability of at least 60%</p>	<p>(i) Within a side or rear yard (including on a side or rear boundary)</p> <p>The maximum height above the ground level at the relevant boundary shall be as follows:</p> <ul style="list-style-type: none"> • Fence – 2m • Wall – 2m • Retaining wall – 1.5m (plus a safety fence if required by the Building Code of no greater than 1.0m above the highest point of the retaining wall) <p><u>Except that:</u> Where the relevant boundary is with a public reserve or walkway, the height shall not exceed 1.2m unless the portion that is above 1.2m has a visual permeability of at least 60%.</p> <p>In all cases where a safety fence exceeds a height of 2m the portion that is above 2m must have a visual permeability of at least 60%.</p>	
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		<p>(ii) Within a front yard (including on a front boundary)</p> <p>The maximum height above the ground level of the relevant boundary shall be as follows:</p> <ul style="list-style-type: none"> • Fence – 1.2m • Wall – 1.2m • Retaining wall – 1.2m <p>(plus a safety fence if required by if required by the Building Code of no greater than 1m above the highest point of the retaining wall)</p> <p><u>Except that:</u> The height may exceed 1.2m up to a height of 2m (or 2.2m in the case of a safety fence on a retaining wall) provided that the portion that is above 1.2m has a visual permeability of at least 60%.</p> <p>The maximum height of a fence, wall or retaining wall within a yard (including on the boundary) is measured above the “ground level at boundary”.</p>	
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<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i> 	<p>The existing provisions can be rolled over into the new Ōmokoroa and Te Puke medium density zones which would provide consistency with the existing District Plan administration.</p> <p>The provisions have been utilised for some time now and have general community acceptance.</p> <p>They ensure that there is a positive relationship between the private/ public interface and promotes higher amenity and a more community friendly streetscape.</p> <p>With denser development to achieve good urban design outcomes it is important that details such as fencing is re-assessed and addressed in particular for the types of development that will be enabled.</p> <p>The existing provisions do not explicitly cover retaining walls and accordingly District Plan definitions and interpretations are relied upon.</p>	<p>The provisions are generally similar to the existing provisions.</p> <p>The provisions in regard to public walkways and reserves are the same.</p> <p>Additional provisions are included to provide greater clarity in regard to retaining walls. This includes providing clearer direction on requirements in regard to safety fencing.</p> <p>Clarity is provided as to where the maximum height is measured from (and this is supported by a diagram in the proposed new rule).</p> <p>Note there are other requirements under the Building Act/Code that also control retaining walls.</p>	<p>This allows individuals to have full control over their fencing requirements noting that fences over 2m height and retaining walls over a specified height require building consent under the Building Act.</p> <p>People have a variety of reasons for the fencing types they require. This can range from pet requirements, privacy, noise mitigation, keeping balls etc within the property (and out of the property if adjacent to a reserve).</p> <p>Fencing has a significant visual effect on the streetscape amenity and can change the feel of an area. Generally, those streets with less fencing have a higher amenity level than streets with high or adhoc fencing.</p> <p>For comprehensive developments the detail of fencing is important to achieve good urban design outcomes.</p>
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<p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>			<p>Developers will often have covenants or related controls that govern what fences can be erected within developments. Linked to this is an argument that the Council does not need to apply additional requirements.</p>
<p>Summary</p>	<p>Meets objectives in part.</p>	<p>Meets objectives. [Preferred option].</p>	<p>May not meet objectives.</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Fences, Walls and Retaining Walls – (preferred option 2)
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p>	<p><u>Environmental Effects</u></p> <p>No direct environmental effects.</p> <p><u>Economic Effects</u></p>

<p>Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>No direct economic effects. Potential costs associated with monitoring and enforcement.</p> <p><u>Social Effects</u> May limit specific fencing requirements for some people. Limitations on choice may be perceived as being a negative social cost.</p> <p><u>Cultural Effects</u> No known direct effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced</p>	<p><u>Environmental Effects</u> The environmental effects in this regard are directly linked to amenity values.</p> <p>The proposed height restrictions provide for positive interfaces between boundaries and avoid over dominance of fences.</p> <p><u>Economic Effects</u> No direct economic benefits. Potential positive effect associated with overall enhancement of neighbourhood amenity values.</p> <p><u>Social Effects</u> Fencing has a significant visual effect on the streetscape amenity and can change the feel of an area. Generally, those streets with less fencing have a higher amenity level than streets with high or ad hoc fencing and provide more opportunity for positive social interaction. The proposed rule avoids high fences, especially in front yards, which are often perceived as anti-social.</p> <p><u>Cultural Effects</u> No known direct benefits.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or</p>	<p>Sufficient and certain information is available.</p>

insufficient information about the subject matter.

Assessment of most appropriate way to achieve objectives	Accommodation Facilities	
<p>Provision</p> <p>Reasonably Practicable Options</p>	<p>Option 1.</p> <p>Maintain the existing District Plan provisions for Accommodation Facilities (currently within Residential and Medium Density Residential zones) as a Permitted Activity for the Ōmokoroa and Te Puke Medium Density Residential zone with the following performance standards (otherwise Discretionary Activity).</p> <ul style="list-style-type: none"> (i) Have a maximum occupancy of five persons at any one time (excluding staff); (ii) The total area available for exclusive use for the occupiers be no greater than 60m² gross floor area; (iii) Must not contain a kitchen facility or otherwise be self contained; <p>For Discretionary accommodation facilities, information is to be provided in accordance with 4A.6.2.</p>	<p>Option 2:</p> <p>No specific Accommodation Facility provisions.</p>
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <p>1. <i>A well-functioning urban environment that enables all people and communities to provide for their social,</i></p>	<p>Meets objectives.</p> <p>The existing provision within the Residential and Medium Density Residential zones is carried over to the new Ōmokoroa and Te Puke Medium Density Residential zone provisions with no changes proposed.</p> <p>No additional evaluation is considered necessary for this provision as it already applies to the Residential, Medium</p>	<p>Does not meet objectives.</p> <p>Including the Accommodation Facility provision as it already is within the residential and other zones in the District Plan allows people to provide for their social, economic, and cultural wellbeing but operating a small-scale commercial operation on their site.</p>

