

Residential Growth





Residential Growth

Key Issues:

Residential growth outside the existing urban boundaries has implications for the current and future amount of residential land zoned for development. Demand for residential type properties outside of the existing town boundaries puts additional pressure on essential services such as water, stormwater and wastewater. Objectives in our Plan relate to the containment of existing towns, and consolidating



residential development in those areas that can be serviced efficiently. The desire for residential lots outside the main towns is challenging the objective of containing the towns. Are the objectives relating to urban encroachment on high quality soils and consolidation within existing urban boundaries achieving the anticipated environmental results?

Indicators

Pressures:

- Number of residential lots created as a result of subdivision;
- Number of resource consents applied for/granted for dispensation of development controls (e.g. maximum height, yards, site coverage etc);
- Number of notable trees or areas of indigenous vegetation removed as a result of residential development; and
- Number of building consents applied for/granted for new dwellings.

State:

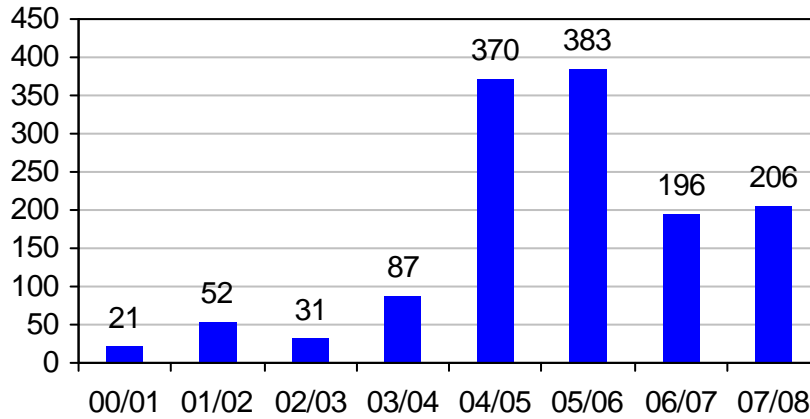
- Urban populations numbers, including average household unit, age demographics etc;
- Area of land zoned residential and rural residential;
- Number of lots between 2,500m² and 10,000m² in the residential and rural residential zones;
- Capacity of urban services to meet five year forecasted demands (water, waste etc); and
- Number of residential lots available with access to Council services.

Response:

- Number of infill subdivision consents granted and number of lots created per annum;
- Number and value of development contributions collected per annum;
- Council spending on urban service upgrades/maintenance per annum; and
- Number of resource consent applications declined for non compliance with development controls.

Results:

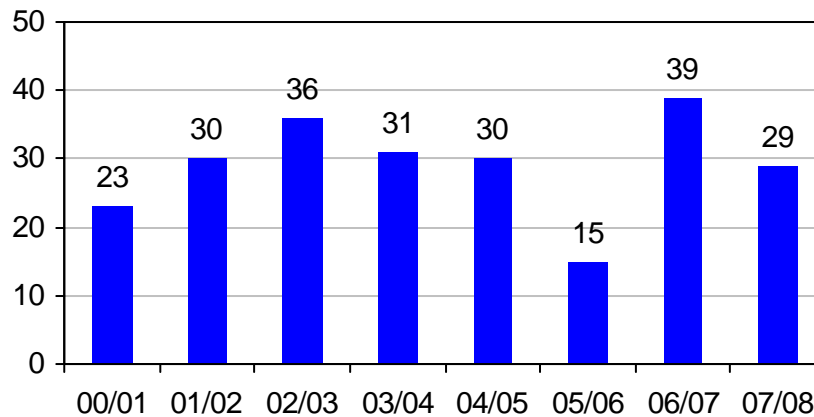
Residential development in the district - number of new residential lots created



Between 2000/01 and 2007/08, 1,346 new residential lots have been created as a result of subdivision. This includes major developments such as:

