

Section 32 Evaluation Report:
Rongotea South Development Area
July 2022



Section 32 Option Evaluation Report

1. Introduction

The Resource Management Act 1991 (RMA) at Section 32(1)(a) requires an evaluation to examine the extent to which the objectives of the proposed Plan Change are the most appropriate way to achieve the purpose of the RMA. Section 32 (6) sets out the meaning of the terms 'proposal', 'objectives' and 'provisions'.

In this instance, the proposal is the proposed plan change, which seeks to amend the Manawatū District Plan in respect of land legally described as Section 36 Block II Douglas District and Lot 15 DP 565962 in the following ways:

- Rezone 21ha (Section 36 Block II Douglas District) from Rural 2 Zone to Village Zone
- Insert the Rongotea South Development Area chapter and associated Rongotea South Structure Plan

2. Proposed Objectives

The objectives of the proposal are the proposed objectives of the Rongotea South Development Area. The existing objectives of the Village Zone are also relevant. These collective objectives are as follows:

DEV1 – O1

Future housing needs are met through the integrated provision of infrastructure and development in accordance with the Rongotea Development Area Structure Plan

DEV1 – O2

Subdivision in the Rongotea South Development Area creates a sustainable neighbourhood where:

- *The village character of Rongotea is maintained,*
- *Natural site features are protected and incorporated into the development design*
- *The recreation needs of the community are met through the provision of open space and pedestrian and cycle linkages*
- *Cultural values are recognised and provided for*

Village Zone Objectives

LU 13) To maintain and develop the unique character and separate identity of the District's smaller settlements, namely Kimbolton, Apiti, Halcombe, Bunnythorpe, Longburn, Sanson, Rongotea, Himatangi Beach and Tangimoana. This distinctive "village" character is different from Palmerston North and Feilding, and results from elements such as:

- a. A low density of residential development with larger section sizes and more open space.*
- b. Different road formation standards with less concrete and asphalt and more grass and shrubs.*

c. *Closer access to, and similarities with, the countryside.*

LU 14) *To maintain or enhance the residential amenity within those communities, which includes:*

- d. *A mixture of residential, commercial, service, industrial and community activities is achieved while protecting and enhancing the amenities of the village as a place to live.*
- e. *Access to adequate sunlight for residents' homes and properties, without prolonged shadowing from buildings, trees or structures on other sites.*
- f. *Residents are not subjected to fumes, smoke or odour problems.*
- g. *A level of aural and visual privacy consistent with small township living, with a quiet neighbourhood at night. (Refer also: Objective LU 25).*
- h. *A green, well-treed appearance and open streetscape, with planting on streets and in public places wherever possible, and with ample room for planting on private sections and front yards.*
- i. *Most vehicle parking being provided on-site rather than on the street*
- j. *Residents have access to public open space and to recreational and social opportunities, e.g. places of assembly, education facilities and community services. Adequate access is provided to these places for people with disabilities.*
- k. *The township generally has a tidy appearance.*
- l. *Neighbourhood streets cater for pedestrians and local traffic rather than encouraging through traffic. Street design promotes traffic safety and recognises that walking and cycling are important methods of transport. (Refer also: Objective LU 27).*
- m. *Problems associated with dogs and other wandering, dangerous or noisy animals are kept to a minimum. Stock droving does not occur through the centre of the village.*
- n. *Recognising that some of the villages are sited near broad-impact land uses.*
- o. *A high level of amenity and avoidance of those activities that can detract from this including unfinished or derelict buildings, piles of junk and car bodies being stored outside.*

The provisions are the policies and rules that make up the Rongotea South Development Area chapter as set out in Appendix I.

3. Evaluation Steps required under Section 32 of the RMA

The evaluative exercise under Section 32 includes the following broad sequential steps:

Step 1: Examine the extent to which the objectives of the proposal are the most appropriate way to achieve the purpose of the RMA

Step 2: Examine whether the provisions in the proposal are the most appropriate way to achieve the objectives

For completeness, this evaluation considers an additional Step 3

Step 3: Assessment of other practicable design options for achieving the objectives.

In respect of Step 2, the evaluation must identify other reasonably practicable options (different provisions or approaches) for achieving the objectives. Each of those different options, including the proposal, must then be assessed in terms of its efficiency and effectiveness in achieving the objectives. The assessment must consider the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including opportunities for economic growth and employment. If practicable, those benefits and costs should be quantified, and the assessment the risks of acting or not acting should be assessed where there is uncertain or insufficient information about the subject matter of the provisions.