<p><i>economic, and cultural wellbeing, and for their health and safety, now and into the future.</i></p> <ol style="list-style-type: none"> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport including higher</i> 	<p>Density Residential, Future Urban and Rural land areas that are subject to the RMA Amendment Act provisions. The provision is merely being carried over to the new Ōmokoroa and Te Puke Medium Density Residential zone provisions.</p>	<p>Would not assist in providing for the variety of housing types and needs required by the NPS-UD and enabled by this plan change.</p>
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<p><i>density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities</i></p>		
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<i>compatible with residential uses.</i>		
Summary	Meets objectives. [Preferred option].	Does not meet objectives.

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Accommodation Facilities (preferred option 1)
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>No additional evaluation of environmental, economic, social and cultural effects is considered necessary for this provision as it already applies to the Residential, Medium Density Residential, Future Urban and Rural land areas that are subject to the RMA Amendment Act provisions.</p> <p>The provision is merely being carried over to the new Ōmokoroa and Te Puke Medium Density Residential zone provisions.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and</p>	<p>No additional evaluation of environmental, economic, social and cultural effects is considered necessary for this provision as it already applies to the Residential, Medium Density Residential, Future Urban and Rural land areas that are subject to the RMA Amendment Act provisions.</p> <p>The provision is merely being carried over to the new Ōmokoroa and Te Puke Medium Density Residential zone provisions.</p>

(ii) employment that are anticipated to be provided or reduced.	
Quantification	Not practicable to quantify.
Risks of Acting/Not Acting if there is uncertain or insufficient information about the subject matter.	Sufficient and certain information is available.

Assessment of most appropriate way to achieve objectives	Home Enterprises	
Provision Reasonably Practicable Options	<p>Option 1.</p> <p>Maintain status quo: Home Enterprises within Residential and Medium Density Residential zones as a Permitted Activity with the following performance standards (otherwise Restricted Discretionary Activity).</p> <p><i>Definition: Home Enterprises means the use of a site for an activity which is secondary and incidental to the use of the site for residential purposes for an occupation, excluding occupations already provided as Permitted, Controlled or Discretionary Activities in the zone, which is carried out by at least one person who resides permanently on the subject site.</i></p> <p><i>Provided that:</i></p>	<p>Option 2.</p> <p>Provide for Home Enterprises as a Permitted Activity Limit with the following performance standards (otherwise Restricted Discretionary Activity) but restrict Home Enterprises to only people who reside permanently on the subject site.</p> <p><i>Definition: Home Enterprises means the use of a site for an activity which is secondary and incidental to the use of the site for residential purposes for an occupation, excluding occupations already provided as Permitted, Controlled or Discretionary Activities in the zone, which is carried out by at least one person who resides permanently on the subject site, or in the case of the Ōmokoroa and Te Puke Medium Density Residential Zones which is carried out</i></p>

	<p><i>"Home Enterprise" does not include kennels/catteries, beekeeping or medical or scientific facilities in the Residential Zone.</i></p> <p><u>Performance Standards:</u></p> <ul style="list-style-type: none"> i. Is carried out by at least one person who resides permanently on the subject site ii. Shall be conducted within a gross floor area not exceeding 25m². Carparks shall be excluded from the maximum area calculation of the activity. iii. Is carried out by a maximum of three persons. iv. Any goods sold must be: <ul style="list-style-type: none"> a. goods produced on site; and/or b. goods that are ordered by the customer by telephone, mail or electronic transaction and redistributed to them by post, courier, or electronically; and/or c. goods ancillary and related to a service provided by the home enterprise. v. Any advertising shall comply with Section 4D.3.2.1; vi. Parking shall be provided in accordance with Rule 4B.4.7. <p><u>Explanatory Note:</u> The above activity performance standards shall apply cumulatively to all home enterprises per lot.</p>	<p><i>only by people who reside permanently on the subject site.</i></p> <p><i>Provided that:</i></p> <p><i>"Home Enterprise" does not include kennels/catteries, beekeeping or medical or scientific facilities in the Residential Zone.</i></p> <p><u>Performance Standards:</u></p> <ul style="list-style-type: none"> (i) Shall only be conducted within a building. (ii) Shall be conducted within a gross floor area not exceeding 25m². Carparks shall be excluded from the maximum area calculation of the activity. (iii) Is carried out by a maximum of three persons. (iv) Any goods sold must be: <ul style="list-style-type: none"> (a) goods produced on site; and/or (b) goods that are ordered by the customer by telephone, mail or electronic transaction and redistributed to them by post, courier, or electronically; and/or (c) goods ancillary and related to a service provided by the home enterprise. (v) Any advertising shall comply with Section 4D.3.2.1.
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		<p>Note: The above activity performance standards shall apply cumulatively to all home enterprises per site.</p>
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> 1. <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> 2. <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> 3. <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> 4. <i>An urban form providing positive private and public amenity outcomes.</i> 5. <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and</i> 	<p>May not meet objectives.</p> <p>The existing provisions were created for a more typical suburban residential situation where sites were larger and there is more capability to absorb any adverse impacts from small scale commercial activities operating out of residential homes.</p> <p>For the new Ōmokoroa and Te Puke Medium Density Residential zone, sites will be much smaller and there will generally be less ability to provide for carparking and related facilities to manage the potential adverse effects of home enterprises over a limited scale.</p> <p>The National Policy Statement on Urban Development required Councils to remove any requirements for car parks (except in regard to the provision of carparks for the disabled) and accordingly controls in this regard will be removed from the District Plan. The effect being that without limitations on non-residents the functioning of streets and amenity values may be adversely affected.</p>	<p>Meets objectives.</p> <p>The provisions limit home enterprises to being strictly for home-based commercial activity. This ensures that any adverse effects are reduced and supports Commercially zoned areas by ensuring that non-residential scale commercial operations are located in those zones.</p> <p>By limiting home enterprises to people living on-site this avoids adverse effects on the local amenity from employees' car parking on local streets.</p> <p>The National Policy Statement on Urban Development required Councils to remove any requirements for car parks (except in regard to the provision of carparks for the disabled) and accordingly controls in this regard will be removed from the District Plan and the Council cannot require the provision of carparks.</p> <p>The specification that the home enterprise shall only occur within a building manages situations where driveways have been used for such activities creating adverse amenity effects.</p> <p>Potentially difficult to enforce.</p>

<p><i>public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		
Summary	Does not meet objectives.	Meets objectives. [Preferred option].

