

Section 42A Recommended Amendments Rural Industry Precinct, relocated MPZ and increased RLZ and associated provisions – Appendix A and Appendix C	
Benefits	Costs
Environmental Compared to the PDP the proposed amendments are relatively neutral in terms of environmental benefits, servicing can be managed onsite with sufficient land area provided to ensure there are no adverse effects on water quality.	Environmental - Compared to the PDP there are some increased environmental costs. - Increased RLZ will result in some increased loss of productive land availability from higher density development. - Provision of larger rural industry within the Precinct may result in increased loss of environmental values as rural industry may generate more significant discharges, however, these are generally controlled through the limits placed on rural industry in the provisions.
Economic - There are economic benefits to the local community and economy by providing for larger scale rural industry and other compatible activities to support the rural economy. - These benefits include increased employment opportunities and potential reduction in land costs as a result of increased supply of land available for rural industry.	Economic - Any economic costs will largely be confined to the submitter given intersection upgrades and works required to facilitate the rezoning and relocation of the MPZ will be established prior to development being undertaken. - There may be some future costs to developers in the event of subdivision and future development should reticulated services be proposed.
Social - Provision of greater Rural Lifestyle Zoning will allow for greater housing opportunities for the community. - Relocating the Te Ika Rama Marae MPZ will provide for the social needs of mana whenua as the proposed area is relatively free from natural hazard risks. - Provision of greater rural industry will provide opportunities for local employment which will improve social outcomes.	Social There may be some reduced levels of amenity for surrounding landowners associated with the provision of rural industry, however, these are largely mitigated by setbacks and density limits.

Cultural • Moving Te Ika Rama Marae MPZ to a location where a wider range of activities could be appropriate better enables the potential for mana whenua rangatiratanga within the MPZ • Opportunity to move O Te Ika Rama Marae to a location with less flood risk, which better protects the marae and creates fewer barriers to practicing cultural activities at the marae • The use of the General Rural Zone allows for larger setbacks, lower building coverage and retention of rural character and amenity which has greater alignment with the recommendations within the Ngā Hua o Āpiti Hono Tātai Hono report.	Cultural • Rezoning land adjoining MPZ from rural lifestyle to Rural Industry has the potential to create adverse environmental effects that degrade the cultural values as experienced within the MPZ. These could include impacts on noise, amenity, and air quality. • Relocating Te Ika Rama Marae MPZ would leave O Te Ika Rama Marae devoid of any of the benefits of being located within an MPZ (until the marae is relocated back within the MPZ). This could severely restrict the ability for O Te Ika Rama Marae to undertake activities that align with mana whenua cultural values due to the more restrictive zoning the marae would need to adhere to.
Efficiency and Effectiveness	
The amendments are considered to be the most efficient and effective means of achieving the purpose of the Act and the objectives within the PDP, including strategic direction. They provide certainty and clarity for Plan users and the submitter balancing out opportunities for development with maintaining and enhancing rural character and amenity values.	
Risk of acting or not acting	
There is sufficient information to understand the potential effects of the proposed amendments to the PDP. There is a risk that without the proposed amendments the MPZ becomes constrained and unable to be efficiently and effectively utilised by mana whenua. Without relocating the MPZ there would be restrictions on the ability of mana whenua to fully utilise the zone potential. There is a risk that without providing for increased rural industry and other compatible activity opportunities the local economy will not be well supported.	