3.1. Step 1 – Are the objectives the most appropriate way to achieve the purpose of the RMA?

This plan change has been informed by a wide ranging technical review. This review has identified the key natural and physical resources of the site and the surrounding environment. The development area objectives have been designed accordingly to deliver social and economic wellbeing while protecting important environmental values and respecting any cultural associations with the site. The objectives, alongside the existing objectives of the Village Zone, are intended to provide a framework for development and use of the site that will facilitate sustainable management in accordance with the purpose of the RMA. The objectives find the appropriate balance between enabling development while protecting the natural and physical resources.

The following table provides further detail:

Table 1 - Assessment as to whether the proposed objectives are the most appropriate way to achieve the purpose of the Act

Proposed Objective	How the purpose of the Act is achieved
<p>DEV-O1</p> <p>Future housing needs are met through the integrated provision of infrastructure and development in accordance with the Rongotea South Structure Plan</p>	<p>This objective seeks to ensure that future development delivers on the outcomes defined in the Structure Plan. In developing the Structure Plan and associated planning provisions, the specific natural and physical resources that exist in the Rongotea South Development Area were carefully considered to ensure sustainable management was achieved under the RMA. The Te Kawau scheme drains have been protected by nominating an area either side as open space. The parcel of land to the south contains what is now defined as a ‘natural inland wetland’ although the area is currently extensively grazed and water is channelled and drained at part of the Te Kawau scheme drains. The plan change seeks to promote the sustainable use of this area by restricting development in this location. A constructed wetland for stormwater management provides for multiple community benefits. Vesting this as an asset and incorporating it into the public reserve area will provide for social and cultural wellbeing of the community, while safeguarding the life supporting capacity of the soils and water. The development will provide housing opportunities to meet the social and economic needs of the community. The layout of the development follows urban design principles that minimises the adverse effects of built development on the environment. The provision of infrastructure required to service this development has been designed to mitigate the environmental effects of flooding and to provide access to safe drinking water and wastewater services.</p>
<p>Sustainable neighbourhood</p> <p>DEV-O2</p> <p>Subdivision in the Rongotea South Development Area creates a sustainable neighbourhood where:</p> <ul style="list-style-type: none"> a. The village character of Rongotea is maintained b. Natural site features are incorporated into the development design c. The recreation needs of the community are met through the provision of open space and pedestrian and cycle linkages 	<p>This objective sets the framework and direction for ensuring the Rongotea South Development Area meets the definition of sustainable management under the Act while enabling the community to provide for their social, economic and cultural well-being. The village of Rongotea has a long history, being first subdivided in the 1800’s after being declared a special settlement area by the government of the time. In terms of physical resources, the historic roading layout is protected through an extension of the block layout, with opportunities for integrated roading connections that may be required in the future. The Rongotea Community Plan completed in 2015 identified the need for more public open space areas for recreation to improve social well-being. The natural features of the site lend themselves as areas appropriate for open space reserve and thereby also providing protection of amenity values. The sustainable management of physical resources (roading, reserves, pathways) is achieved by meeting the social and health and safety needs of the community through the provision of reserves and pathways. Subdivision policies require consultation with mana whenua to provide opportunities for cultural</p>

- d. Cultural values are recognised and provided for values to be reflected in the design of open spaces and wetland plantings, thereby enabling cultural well-being outcomes.

The above addresses the requirements of section 32(1)(a), in respect of the purpose of the RMA (section 5). For completeness, the following examines the contribution the objectives of the proposal make to achieving the principles of the RMA (sections 6-8).