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Home Enterprises – (preferred option 2)
Costs	<u>Environmental Effects</u>

<p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p>No direct environmental effects. Potentially could result in people having to travel to commercial or industrial zones to carry out commercial activities.</p> <p><u>Economic Effects</u> Restricts the scale of home enterprises which could influence their commercial viability.</p> <p><u>Social Effects</u> May limit local employment opportunities.</p> <p><u>Cultural Effects</u> No known direct effects.</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> The environmental effects in this regard are directly linked to amenity values and the effective functioning of urban areas.</p> <p>By restricting the scale, location and directly linking all parties to being resident the amenity values of the area are more likely to be protected.</p> <p><u>Economic Effects</u> The provisions provide opportunity for small scale home enterprises to operate and provide for their economic wellbeing, while ensuring that those that are not home based locate in appropriately zoned areas and support the commercial viability of those areas.</p> <p><u>Social Effects</u> Provides for family based small scale businesses.</p> <p><u>Cultural Effects</u> No known direct benefits.</p>
<p>Quantification</p>	<p>Not practicable to quantify.</p>
<p>Risks of Acting/Not Acting if there is uncertain or</p>	<p>Sufficient and certain information is available.</p>

insufficient information about the subject matter.

Assessment of most appropriate way to achieve objectives	Subdivision Standards		
<p>Provision</p> <p>Reasonably Practicable Options</p>	<p>Option 1.</p> <p>Maintain the status quo - maintain existing District Plan Residential and Medium Density Residential subdivision provisions (or a combination of the existing provisions) to apply to the new Ōmokoroa and Te Puke Medium Density Residential zone.</p> <p><u>Residential</u></p> <ul style="list-style-type: none"> - Ōmokoroa Existing Village - minimum lot size 600m² per dwelling. - Ōmokoroa Stage 1 - minimum lot size 400m² with a maximum average of 800m². - Ōmokoroa Stage 2 - minimum lot size 350m² per dwelling with a maximum average of 650m². 	<p>Option 2.</p> <p>Develop new subdivision provisions allowing for subdivision for the purpose of the construction and use of residential units:</p> <ul style="list-style-type: none"> - As a Controlled Activity for the purpose of construction and use of residential units that comply with the specified density standards; - As a Controlled Activity for the purpose of construction and use of residential units that do not comply with the density standards where Restricted Discretionary consent has been granted or is sought concurrently; - As a Controlled Activity subdivision of sites of less than 1,400m², to create one or two additional lots which 	<p>Option 3.</p> <p>As for Option 2 with the addition of specific subdivision requirements for Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge, Ōmokoroa) for new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa):</p> <ul style="list-style-type: none"> (i) All sites shall have a minimum width of 30m; (ii) That a minimum landscape strip of 5m from the esplanade reserve shall be provided that will provide a sustainable long term indigenous vegetation cover.

	<p>- Te Puke – 350m² minimum lot size.</p> <p><u>Medium Density Residential</u> Subdivision and development shall only occur where the parent lot or title with a minimum area of at least 1,400m². The following lot sizes or densities shall apply to the subdivision or development:</p> <ul style="list-style-type: none"> - Ōmokoroa Stage 1 - a maximum average of one dwelling per 250m² - Ōmokoroa Stage 2 - a maximum average of one dwelling per 400m². - Te Puke - a maximum average of one dwelling per 250m². 	<p>are not for the purpose of the construction and use of residential units (subject to subdivision standard requirement to meet a minimum shape factor requirement);</p> <ul style="list-style-type: none"> - As a Discretionary Activity where subdivision is not for the purpose of the construction and use of residential units and does not qualify as a Controlled Activity subdivision subject to subdivision standard requirement to meet minimum yield and shape factor requirements (below); - As a Non-Complying Activity where the subdivision does not comply with specified yield requirements (below). <p><u>Yield Requirements</u></p> <p>For 4 or more residential units on a site minimum yield requirements are as follows:</p> <ul style="list-style-type: none"> - Ōmokoroa Stage 3A - minimum yield of 15 	
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		<p>residential units per hectare of developable area.</p> <ul style="list-style-type: none"> - Ōmokoroa Stage 3B, Ōmokoroa (outside of Stage 3), Te Puke - minimum yield of 20 residential units per hectare of developable area. - Ōmokoroa Stage 3C, Ōmokoroa Mixed Use Residential Precinct - minimum yield of 30 residential units per hectare of developable area. <p>Note: Where one or more balance lots are proposed, these will be excluded from calculations of developable area and minimum yield of lots per hectare of developable area.</p> <p>For this rule, balance lot shall mean any proposed lot which is 1,400m² or greater and which is not demonstrated to be for the purpose of the construction and use of residential units</p> <p><u>Shape Factor</u></p>	
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		All lots shall be capable of accommodating a rectangle of 10m X 15m exclusive of yard requirements.	
<p>Ōmokoroa and Te Puke Medium Density Residential Objectives</p> <p>[As proposed]</p> <ol style="list-style-type: none"> <i>A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.</i> <i>Provide for a variety of housing types and sizes that respond to housing needs and demand and the neighbourhood's planned urban built character, including three-storey buildings.</i> <i>Provide for a variety of housing developments including infill development, comprehensive residential developments, retirement villages, papakāinga and pocket neighbourhood typologies with a variety of different tenures.</i> <i>An urban form providing positive private and public amenity outcomes.</i> <i>Increased density of development to provide a more compact urban settlement pattern supporting integrated and</i> 	<p>Does not meet the objectives.</p> <p>This option effectively would provide for a version of the status quo but extended to apply to the entirety of the Ōmokoroa and Te Puke Medium Density Residential zone.</p> <p>The subdivision standards will not result in the densities that are required to be met.</p> <p>This option would not be consistent with the provisions of the RMA Amendment Act in relation to subdivision and development.</p> <p>The option is also unlikely to result in a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p>	<p>Meets objectives in part.</p> <p>Provides for subdivision for the purpose of the construction and use of residential units as a Controlled Activity as required by the RMA Amendment Act.</p> <p>Provides for Controlled Activity subdivision consistent with the level of development permitted by the District Plan land use provisions.</p> <p>Proposed Controlled Activity subdivision provisions contain no minimum size or shape-related standards where development is existing.</p> <p>Allotments without existing units are able to be created where the subdivision is accompanied by a land-use consent application showing compliance with density standards can be achieved.</p>	<p>Meets objectives.</p> <p>As for Option 2 but includes a roll-over of specific requirements that apply to Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge).</p> <p>These specific provisions are less enabling (are based on bespoke conditions relating to this property from a previous Environment Court decision) and must be justified as a qualifying matter. This is done in a separate table (below) which considers all aspects of existing qualifying matters as they apply to Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge).</p>