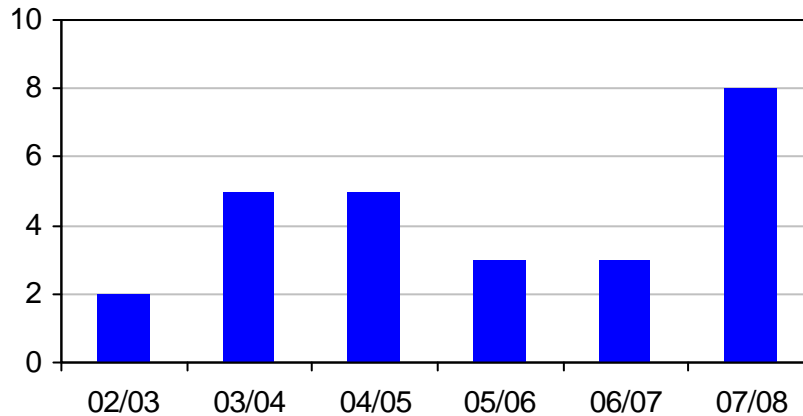
- A 53 lot development in Stirling Drive, Morrinsville in 2003/04;
- An 80 lot development in Findlater Street, Matamata in 2004/05;
- A 53 lot development in Matipo Street, Matamata in 2004/05;
- A 75 lot development in Ritchie Street, Te Aroha in 2004/05;
- A 296 lot development in Coronation Road, Morrinsville in 2005/06;
- A 52 lot development in Young Street, Morrinsville in 2006/07;
- A 136 lot Retirement Village in Manuka Street, Matamata in 2006/07; and
- A 102 lot development in Stirling Street, Te Aroha in 2007/08.

Number of resource consent applications granted for the dispensation of development controls



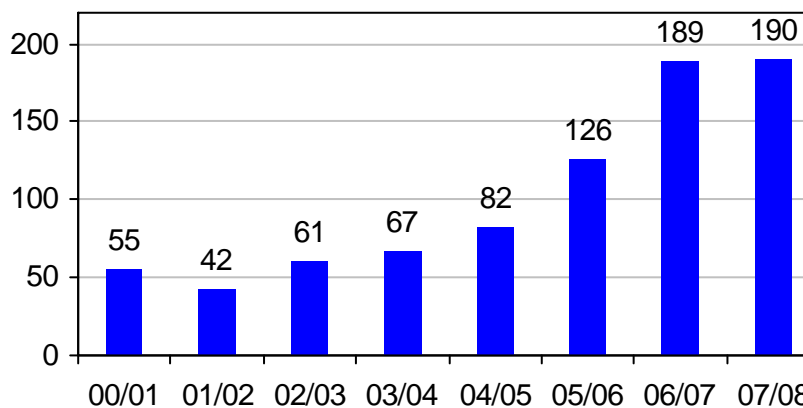
Development controls are in place for new developments to ensure any negative impacts are minimised. These include but are not limited to maximum heights for buildings, yards, site coverage. The number of resource consents granted that were allowed to breach development controls has varied considerably over the last eight years, from between 15 and 39.

Number of resource consents granted for removal of notable trees



New development can also affect amenity values through the removal of notable trees. A total of 61 notable trees have been removed over the five years from 2002/03 to 2007/08. Eight resource consents were granted to remove a total of thirteen trees in 2007/08. This number is considered to be minor within the context of the entire district.

Residential development in the district - number of building consents granted for new buildings



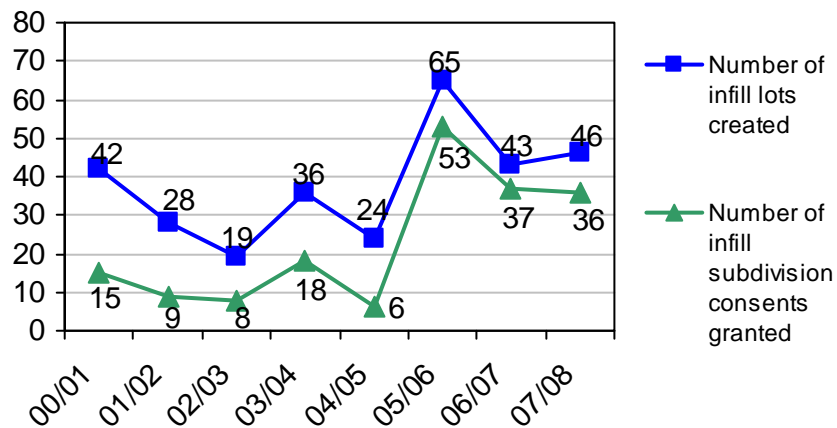
Between 2000/01 and 2007/08 there have been 812 building consents granted for the creation of new dwellings within the residential zone. The number of building consents granted has increased every year from 2001/02 to 2007/08.

