

Section 32 AA – 11 Greenacres Drive Kawakawa

Section 32AA Evaluation of alternative zone options for 11 Greenacres Drive, Kawakawa

Option One: Rural Production Zone (RPZ) under the Operative District Plan (ODP/ status Quo	Option Two: Rural Residential Zone (RRZ) under the Proposed District Plan (PDP)	Option Three: General Residential Zone (GRZ) under the Proposed District Plan (PDP)
<p>Benefits:</p> <ul style="list-style-type: none"> - The site can be utilised for rural production to the extent possible, noting the site's Land Use Capability Class 6 soils. - All sites are permitted to one dwelling establish residential units per 12ha.¹ - Sites larger than 5000m² are able to establish one minor residential unit as a controlled activity.² - Higher residential intensities up are provided for as a restricted discretionary activity for one dwelling per 4ha³, and a discretionary activity for one dwelling per 2ha⁴ - Effects of onsite infrastructure services are managed via Regional Plan rules and no infrastructure investment required. - Maintains status quo rural character. <p>Costs:</p> <ul style="list-style-type: none"> - Does not address the NPS-UD. Residential living capacity and housing choice is not provided, cost of living increased and housing affordability decreased within Kawakawa. - Dishonest zoning, the site is not currently used for rural purposes. - Lost opportunity for integrated residential growth; inefficient land use; no contribution to housing diversity or affordability. 	<p>Benefits:</p> <ul style="list-style-type: none"> - Permits the establishment of residential unit and controls the establishment of minor residential units where lot size is at least 4000m².⁵ - Addresses the NPS-UD, providing for additional residential living capacity and housing choice, cost of living decreased and housing affordability increased within Kawakawa. - Provides moderate housing capacity while maintaining a semi-rural character and some lifestyle choice. - This option is more appropriate than RPZ under the ODP but does not optimise the site's potential or strategic location. - Effects of onsite infrastructure services are managed via Regional Plan rules. <p>Costs:</p> <ul style="list-style-type: none"> - Does not address the NPS-UD. Residential living capacity and housing choice is not provided, cost of living increased and housing affordability decreased within Kawakawa. - No provision for minor residential units. - Infrastructure servicing would still be required for multiple dwellings, but housing yield would remain low, reducing cost-effectiveness per dwelling. It risks perpetuating a fragmented edge environment and inefficient use of land 	<p>Benefits:</p> <ul style="list-style-type: none"> - Permits the establishment of standalone dwellings⁶ on the site and controls up to three residential units on the site⁷. - Provides significant housing supply, supports Kawakawa's role as a service hub, enables iwi-led housing and wellness initiatives, and delivers compact, integrated growth. - Creates opportunity to provide housing supply through a Te Ao Maori perspective. - Enables a range of housing typologies supporting affordability and efficient use of land. - Implements the intent of the NPS-UD by enabling well-functioning urban environments and responding to housing demand in a key service hub, notably, there is close access to the Bay of Islands Hospital and Kawakawa town centre. - Three waters infrastructure will be provided to the site.⁸ <p>Costs:</p> <ul style="list-style-type: none"> - Infrastructure upgrades will be required, but these can be staged and are proportionate to development capacity. - Potential for reverse sensitivity effects between productive land uses, hospital, and residential land use enabled in the Special Hospital Zone and rural e.
Efficiency and Effectiveness		
<p>Retaining the RPZ would not reflect the site's urban context, adjacency to the Bay of Islands Hospital, or proximity to Kawakawa town centre. The RPZ is intended to protect productive rural land, but this site is classified as Land Use Capability Class 6 (not highly productive) and has historically been part of the hospital landholding rather than used for rural production.</p> <p>The RPZ would significantly underutilise the land, limiting subdivision to large lots (2-12 ha) and preventing provision of additional housing supply in Kawakawa. It would not give effect to the NPS-UD's requirement to provide development capacity or support compact urban form.</p>	<p>The RRZ represents a partial step toward urbanisation, allowing one dwelling per 4000m² but still limiting density and housing choice. It was proposed as an interim measure given uncertainty around infrastructure servicing at the time of plan preparation.</p> <p>While RRZ would provide limited housing capacity, it does not enable compact residential development or a variety of housing typologies, and would result in a semi-rural pattern that does not fully integrate with the proposed GRZ to the east and hospital precinct to the north.</p>	<p>The GRZ best reflects the site's urban context, directly adjoining proposed GRZ land and the hospital. It enables a logical, defensible extension of Kawakawa's urban boundary, supporting a compact settlement form and consolidating growth in a serviced location.</p> <p>High-level three waters and traffic assessments confirm the site can be serviced, enabling a range of housing typologies including multi-unit development and aged care apartments.</p>

¹ S8.6.5.1.1 of the ODP.

² S8.6.5.2.3.(a) of the ODP.

³ S8.6.5.4.1 of the ODP.

⁴ S8.6.5.3.6 of the ODP.

⁵ RRZ-R3 of the PDP.

⁶ GRZ-R3 of the PDP.

⁷ GRZ-R9 of the PDP.

Conclusion of Option

Overall, this option is not considered the most appropriate as it fails to respond to local growth demand or strategic direction objectives of the PDP. ⁹	Overall, this option is only partially effective in achieving a well-functioning urban environment.	Overall, this option is the most efficient use of the land, delivering greater housing capacity, diversity, and affordability while aligning with the NPS-UD direction to enable well-functioning urban environments.
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⁹ SD-UFD-O1-O4 of the PDP.