Table 2: Assessment as to whether the proposed objectives are the most appropriate way to meet the principles of the Act

RMA Section 6 and 7 principles	How the principles of the Act are achieved
Maintenance and enhancement of the quality of the environment and the maintenance and enhancement of amenity values	While the landscape and streams within this area are not outstanding natural environments that would fall within Section 6 (relating to matters of national importance), these features are of local amenity and would fall within the Section 7 (other matters). A constructed wetland, open space areas and ‘green streets’ roading design will provide for the enhancement of amenity values of this area. These matters deliver on maintenance and enhancement in accordance with Objective DEV-O2.
The preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development	The Essential Freshwater reforms introduced in 2020 have sought to refine the definition of a wetland with prescriptive tools for their identification, resulting in an area within Lot 15 DP 565962 being defined as a natural inland wetland. The RMA requires the preservation of the natural character of wetlands and protection of wetlands from inappropriate subdivision, use and development. It is arguable how much natural character remains of the area identified as wetland considering the water has been channelled via the Te Kawau Drainage Scheme managed by Horizon’s and the area has a long history of productive uses that includes grazing. The NPS-FM requires the restoration of wetlands. The proposal sets aside this area for open space to be vested to Council for ongoing protection. Objective DEV-O2 requires that natural features are incorporated into the development design.
The efficient use and development of natural and physical resources	In terms of physical resources, the location of the development area is in walking distance to a well serviced community with existing community and social facilities. The proposal provides of the efficient use and development of these existing physical resources. The Manawatū receives high rainfall and has pockets of productive soils. These natural resources will be preserved through providing for stormwater treatment and attenuation. The soils have not been assessed as highly productive. Both objectives DEV-O1 and DEV-O2 provide for the efficient use of natural and physical resources with natural areas protected through the creation of the

constructed wetland area and reserves to be vested in Council, as set out in the Structure Plan. New physical resources in the form of cycleways and walkways proposed.

The maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers

While there are no rivers in the vicinity of the proposal, the structure plan sets aside a reserve area and walkways along waterways where public access will be provided for. This is delivered on through DEV-O1 via the Structure Plan layout, and DEV-O2. Point c.

The relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:

The provisions of the development area provide the opportunity for Māori to express their relationship with the land and water. While no specific waahi tapu sites exist within the area, the development provides the opportunity for further engagement to occur at the detailed design stage to enable cultural expression in public areas, where appropriate. This is delivered via DEV-O2, point d.

Step 2 - Whether the provisions in the proposal are the most appropriate way to achieve the objectives

Table 3 – Possible development options to achieve the proposed objectives: Status quo or enable additional residential development in the site through zoning options

Option 1 – Do nothing, retain rural zoning with a rural residential nodal overlay and wait until a Council initiated plan change

Option 2 – Apply village zoning with no structure plan

Option 3 – New chapter 17 - Rongotea South Development Area and amendments to the existing Village Zone provisions for permeable areas, building coverage, yards and fencing.

Zone description and purpose

This option would retain the Rural 2 Zoning on the land, together with the Rural Nodal Overlay that permits subdivision down to 4000m².

Connection to infrastructure services would not be required. The permitted activity condition for on-site wastewater disposal in the Horizon’s One Plan is 5000m² and so lots are generally of this size.

The Village Zone allows for subdivision down to 500m² with zone performance standards that would maintain a similar level of amenity that is currently experienced in the Village Zone.

In regard to lot sizes however, Rongotea is made up of lots ranging in size from 750m² to 1000m² providing a level of amenity akin to a rural village.

This option introduces specific provisions to give effect to the Rongotea South Urban Design Framework. A new chapter will contain objectives, policies and rules for subdivision, with minor amendments proposed to the Village Zone that will apply beyond the subdivision phase. These additions are permeable area and building coverage controls for stormwater management. With fencing and yard rules to provide for a positive reserve and street interface

The purpose of this zone is to provide for a limited amount of Rural Residential subdivision while maintaining rural character and amenity.

While sites have a maximum site coverage of 35%, there is no min. permeable area control for managing stormwater.

The current zoning and district wide rules do not require the attenuation of stormwater.

Min lot sizes of 500m² are located in the centre, with larger 750m² - 1000m² lots on the periphery providing a transition between the development and the village with a logical extension of the existing pattern of development along Banks Road. Larger lot sizes of 1500m² are located to the west to form an interface with the existing Rural 2 zone. With the exception of min. lot sizes, corresponding permeable area and site coverage controls to manage stormwater and the introduction of yards and fencing rules, the underlying village zone performance standards will apply. This will ensure provisions meet existing and new development area objectives. The structure plan provides a workable street layout and lot configuration. Infrastructure requirements are detailed to enable connection with existing services at Rongotea.