There are currently approximately 1651 hectares of land zoned for residential and rural-residential purposes in the district. Within the area zoned residential and rural-residential there are approximately 312 lots between 2,500m² and 10,000m² at the end of the 2007/08 year.

Between 2000 and 2002 there were approximately 8,632 residential lots available with access to Council services. Morrinsville (2820 lots), Matamata (2900 lots) and Te Aroha (2160 lots) have access to sewer, water and stormwater services. Waharoa (320), Tahuna (67), Te Poi (40), and Hinuera (25) have access to Council water services; while Waihou has 300 lots with access to Council sewer services. By the start of 2007/08:

- 9,544 lots had access to water supply;
- 8,439 lots had access to stormwater;
- 8,893 had access to wastewater; and
- 8,204 had access to waste collection.

Infill subdivision in the district



Number and value of development contributions collected per year

Year	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
Number	12	32	14	35	59	261	379	263
Value (\$)	32,620	210,942	43,863	226,898	758,471*	915,296*	1,661,510*	1,457,327*

*Includes Network contributions and Parks and Reserves contributions

Council spends considerable amounts of money on maintaining and upgrading urban services such as sewerage, water and stormwater.

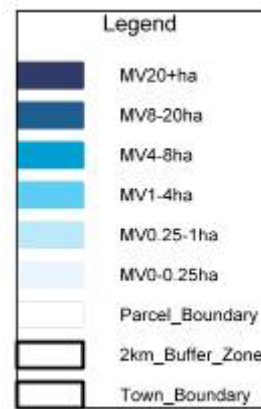
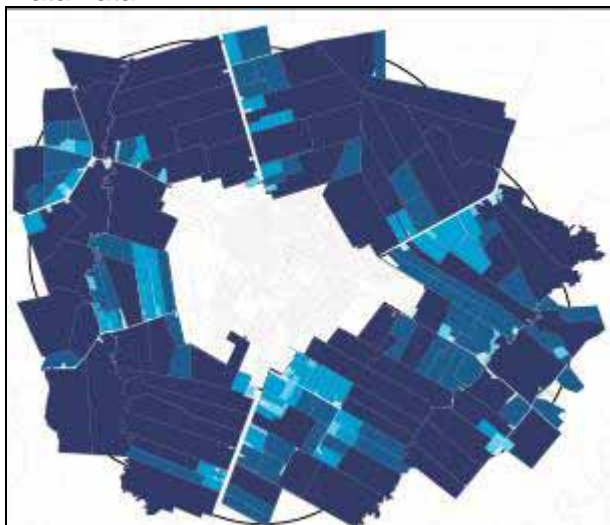
Amount of Council spending on upgrading and renewing urban services.

Year	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
\$	2,268,084	2,616,682	2,006,954	4,417,581	3,164,000	5,621,623	9,782,233	10,615,340

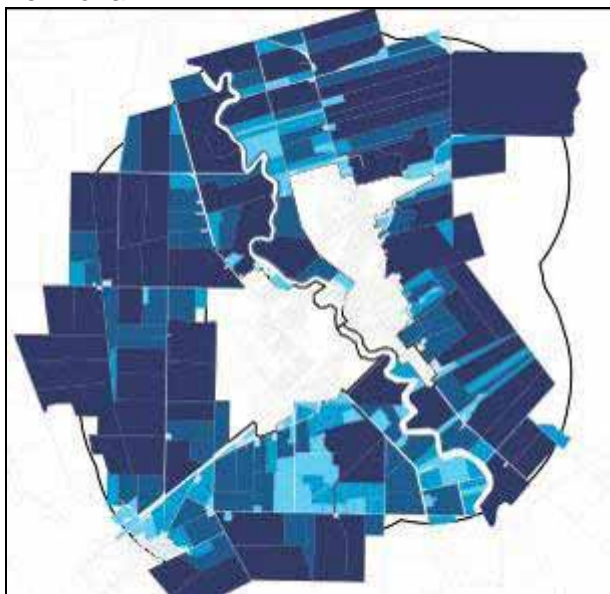
From 2000/01 to 2007/08 only four resource consent applications have been declined for non compliance with Council development controls; one each in 2000/01 and 2002/03, and two during 2001/02.

