

Section 32 Analysis – Zone Options

	<b>Option 1 – Status Quo / Rural Production Zone</b>	<b>Option 2 – Proposed rezoning to Countryside Living</b>
Description	In this option, the current zone would continue to apply. The land would remain as Rural Production but it would not be contributing significantly in respect of rural output due to the land's poor productive capacity. There would be little incentive for the landowner to control weeds or pests.	In this option, the land would be rezoned to Countryside Living. This rezoning is likely to result in the land being subdivided in accordance with the CSL rules which would result in at least 11 new rural residential lots directly adjoining other existing rural residential lots.
Efficiency & effectiveness in achieving the objectives of the proposal, ie to increase housing capacity & choice in Kaukapakapa, while minimising adverse effects from land use.	<p>This option has limited potential to contribute to increased housing capacity and choice in Kaukapakapa.</p> <p>This option is more likely to result in adverse environmental effects due to farming being uneconomic on this block, which in turn is likely to lead to weed and pest control issues.</p>	<p>This option more efficiently and effectively achieves the objective of increased housing capacity and choice in Kaukapakapa. The rezoning will allow for the development of at least 11 additional rural residential lots, in an area where such development has already occurred.</p> <p>This will contribute to the social and economic wellbeing of the Kaukapakapa community.</p> <p>This option will result in a better environmental outcome than Option 1 because the land will be more intensively managed.</p> <p>Adverse environmental effects from this rezoning will be minimal as assessed in Section 5 of this report.</p>
Costs	Opportunity cost from less housing supply.	No significant loss of productive capacity, as this land is of poor quality for farming, particularly in respect of soil type and land contour.
Benefits	No real benefits from leaving this unproductive land in its current land use.	<p>Increased housing capacity and choice.</p> <p>Better use of existing infrastructure, ie the relatively new intersection which is currently under-utilised.</p> <p>More intensive management of the land under a rural residential land use will result in better weed and pest control, and amenity benefits from landscape planting.</p>

Risks	Poor quality pasture not being farmed as it is not economic is likely to result in weed infestation and potentially pest control issues, directly adjoining covenanted bush.	No identified risks.
Summary	Retaining the existing zoning will result in a continuation of uneconomic farming activity which is likely to result in weed and pest issues.	<p>This option effectively and efficiently achieves the objectives of the proposed plan change, the Auckland Unitary Plan and the RMA by;</p> <p>Increasing housing capacity and choice in the township of Kaukapakapa.</p> <p>Contributing to the social and economic wellbeing of Kaukapakapa by bringing more families to the township, and thereby supporting businesses and schooling.</p> <p>Better management of the land, resulting in improved weed and pest control.</p> <p>Landscape planting around new dwellings is a likely outcome.</p> <p>Environmental effects have been assessed, and any adverse effects will be minor or less than minor.</p> <p>An under-utilised infrastructure asset (ie the recently constructed intersection) will be used more efficiently.</p> <p>The CSL Zone provisions that will apply to this land following the zone change, together with the Auckland-wide rules of the Unitary Plan will ensure that any adverse environmental effects associated with the future development of the land will be avoided, minimised or mitigated.</p>