<p><i>connected community facilities, infrastructure and public transport including higher density development within Ōmokoroa Stage 3C and the Ōmokoroa Mixed Use Residential Precinct.</i></p> <p>6. <i>Minimisation of the adverse effects of earthworks and retaining walls on the existing natural landform and associated cultural and amenity values as well as on the stability of land and the safety of buildings and structures.</i></p> <p>7. <i>Maintenance and enhancement of the stormwater management functions of both the natural and built stormwater network.</i></p> <p>8. <i>A well-functioning high quality residential-led mixed use area within the Ōmokoroa Mixed Use Residential Precinct that actively and positively integrates and engages with the surrounding environment and is complementary to the function, viability and vitality of the neighbouring Commercial Zone, comprising daytime and night-time activities compatible with residential uses.</i></p>		<p>The proposed subdivision standards provide for greater density of development in the new medium density areas.</p> <p>This option provides for subdivision that will meet required densities and facilitates a range of residential responses that can provide for a range of housing to cater for differing ages, family sizes, cultural needs and levels of affordability.</p> <p>The provisions assist in ensuring that urban form is well functioning and provides the opportunity for positive amenity outcomes.</p> <p>The lack of a minimum lot size is unlikely to adversely affect infrastructure capacity issues as modelling has confirmed that development enabled in the Ōmokoroa and Te Puke Medium Density Residential zone can be accommodated.</p>	
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives in part. (Preferred option).</p>	<p>Meets objectives.</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Subdivision Standards – new subdivision provisions
<p>Costs</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> The provision will enable a subdivision pattern that supports increased residential density than currently which could adversely affect the environment if not managed appropriately.</p> <p><u>Economic Effects</u> Possibility of minor effects based on some limitations to intensity of residential development if developers do not wish to identify specific design prior to subdivision stage, and hence related economic activity through construction and resulting population numbers.</p> <p><u>Social Effects</u> Potential for adverse effects if development is not well designed and supported by social infrastructure.</p> <p><u>Cultural Effects</u> No direct effects</p>
<p>Benefits</p> <p>Environmental Effects Economic Effects Social Effects Cultural Effects</p> <p>Including opportunities for: (i) economic growth that are anticipated to be provided or reduced; and (ii) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u> A subdivision pattern that provides for higher density will reduce the residential area required to provide for an increased population providing more “green” areas where the natural environment is dominant.</p> <p>The application of subdivision standards which are based on actual development proposals ensures that the design and associated infrastructure layout is efficient.</p> <p>The ability to exceed the minimum yield is provided.</p> <p>The ability not to meet the minimum yield is provided for as a non-complying activity subject which would be subject to individual assessment.</p> <p><u>Economic Effects</u> Supports a well-functioning urban environment and economic activity associated with the construction and operation of the new urban form. The subdivision pattern that supports greater density will support the viability of local businesses.</p> <p><u>Social Effects</u></p>

<p>vitality, of use of the neighbouring Commercial Zone would not be significantly affected.</p>		
<p>Policy:</p> <p>Ensure developments in the Ōmokoroa Mixed Use Residential Precinct are designed holistically with respect to surrounding land-uses, buildings and contour changes, and positively connect with and contribute to the quality of public spaces, and provide a density of use of land to deliver the planned character of a vibrant, complementary mixed-use destination adjacent to the town centre.</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets. Ensures holistic and integrated design with surroundings to deliver high-quality public spaces.</p>
<p>Policy:</p> <p>Avoid, remedy or mitigate adverse effects on residential uses from non-residential uses in the Ōmokoroa Mixed Use Residential Precinct.</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets. Seeks to deliver compatibility between range of uses and minimising the potential for reverse sensitivity effects (complaints and hindrance) to non-residential uses within the precinct.</p>
<p>Permitted activity rule:</p> <p>In the Ōmokoroa Mixed Use Residential Precinct only, where the following activities occupy less than 150m² in gross floor area:</p> <ul style="list-style-type: none"> (i) Offices (ii) Retailing (ground floor only) (iii) Restaurants and other eating places, taverns (ground floor only) (iv) Commercial services (ground floor only) 	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets. Ensures the commercial viability of the neighbouring Commercial Zone and planned town centre would not be compromised, by allowing smaller-sized non-residential uses in an appropriate location.</p> <p>Also ensures appropriate non-residential uses are facilitated at ground floor only, whilst others are allowed to be higher, to deliver vibrancy and vitality in an appropriate location alongside the planned town centre.</p>

