

Benefits	Costs	Efficiency and Effectiveness
<i>Option 1: Do Nothing - Retain Rural - Countryside Living zoning</i>		
The existing zoning pattern is retained as achieved through the Unitary Plan process and which was reflective of the community driven Kaukapakapa Structure Plan.	Retaining the Rural – CSL zoning is an inefficient use of the land resource given the development pattern on surrounding land and the demand for residential living opportunities at Kaukapakapa. The demand did not exist at the time the Structure Plan was prepared in 2009 / 2010.	The land is ideal for an extension to the existing residential zoning because it is geotechnically suitable, has existing road connections to service development, is suitable for onsite servicing and there are no natural features such as watercourses or wetlands that will be compromised by development.
<i>Option 2: Retain Rural - Countryside Living zone and seek subdivision consent application for Residential - Rural and Coastal Settlement zone density of development</i>		
The subdivision consent could be sought in a relatively quick timeframe and would cost less than a dual subdivision consent and plan change request process. This would enable demand for residential housing in the area to be alleviated in a shorter time period.	This outcome has inefficiencies because it would be difficult to assess the appropriateness of future residential development against the Rural CSL provisions i.e. there would be an inconsistent policy framework.	This option is cost and time efficient as a subdivision application on its own may be a faster consenting process and it would be less costly in terms of processing fees however there will be inefficiencies associated with the future development of the land as the rural rules are not geared for residential development of the nature proposed.
<i>Option 3: Retain existing zone and wait for a Council Initiated plan review to seek rezoning</i>		
Provides some future development opportunity with low risk and low costs to achieve. Retains a higher level of open space than a residential outcome does.	Does not enable the land resource to be used efficiently and does not provide further opportunity to facilitate a pedestrian connection between the site and Kaukapakapa North.  Results in an inefficient use of the land resource that is not commensurate with the costs of efficient utilisation of the land resource for residential housing.	Delays the efficient use of the land that is subject to demand now for residential living opportunities.

<i>Option 4: Seek to rezone the land to Residential – Rural and Coastal Settlement</i>		
Provides a way to meet some of the current demand for residential housing in this location in the foreseeable future.	Reduces the amount of open space that is potentially visible from Kaipara Coast Highway and MacLennan Farm Lane.	Represents an efficient use of the land resource and will be somewhat effective in addressing demand for residential housing in this location.
Provides for an efficient use of the land resource as the subject land cannot be properly or efficiently used for rural production activities due to the size of the land holdings and proximity to residential development.	Reduces land area available for living on 1-hectare size sites.	
<i>Option 5: Seek to rezone the land for a higher density residential outcome consistent with the density at Kawaupaka Road</i>		
Would provide greater opportunity to alleviate the demand for housing in this location.	Would require significant extension to, and establishment of, reticulated infrastructure to enable servicing, particularly wastewater servicing.  Water tanks would be required, and these would require specific design or careful management to ensure an appropriate residential character could be achieved on sites.	This option would not represent an efficient use of resources because of the need to provide for reticulated wastewater servicing. Even a private reticulated system would unlikely be efficient because of ongoing maintenance agreements and management required into the future.  It would be effective however at assisting in managing the demand for residential living opportunities in this location.
<i>Option 6: Seek to rezone a wider area of land to Residential – Rural and Coastal Settlement</i>		
This option would assist in alleviating the demand for residential housing in this location to a greater extent.	Determining suitable land areas on which to extend residential zoning whilst retaining a strong defensible boundary between rural and urban areas.  Land also needs to be available for development in order to ensure that demand can be met and that housing affordability is not further	This is potentially an efficient and effective option if suitable land were available that could maintain a strong defensible boundary between rural and urban and where the land was suitable for residential development.

	compromised by increasing land value through rezoning and the land being held for land banking and not being available to provide housing supply.	
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