Appropriateness

Whether the provisions of the proposal are the most appropriate way to achieve the objectives (s32(1)(b))

The objectives of the proposal are set out above. Option 1 that relies on the existing zone rules to create larger, un serviced rural residential lots would not have the benefit of being guided by the Rongotea South Urban Design Framework and Structure Plan that has documented the specific opportunities and constraints of the land, informed by a wide range of technical reports. It would not result in the integration of infrastructure and development and would not take advantage of the infrastructure servicing capacity available at Rongotea. Roading layout would not necessarily reflect the village character of Rongotea, natural site features may be disregarded and open

The objectives of the proposal are set out above. Option 2 relies on the existing Village zoning and district wide provisions to guide development. This would allow for a min. lot size of 500m² across the whole site with no controls for permeable areas to manage stormwater. The objective to enable development in accordance with a Structure plan will not be realised.

This option would preclude a planning approach that takes into account the unique characteristics of the site such as its location adjacent an area suitable for wetland enhancement and stormwater management

The objectives of the proposal are set out above. Option 3 follows the National Planning Standard template by introducing the Rongotea South Development Area with set objectives and associated provisions to guide development.

Structure Plans are a tool that recognise the unique characteristics of land and seek to establish, as necessary, place based provisions for that land where necessary to achieve the purpose of the RMA. The potential opportunities that have been identified as part of the assessment of this Plan Change will be

space opportunities may not be achieved. There would be no ability to require consultation with mana whenua.

As discussed in the application report, the landowner was pursuing this option through a 55 lot subdivision that is allowed for under the District Plan. Council advised after lodgement of their preference to rezone this area to provide an extension to the village. Council are therefore in support of the objectives of this plan change.

For these reasons, option 1 is not considered the most appropriate way to achieve the objectives of the proposal.

and the stream network. It applies a “one size fits all” approach which would not necessarily provide the best overall outcome for the site or achieve the objective of a comprehensive and well-planned development guided by a structure plan.

For example, if the Village Zone was to be applied to the whole of the site without the Rongotea South Development Area provisions, then it is likely that any adverse effects on the natural environment including the identified wetland and stream/drainage network could not be fully avoided as many of the existing features on the site are not protected by the current provision of the Manawatu District Plan. Furthermore, the best and most efficient use of the land resource would not be achieved by the intensity of development enabled by the existing plan.

For these reasons, option 2 is not considered the most appropriate way to achieve the objectives of the proposal.

enabled by the development of a site-specific Rongotea South Development Area provisions.

The provisions provide a suite of policies to deliver on the proposed objectives. Subdivision is provided for as a restricted discretionary activity, with matters of discretion and performance standards that guide the development to achieve the desired outcomes. The performance standards include specifying the min. lot sizes, and requiring a portion of all sites to remain permeable. There is a requirement to provide a stormwater management plan. Road design is to be in accordance with the structure plan and a shape factor is introduced. Specific infrastructure performance standards are included to require conformance with MDC’s engineering performance standards and the infrastructure upgrades and open space areas required as identified in the structure plan.

Community aspirations are embedded in the structure Plan, as informed by consultation and the Rongotea Community Plan.

For these reasons, Option 3 is considered the most appropriate way to achieve the objectives of the proposal.

Efficiency and effectiveness

Whether the provisions are the most efficient and effective means of achieving the objectives of the proposal (s32(1)(b)(ii))

Option 1 would not be efficient or effective in achieving the objectives of the proposed plan change and would be contradictory to Council’s rezoning intentions.

Option 2 would provide for a higher density development than what is proposed under Option 3. The current village zone rules allow for subdivision down to 500m² which would allow approximately 350

Option 3 is considered the most efficient and effective means of achieving the objectives.

The development of the Structure Plan involved a detailed analysis of the site and surrounding area to

Option 1 could deliver approximately 55 rural residential lots of approximately 5000m². This does not meet the Council objective of rezoning this area village zone to meet projected housing needs.

Option 1 relies on a subdivision design and layout put forward by the developer, without the benefit of an exercise that explores and documents the constraints and opportunities of the site to maximise its efficiency.

This option would not be effective in providing protection for the wetland and stream features of the site. While being adjacent to the Village Zone, it would not be required to meet with objectives of the village zone that include green, tree planted streets. Previous resource consent applications have not set aside areas for public open space which would result in less positive outcomes in terms of social, cultural and economic wellbeing.

This option would not be the most effective and efficient way of achieving the objectives of the proposal, or Council objectives for the area as outlined in their draft district plan

sites to be created across the 20ha site that was identified by Council for rezoning.