<p>(v) Places of assembly (excluding places of worship, marae, halls, theatres, taverns)</p> <p>(vi) Medical or scientific facilities</p>		
<p>Permitted activity rule:</p> <p>20m height limit / 23m height limit where parking is provided underground</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p> <p>Single-storey buildings would not meet the objectives for the Ōmokoroa Mixed Use Residential Precinct.</p>	<p>Meets. Allows scale of development to deliver appropriate density for a mixed-use location near the commercial town centre. Bonus height provision further incentivises achievement of the well-functioning and high-quality design outcomes required, by avoiding dominance of parking at ground level in the public realm, whilst providing economic means to offset cost of placing car parking underground through additional floor provision.</p>
<p>Permitted activity rule:</p> <p>Minimum two-storey building height (except for residential units which are permitted by complying with the density standards).</p> <p>Non-compliance with the rule makes the activity restricted discretionary.</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets objectives.</p> <p>Seeks to ensure the ability to realise the potential of this location and its planned character and function is not compromised by single-storey buildings.</p> <p>Provides for medium to high density residential development with commercial activities primarily at street level and anticipates and enables denser development with taller buildings.</p> <p>Requiring and enabling an increased density of development provides a more compact urban settlement pattern supporting integrated and connected community facilities, infrastructure and public transport.</p>

<p>Permitted activity rule:</p> <p>Residential unit yield – Minimum yield of 30 residential units per hectare of developable area.</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets. Ensures appropriate level of density consistent with surrounding planned character and residential density, to in turn deliver vibrancy alongside non-residential uses at an appropriate location.</p>
<p>Permitted activity rule:</p> <p>Offensive odours in the Ōmokoroa Mixed Use Residential Precinct</p> <p>In addition to Section 4C.4: External air ventilation or extraction outlets, ducting or pipework serving non-residential uses in the Ōmokoroa Mixed Use Residential Precinct shall be located at least two metres from any window, deck or terrace balustrade of any residential unit.</p> <p>For this rule, non-residential uses means offices, retailing (ground floor only), restaurants and other eating places (ground floor only), commercial services (ground floor only), places of assembly (excluding places of worship, marae, halls and theatres) and Medical or scientific facilities.</p> <p>Non-compliance with the rule makes the activity restricted discretionary.</p> <p>Noise and vibration – insulation requirements to apply to dwellings and sensitive sites in the precinct.</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets. Seeks to deliver compatibility between range of uses, and minimising the potential for reverse sensitivity effects (complaints and hindrance) to non-residential uses within the precinct.</p>

<p>Restricted Discretionary Rule:</p> <p>Comprehensive mixed use development within the Ōmokoroa Mixed Use Residential Precinct (except for residential units which are permitted by complying with the density standards).</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets. Ensures objective and general high-quality design requirements will be met through consenting process for the initial development of comprehensive mixed-use buildings. Allows flexibility for activities within consented buildings to change over time as demanded by the market, without necessarily having to go through consent process (where permitted activity conditions are met).</p>
<p>Discretionary Rule:</p> <p>In the Ōmokoroa Mixed Use Residential Precinct, activities not complying with the permitted gross floor area in Rule 14A.3.1(g).</p>	<p>Does not meet objective – no provision for mixed use and this density of development in existing Future Urban provisions.</p>	<p>Meets objective.</p> <p>Provides for appropriate consideration through resource consent process, of any proposals for commercial activities larger than 150m2 GFA and the potential to materially affect the commercial viability of the neighbouring Commercial Zone and planned town centre.</p>
<p>Summary</p>	<p>Does not meet objectives.</p>	<p>Meets objectives. [Preferred option].</p>

Efficiency & Effectiveness of the Provisions in Achieving the Objectives

Provision	Ōmokoroa Mixed Use Residential Precinct (preferred option)
<p>Costs</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p> <p>Cultural Effects</p> <p>Including opportunities for:</p>	<p><u>Environmental Effects</u></p> <p>Provision of infrastructure (traffic, three waters, other utilities) to appropriately mitigate environmental effects of implementing the objective and accommodating the OMURP.</p> <p>Amenity effects – visual amenity, bulk and dominance, shading effects of allowing density and scale of development.</p> <p><u>Economic Effects</u></p>

<p>(iii) economic growth that are anticipated to be provided or reduced; and</p> <p>(iv) employment that are anticipated to be provided or reduced.</p>	<p>Costs to developers.</p> <p><u>Social Effects</u></p> <p>There is potential for adverse social effects if development within the mixed use zone is not well designed and supported by social infrastructure.</p> <p>Change in character and experience of the area for residents and community stakeholders.</p> <p><u>Cultural Effects</u></p> <p>Potential for built form to overly dominate, and interfere with, the natural environment and affect taonga of mana whenua.</p>
<p>Benefits</p> <p>Environmental Effects</p> <p>Economic Effects</p> <p>Social Effects</p> <p>Cultural Effects</p> <p>Including opportunities for:</p> <p>(iii) economic growth that are anticipated to be provided or reduced; and</p> <p>(iv) employment that are anticipated to be provided or reduced.</p>	<p><u>Environmental Effects</u></p> <p>Infrastructure requirements to mitigate environmental effects able to be integrated with development of town centre for robust mitigation.</p> <p>Improved management and treatment of stormwater within gully stormwater catchment.</p> <p>Requiring a minimum number of storeys provides the opportunity for more efficient and effective use of the land resource.</p> <p><u>Economic Effects</u></p> <p>Assists in ensuring that land is used effectively and efficiently, supports a well-functioning mixed-use environment and the economic activity associated with the construction and operation of the new urban form.</p> <p>A greater density enabled by taller buildings will support the viability of local businesses.</p> <p>Employment opportunities facilitated.</p> <p>Financial contribution source to Council.</p> <p>Supports the viability of the neighbouring commercial zone and planned town centre.</p> <p><u>Social Effects</u></p>