Size of lots within 2 kilometres of the three main towns

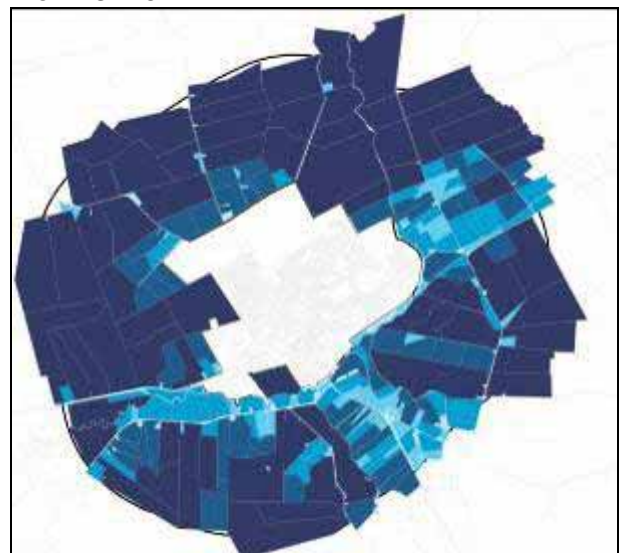
Matamata



Te Aroha



Morrinsville



Size of lots (ha)	Number of lots	Area of land (ha)	Percent age of land (%)
0-0.25	408	35.374	0.28863
0.25-1	221	113.858	0.92901
1-4	224	475.04	3.876029
4-8	178	995.427	8.122061
8-20	170	2265.185	18.48249
20+	198	8370.958	68.30178
	1399	12255.84	100

District Plan Provisions

Section 2.4 Sustainable Management Strategy

Objective:

- To manage residential growth so as to limit as far as practicable the use of the finite good quality soils.

Policies:

- To ensure consolidation of residential development within existing zone boundaries at all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment; and
- To manage the orderly and programmed expansion of residential areas consistent with the relevant structure plan and the ability to provide utility services.

Anticipated environmental results:

- Contiguous, orderly expansion of residential zoning onto the finite good quality soils.

Section 3.4.2 Subdivision

Objective:

- To ensure that land subdivision results in allotments that are suitable for activities anticipated by the zone and that existing activities and resources in the vicinity of the site are not unreasonably compromised.

Policy:

- To ensure that each allotment has suitable natural and physical characteristics including infrastructure services for the activities anticipated by the zoning or resource consent.

Objective:

- To maintain and enhance, where appropriate, public access to and along the district's principal waterways.

Policy:

- To improve through subdivision, use and development the public's access to, and enjoyment of, the district's waterways and the environmental quality of riparian margins and waterways.

Objective:

- To ensure that subdivision does not compromise the sustainable management of significant natural environments.

Policy:

- To avoid, remedy or mitigate the adverse effects of subdivision and consequential development on the environment.

Objective:

- Subdivision of land in a manner that does not adversely affect the function or capacity of roads within the district.

Objective:

- To ensure that our towns are developed to enhance our communities through recognising good quality urban design.

Policy:

- To avoid, remedy or mitigate any potential adverse effects of subdivision as a result of a lack of urban design through the New Zealand Urban Design Protocol and through the National Guidelines for Crime Prevention through Environmental Design.

Anticipated environmental results

- All land titles are to be useable now and for future generations; and
- Land titles must not compromise the achievement of the Plan's objectives and policies.