Without the benefit of a structure plan and associated provisions to guide development, there would be no requirement to provide for open space, or to set aside reserve areas along the scheme drains.

There are minimal standards for subdivision in the village zone currently. There is only the requirement to meet min. lot size, provide sufficient widths for vehicle access and to form legal roads when right of way access is to more than 8 Lots. There are no requirements to provide for open space areas, or to avoid development near waterways.

While the objectives of the village zone is that the village character is maintained, this does not currently translate to effective provisions for subdivision and there is the risk that the village character would be lost.

This option would not be effective in providing protection for the wetland and stream features of the site, in accordance with objective 2 of the Rongotea South Development Area.

For these reasons, Option 2 is not the most effective and efficient way of achieving the objectives of the proposal, or Council objectives for the area as indicated in their draft district plan.

identify its unique characteristics. The outcome is the proposed place based provisions that have been developed to achieve the purpose of the RMA.

This exercise identified that 140 – 180 lots can be provided for to make the most efficient and effective use of the site. The varying lot sizes is effective in meeting a variety of community housing needs.

The Structure Plan covers an area larger than what is proposed to be rezoned as it includes the 10ha block to the south. This has enabled sufficient space to cater for the stormwater and open space requirements of the development. The scheme drains (waterways) and natural wetland area has been set aside with direction to vest these assets to Council to ensure their ongoing protection and access for maintenance. This is the most effective way to deal with sites natural and physical features, while ensuring the objective of sustainable urban development is realised.

The detailed 3 Waters assessment that informed the structure plan has determined the most efficient and effective way to service the development, while making the most of the infrastructure capacity available at Rongotea.

For these reasons, Option 3 has been assessed as the most effective and efficient means of achieving the objectives of the proposal, and the direction that Council is seeking in their draft district plan.

Benefits

Assessment of benefits of the anticipated environmental, economic, social, and cultural effects of the provisions, including economic growth and employment (s32(2)(a) and (b))

There would be some benefits of pursuing option 1, as follows:

- 55 new lots would contribute to the supply of rural residential sites to meet demand for this type of development
- No changes to the District Plan would be required which would provide cost savings to the council in terms of staff time
- Council may proceed with notifying the plan change regardless of any application to subdivide under the existing framework, and thereby have full control of the rezoning options.
- A subdivision using the current framework will result in a lower scale of development which from a social effects perspective, may be more acceptable to some people

There would be some benefits of pursuing option 2, as follows:

- Approximately 350 sites may be realised under the current Village Zone rules which would provide a considerable boost to housing supply in the Manawatu District.
- This option gives effects to Council's desire to grow the Villages in an area identified by Council as being appropriate.
- This higher density could provide up to a 50% increase in population to the Village of Rongotea which would provide an economic boost to the village, provide a greater pool of local employees and improve social outcomes.
- The minimal restrictions and controls for development that currently exist in the District Plan could make development more cost effective

The benefits of pursuing option 3 are as follows:

- The projected 160 – 180 lots will provide a sizable boost to housing supply in an area identified by Council as being appropriate for more intensive development
- The structure plan provides for the environmental protection of the areas identified as sensitive to development.
- The provisions provide the opportunity for cultural values to be reflected in the design of the development, if appropriate
- The urban design framework that informs the structure plan has provided a layout and density that ensures the village character is maintained.
- An additional 140 – 160 households will provide manageable growth for Rongotea that will deliver economic and social benefits for the Rongotea community. It will provide an increase in the pool of local employees.
- The school has the capacity for community growth.
- It has been determined that there is capacity in the existing infrastructure services at Rongotea to support this level of development, with minimal upgrades required.

- The proposed provisions will create greater certainty of consenting outcome, with residential development enabled as a restricted discretionary activity with associated development standards, rather than as a controlled activity with little to no support via the objectives of the zone and precinct.