	<p>Facilitates the creation of a distinct community and associated social capital beyond what the status quo or purely medium density residential zoning provisions would facilitate.</p> <p>A minimum height rule will assist in supporting desired density outcomes. In turn this will allow development in the Ōmokoroa Mixed Use Residential Precinct to positively connect with and contribute to the quality of public spaces and deliver the planned character of a vibrant, complementary mixed-use destination adjacent to the town centre.</p> <p><u>Cultural Effects</u> Provides a catalyst development opportunity at the interface with natural features (gullies and streams), being taonga to mana whenua, to celebrate, strengthen and improve.</p>
<p>Quantification</p>	<p>The status quo is Future Urban, meaning urban development is anticipated at the site. Therefore, the costs outlined require some discounting. The provisions deliver considerable environmental, economic, social and cultural benefits whilst being tailored to reflect the objective for the site. Therefore, the identified benefits are assessed to considerably outweigh the identified costs, thereby being suitably efficient in achieving the objective.</p> <p>The provisions contribute to achieving the objective directly and strongly, being tailored and specific to deliver the objective. The proposed provisions are therefore highly effective in achieving the objective.</p>
<p>Risks of Acting / Not Acting if there is uncertain or insufficient information about the subject matter.</p>	<p>Sufficient and certain information is available.</p>

s77K – Alternative process for existing qualifying matters – Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge)

Notes:

When considering existing qualifying matters, a specified territorial authority may, instead of undertaking the evaluation process described in section 77J, do all the following things (specified below).

Existing qualifying matters included in the IPI do not have immediate legal effect on notification of the IPI but continue to have effect as part of the operative plan.

In this section, an existing qualifying matter is a qualifying matter referred to in section 771(a) to (i) that is operative in the relevant district plan when the IPI is notified.

Provisions (that are existing qualifying matters) –

Height – Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) for new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa) where building height shall be a maximum of 6m except that a chimney may be at a height of 7.5m.

Setbacks – Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) for new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa) where all side yards shall be a minimum of 5m.

Specific Requirements for Lot 200 DP 519381 (Ōmokoroa) – The following specific requirements apply to Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge) for new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa):

- (i) Reflectivity:
All external surfaces of buildings (excluding glazing) shall comply with the following reflectivity standards:
Walls – 35%
Roofs – 25%
Note: The above shall be in accordance with British Standard BS 5252 Reflectance Value.
- (ii) No mirrored glass shall be used.

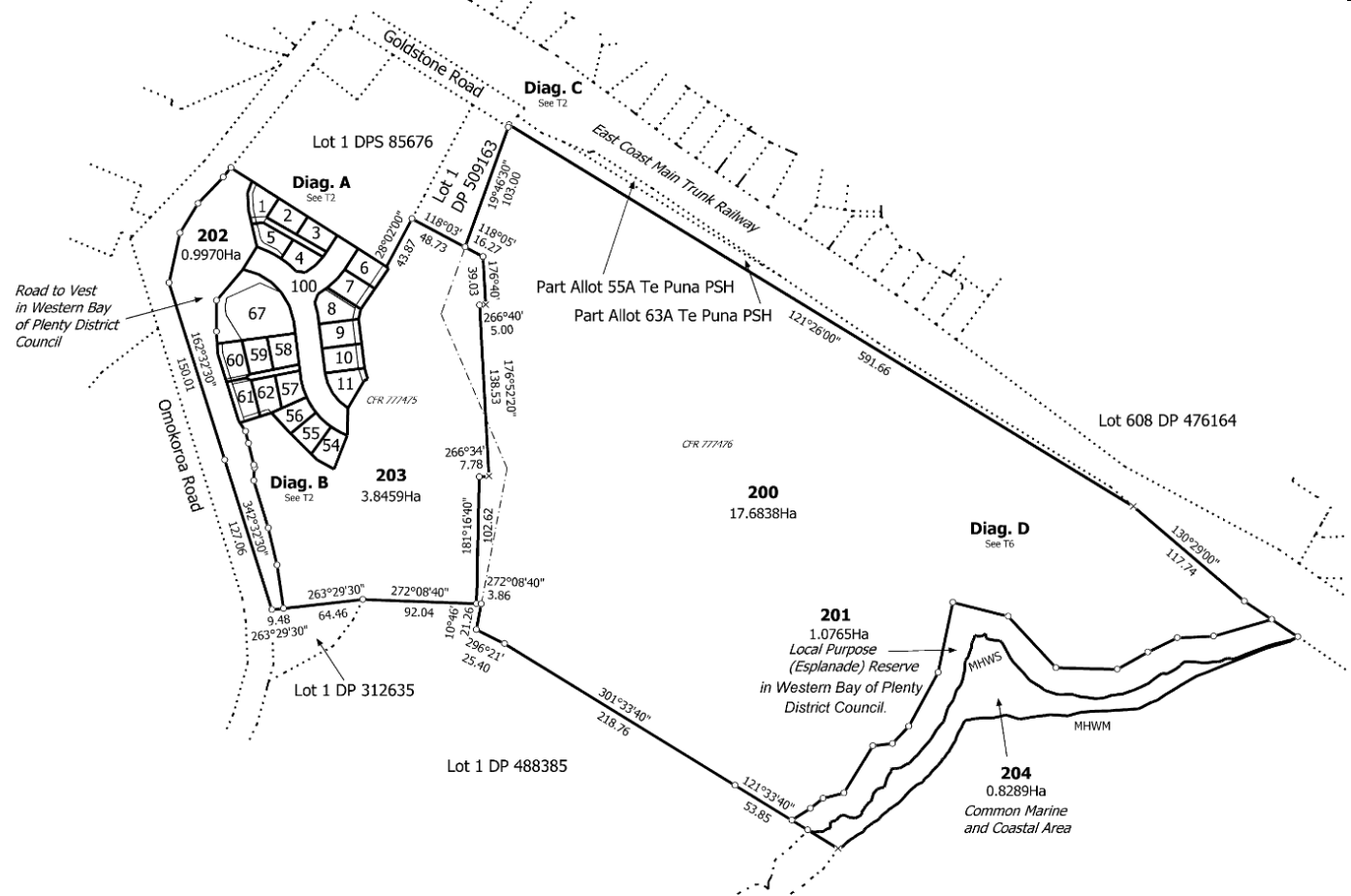
Subdivision Standards – Specific subdivision requirements for Lot 601 DP 560118 and Lot 603 DP 560118 (Harbour Ridge, Ōmokoroa) for new sites created from it which adjoin the esplanade reserve (directly south of the railway line in Ōmokoroa):

