

NPS-HPL Clause 3.6.1(c) Assessment

Note: This assessment below also builds off the s.32 assessment completed for this plan change. The below is considered to account for both tangible and intangible values.

Wellbeing	Cultural	Economic	Social	Environmental
<p>Costs</p>	<ul style="list-style-type: none"> Further modification from original environment (following farming use); mauri impact in-principle. 	<ul style="list-style-type: none"> Financial cost, net present value of cost of loss of 10.03ha of land removed from productive use is calculated by economics expert Mr Counsell to be \$513,000 worth of primary production in that economy. Personal costs to applicant of no longer being able to dairy farm – restricting primary production potential. Potential loss in property value to some neighbouring properties due to change in outlook and character. 	<ul style="list-style-type: none"> Change to character of the area – from semi-rural to more urban, changes the relationship people have with an area, sense of identity people have with the area. 	<ul style="list-style-type: none"> Urbanisation of land generates a wider set and scale of environmental effects. Includes new potential pollutant pathways and emissions, increased noise and traffic environmental effects. If not managed appropriately, this wider range of adverse effects may occur to the detriment of local ecosystems and the existing environment generally.
<p>Benefits</p>	<ul style="list-style-type: none"> Ensures environmental benefits with flow-on cultural benefits as sought by hapū and iwi secured in the provisions of the Structure Plan are realised. Restoring of natural riparian margins to Puanene Stream. Provision of greater public access and ability to exercise kaitiakitanga in respect of Puanene Stream. Considerably increased native fauna and potential for improved whakapapa connections to the environment (to be exercised and realised at design and consenting stage). Provides material increase in dwellings in the area, to provide for those kaitiaki and mana whenua seeking to locate back to, or relocate, to their rohe. 	<ul style="list-style-type: none"> Financial benefit overall of \$8m calculated by Mr Counsell. This reflects benefit in terms of supply of dwellings to market suffering from shortage, improved proximity to employment, access to recreational and social infrastructure. Delivering critical mass and commercial viability for store, community services to service the residential settlement. Reverse sensitivity effects and constraints to operations avoided in comparison to other alternative locations. 	<ul style="list-style-type: none"> Increased access to home ownership, recreation/health opportunities, and convenience and community facilities (enabled within the Commercial Zone) Enables flexibility of housing development to suit diversity of housing demand for the residential community expected in the area the future. Increased safety of operation of the road as a function of the plan change has positive effects in terms of perceived safety and social wellbeing. Increased critical mass to support dedicated and safe bus stops to improve connectivity to other destinations for locals. Increased critical mass of population increases social/community capital and resilience. 	<ul style="list-style-type: none"> Large scope for and confidence of achieving environmental and ecological enhancement in conjunction with planned development – riparian, fauna improvements in terms of quality and quantity. Proposed infrastructure improvements as part of plan change will improve the management, resilience and quality of three waters through the area. Proposed road network improvements will enhance safety and operation of existing traffic environment. PC95 consolidates around an existing urban area, therefore ad-hoc environmental effects in a fundamentally new location would not occur.
<p>Weighing Assessment</p>	<p>Benefits are considered to clearly outweigh the costs, noting constructive engagement has been had with numerous hapū and iwi groups in evolving the plan change and clear support indicated from Ngati Whakahemo in submissions.</p>	<p>Purely financial economic benefits clearly outweigh costs based on the quantification and advice of Mr Counsell.</p> <p>Against the context that there is an insufficiency of supply for housing in this market, the non-financial opportunity costs are not considered to outweigh the benefits. Noting there are no other centres/settlements in the same market to build upon/consolidate (Te Puke has already considered this via Plan Change 92; Paengaroa expansion into future Eastern Town already provided for).</p>	<p>Benefits are considered to clearly outweigh costs.</p>	<p>Benefits are considered to clearly outweigh costs.</p>