Costs

Assessment of costs of the anticipated environmental, economic, social, and cultural effects of the provisions, including economic growth and employment (s32(2)(a) and (b))

The potential costs for pursuing Option 1 are as follows:

- If subdivision proceeds without the identification of the natural features of the site, there is likely to be an environmental cost to development as there would be no requirement to set these areas aside for ongoing protection.
- There would be social costs to the community if development proceeded that did not create the opportunity to provide for much needed recreation areas with walking and cycling linkages to the village.
- The economic and social benefits for the community of Rongotea would be less likely to be realised with a smaller, 55 lot development.
- There are currently no provisions that require consultation with mana whenua to provide them the opportunity to have their values reflected in the

The potential costs for pursuing Option 2 are as follows:

- As with Option 1, if subdivision proceeds without the identification of the natural features of the site, there is likely to be an environmental cost to development as there would be no requirement to set these areas aside for their ongoing protection.
- There would be social costs to the community if development proceeded that did not create the opportunity to provide for much needed recreation areas with walking and cycling linkages to the Village.
- While there will be economic benefits realised with a 350 lot development, there may not be the demand required for a subdivision of this size so areas may be left underdeveloped resulting in social and economic costs to the community. In addition, there will be increased infrastructure costs to service a development of this size.

The potential costs for pursuing Option 3 are as follows:

- The structure plan identifies the infrastructure required to service the development under a best practice scenario to achieve optimal environmental outcomes. Achieving good environmental outcomes from the servicing of a housing development can result in higher consenting costs.
- The same applies to best practice urban design outcomes. The costs to develop under these frameworks can be higher as they can remove the ability for a developer to provide minimal roading. The block roading layout deters reliance on the use of private right of ways, instead of ensuring a road layout where the maximum amount of houses have a road frontage.
- There are significant costs associated with preparing a private plan change. There is the risk

<p>design of open space areas. Adverse cultural effects are likely under this option.</p> <ul style="list-style-type: none"> This option would not require the development to be serviced by community infrastructure which provides better environmental outcomes and is overall a more cost effective means for delivering services. 	<ul style="list-style-type: none"> There are currently no provisions that require consultation with mana whenua to provide them the opportunity to have their values reflected in the design of open space areas. Adverse cultural effects are likely under this option. In terms of infrastructure, under this option, the full costs of developing a feasible infrastructure solution will fall to the developer. Short cuts may be taken with costly environmental effects. While there are existing social and community facilities at Rongotea, they may not be able to accommodate a population growth of this size. 	<p>that it may be appealed leaving the development potential unrealised for a number of years.</p>
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Risks
 Assessment of the risk of acting or not acting if there is uncertain or insufficient information about the provisions (s32(2)(c))

<p>Information on the provisions is not uncertain or insufficient and therefore no identified risks arise as a consequence.</p>	<p>Information on the provisions is not uncertain or insufficient and therefore no identified risks arise as a consequence.</p>	<p>Information on the provisions is not uncertain or insufficient and therefore no identified risks arise as a consequence.</p>
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Summary

Option 1 would allow for a limited amount of development to occur on this site that would meet some of the objectives of the proposal, but not to the extent that would optimise benefits to the community, or the environment. This option runs the risk of achieving sub optimal environmental and urban design outcomes. Opportunities to provide for and enhance social, cultural and ecological values may be lost.

Option 1 has not been assessed as the preferred option for these reasons.

Option 2 allows for the maximum use of the area that would meet some of the objectives of the proposal, but that runs the risk of not achieving positive social, cultural and environmental outcomes. The current regulatory framework provides insufficient mechanisms to achieve good urban design outcomes. While there exists some objectives in the village zone that seek to ensure future develop maintains the village character, these are not reflected in the standards for subdivision and therefore sub optimal outcomes are likely. There is no requirement to provide for open space, or to manage stormwater efficiently to ensure positive environmental outcomes and to reduce the risks of flooding. Infrastructure costs under this option will be significant.

Option 2 has not be assessed as the preferred option for these reasons.

Option 3 has included a very thorough examination of the sites specific constraints and opportunities. The resulting structure plan, development objectives and District Plan provisions provide for a development of an appropriate size and scale to ensure the existing village character of Rongotea is maintained. The important natural features of the site have been identified and their protection enabled. Best practice stormwater management is feasible and planned for, and the integration of development with available infrastructure ensures sustainable development in accordance with the purpose of the RMA.

Option 3 has been assessed as the most appropriate option and is further tested below.

Step 3 - Assessment of other practicable design options for achieving the objectives.

Section 32 also requires specific evaluation of the proposed plan provisions. While there are multiple aspects to the Rongotea South Development Area provisions, their development followed the progression of the overall structure plan which traversed various options that were subsequently refined. This stage of the Section 32 evaluation therefore focusses on evaluating other reasonably practicable design options for achieving the objectives.