- (i) All sites shall have a minimum width of 30m;
- (ii) That a minimum landscape strip of 5m from the esplanade reserve shall be provided that will provide a sustainable long term indigenous vegetation cover.

S77K Requirements

Assessment

Identify by location (e.g., by mapping) where an existing qualifying matter applies; and



Identify (in the s32evaluation report) why the territorial authority considers that 1 or more existing qualifying matters apply to those areas identified; and

The provisions are less enabling than allowed by RMA Amendment Act MDRS provisions. The provisions were inserted into the District Plan via an Environment Court Decision. The property was previously zoned Rural H. As part of Ōmokoroa Structure Plan Stage 2 it was proposed to be rezoned Rural Residential but through the appeal process was changed to Residential with the existing bespoke set of rules.

The existing provisions (existing qualifying matters) are currently included in the Residential and Subdivision zone provisions of the District Plan.

	Provisions have been retained in the District Plan proposed new Ōmokoroa and Te Puke Medium Density Residential provisions in relation to this site to protect the Significant Landscape Feature of the Tauranga Harbour landward edge.
Describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3; and	<p>The MDRS would allow buildings and structures to be constructed up to 1m from property boundaries, and to a height of 11m.</p> <p>The less enabling provisions require much greater setbacks, less height, and other provisions that support the bespoke conditions that are in the District Plan to protect the Significant Landscape Feature of the Tauranga Harbour landward edge.</p> <p>The ability remains for a landowner to obtain a consent to construct buildings or structures outside of the stated requirements. An assessment of such an application would consider the effects of this and how effects on the Significant Landscape Feature of the Tauranga Harbour landward edge could continue to be minimised.</p>
Notify the existing qualifying matters in the IPI.	✓

s77K – Alternative process for existing qualifying matters – Existing Reserves and Open Spaces within the Ōmokoroa and Te Puke Medium Density Residential Areas

Notes:

When considering existing qualifying matters, a specified territorial authority may, instead of undertaking the evaluation process described in section 77J, do all the following things (specified below).

Existing qualifying matters included in the IPI do not have immediate legal effect on notification of the IPI but continue to have effect as part of the operative plan.

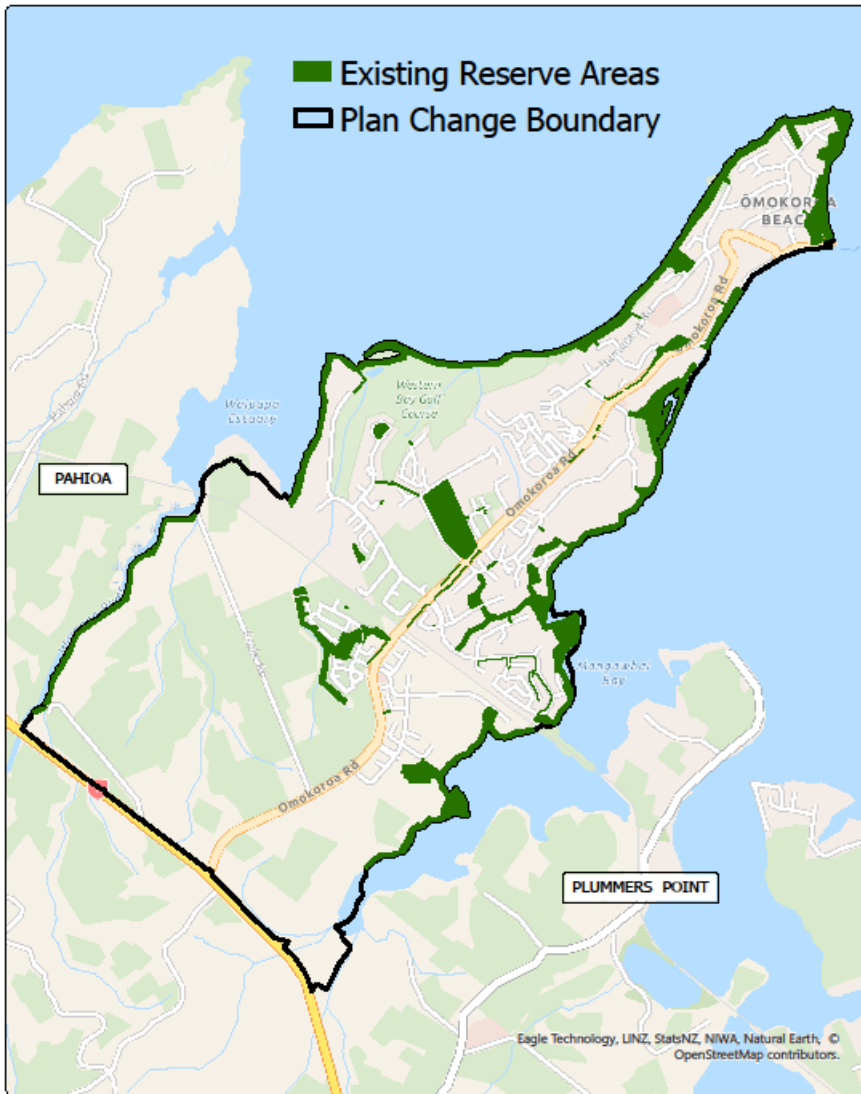
In this section, an existing qualifying matter is a qualifying matter referred to in section 77I(a) to (i) that is operative in the relevant district plan when the IPI is notified.

Provisions (that are existing qualifying matters) – Existing Reserves and Open Spaces within Residential Zones in Ōmokoroa and Te Puke Urban Areas

S77K Requirements

Assessment

<p>Identify by location (e.g., by mapping) where an existing qualifying matter applies; and</p>	<p>Maps showing the location of existing reserves within Ōmokoroa and Te Puke follow.</p>
<p>Identify (in the s32evaluation report) why the territorial authority considers that 1 or more existing qualifying matters apply to those areas identified; and</p>	<p>Activities on reserves administered by WBOPDC are governed by the provisions of the Reserves Act 1977.</p> <p>Reserve overlays on the District Plan maps mean that development on the reserve sites is less enabled than the MDRS provisions would allow for.</p> <p>The underlying District Plan zone provisions apply to reserve land. Under this proposed plan change the underlying zones of Council-administered reserves within the Ōmokoroa and Te Puke urban area will be Ōmokoroa and Te Puke Medium Density Residential.</p> <p>The existing reserve overlays are to be retained in the District Plan to protect the amenity, open space and sports field needs of the communities in which the reserves are located. This is particularly important in light of the MDRS which provide for significantly higher intensity of development in these urban areas.</p>
<p>Describe in general terms for a typical site in those areas identified the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been permitted by the MDRS and policy 3; and</p>	<p>If the reserves and open spaces were able to be developed the full extent of the enabling MDRS provisions would apply and allow buildings and structures to be constructed at a medium to high density.</p> <p>The existing reserve overlays which will be rolled over for the reserves mean that development is less enabled (effectively meaning that no residential unit development is provided for).</p>
<p>Notify the existing qualifying matters in the IPI.</p>	<p>✓</p>



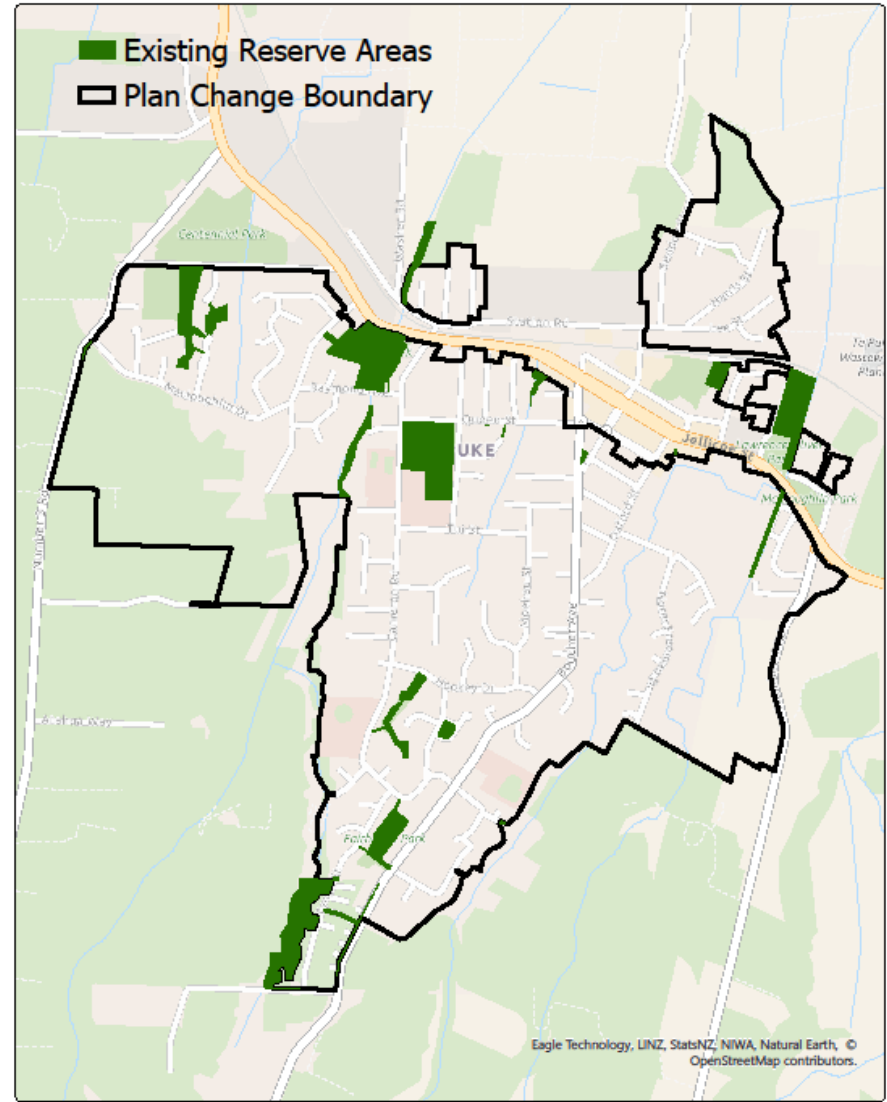
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 Archaeological data supplied by NZ Archaeological Assoc./Dept. of Conservation.

Email: gis@westernbay.govt.nz
 Date: 3/08/2022
 Operator: rnb
 Map: E:\Shape\DistrictPlan\PC32\Existing Reserves Areas.aprx

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**ŌMOKOROA
EXISTING RESERVE AREAS**



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Email: gis@westernbay.govt.nz
 Date: 3/08/2022
 Operator: rnb
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**TE PUKE
EXISTING RESERVE AREAS**