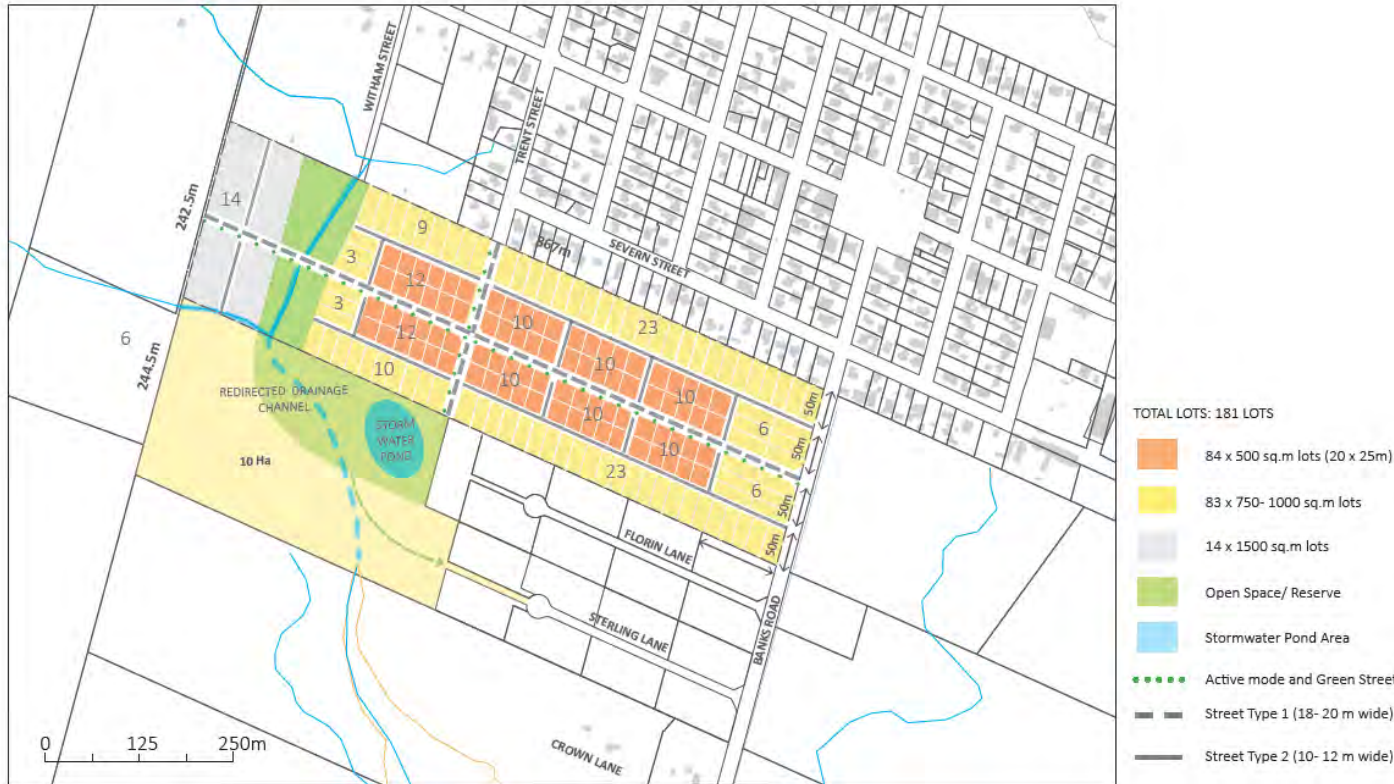
Design Option 1

Key Characteristics



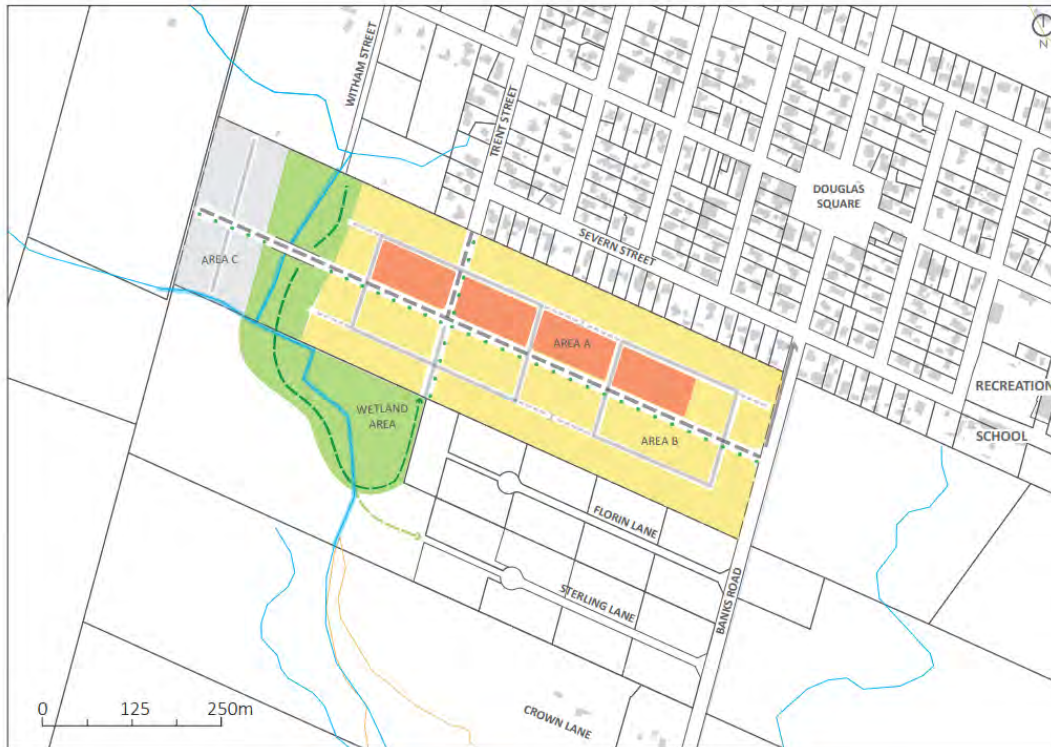
- Initial stages of design did not consider the management of stormwater and the space required to achieve best practice stormwater management
- There was a north to south roading layout proposed, however this resulted in streets that abruptly ended and would have required multiple turning heads.
- Two roading connections onto Banks Road were considered
- This option was subsequently refined.

DRAFT Structure Plan Option 2



- This option had three roading connections with Banks Road, which has a 100km/hr speed limit
- The internal road layout meant 6 lots on the east would also have frontage to Banks Road
- A stormwater wetland area was incorporated and it is proposed that the scheme drains are redirected.
- Walking connections back to Rongotea have not been identified
- 84 lots of 500m² were proposed increasing the density to a minimum of 180 Lots

Rongotea South Structure Plan



- SITE AREA: 21 HA
LOT YIELD: 140- 180 LOTS
- Area A: 500 sq.m lots
 - Area B: 750- 1000 sq.m lots
 - Area C: 1500 sq.m lot:
 - Open Space/ Reserve
 - Open Waterway
 - Active mode and Greenway
 - Street Type 1 (20 m w)
 - Street Type 2
 - Street Type 3
 - Bridge over waterway
 - New Footpath Connection
 - Walkway Opportunity

- Lot yield and typologies responds appropriately to housing needs
- Provides a safe and legible street layout
- Limits access onto Banks Road to one T intersection
- Provides an appropriate area for open space reserve to protect the area mapped as natural inland wetland
- Responsive to local landscape features
- Provides for high quality active streetscapes
- The final structure plan combines and refines the best of the options considered above

4. Conclusions

The Proposed Rongotea South Development Area provisions and accompanying Structure Plan have gone through a process of refinement with the final product containing the best aspects of the three options evaluated above.

Overall, the proposed plan change has been thoroughly informed by a team of multi disciplinary experts and tested in terms of Section 32. The resulting proposal provides significant community and environmental benefits while also ensuring stormwater is effectively managed and infrastructure servicing is efficiently provided for. The development is expected to add to the residential land supply to the extent of 140 – 180 dwellings. While Council initiated consultation on this proposal via the Draft District Plan in early 2021, further consultation has occurred with adjacent property owners, mana whenua and the community committee.

Based on the above assessment, the PPC is considered the most appropriate way for achieving the purpose of the Act. The proposed objectives for the area are deemed to be efficient and effective. The costs and benefits to the proposal have been assessed against other viable options to conclude that the PPC is the best option for delivering social, environmental, cultural and economic benefits.