Objective:

- To ensure that adequate water supply, roading, sewage reticulation and treatment, stormwater services and public reserves are available to support the needs of people in the district and to avoid, remedy or mitigate any adverse effects on the environment.

Policy:

- To avoid, remedy or mitigate the adverse effects of new development on the infrastructure services (including reserves) and on the environment generally through the implementation of fair and equitable development contributions.

Objective:

- To manage the acquisition and development of reserves in a manner which best serves the dual objectives of environmental enhancement and the provision of adequate land for recreational use.

Policy:

- To implement a fair and equitable reserves contribution levy which recognises the additional demand for recreational facilities and open space that new development will generate.

Anticipated environmental results

- More equitable funding of Council services; and
- Reduction of public funding of infrastructure servicing private development.

Efficiency and Effectiveness

Are the Plan's objectives and policies the most effective and efficient way to achieve the following anticipated environmental results?

- *Contiguous, orderly expansion of residential zoning onto the finite good quality soils.*
- *All land titles are to be useable now and for future generations.*
- *Land titles must not compromise the achievement of the Plan's objectives and policies.*
- *More equitable funding of Council services.*
- *Reduction of public funding of infrastructure servicing private development.*

Residential growth outside the existing urban boundaries has implications for the current and future amount of residential land zoned for development. There are currently approximately 1651 hectares of land zoned for residential and rural-residential purposes in the district.

Between 1996 and 2006 the district's population increased by 2% overall, there are discrepancies between towns, Te Aroha decreased by 1%, Matamata increased by 6% whereas Morrinsville increased by 11%. Although between 1996 and 2006 the population of the district increased by only 2% it is the pattern of living which is changing substantially and affecting our residential growth. Between this same period, the number of dwellings in the district increased by 8% which is an increase of over 850 dwellings. Te Aroha increased by 7.4%, Matamata increased by 11.8%, Morrinsville increased by 13.5%.

In 2001 the total average household size was 2.7 people per dwelling. In 2006 this had decreased to 2.67 in total for the district however the urban figure was 2.46 persons per household. In 2006, approximately 23% of our district's total households live in a one person household. This decrease in household size significantly affects growth and development in the district because even though our population isn't increasing substantially, the demand for houses, and therefore lots, is increasing.

The AER '*Contiguous, orderly expansion of residential zoning onto the finite good quality soils*' anticipates some development outside of the town boundaries in an orderly way. This AER is being effectively achieved. While there is some residential-style development on the edges of our towns the actual percentage of land affected is minimal. Land within two kilometres of our three towns contains approximately 600 lots under one hectare, this however accounts for approximately 1% of the land. Approximately 12% of the land within the district is sized between 1 and 8 hectares, 19% of the land is between 8 and 20 hectares and over 68% of the land surrounding our towns is in lots of more than 20 hectares. It is recognised that we do not have the information regarding whether this growth around the town boundaries occurred before or after the implementation of the current Plan. These results show that our objective '*to manage residential growth so as to limit as far as practicable the use of the finite good quality soils*' is working to reasonably effectively achieve the AER.

The policy '*To ensure consolidation of residential development within existing zone boundaries at all settlements subject to the availability of infrastructure services, contiguous growth and the constraints of the environment*' through rules in the Plan is effectively achieving the AER '*Contiguous, orderly expansion of residential zoning onto the finite good quality soils*'. The number of new residential lots created in the residential zones of the district has been high especially between 2004/2005 and 2007/2008. The creation of lots within existing boundaries where infrastructure services are already available is a sustainable way for the district to grow. It not only allows for infrastructure costs to be kept to a minimum, it protects the finite rural land resource. This ensures that life supporting capacity of those soils is not compromised and provides for the efficient use and development of existing resources.

The characteristics and rules associated with residential activities that occur in this zone, protect the high quality soils in our rural zones by guiding residential development to the residential zone. This effectively achieves the AER's *'all land titles are to be useable now and for future generations'* and *'land titles must not compromise the achievement of the Plan's objectives and policies.'*

In 2007 dairy farming was our most valuable sector, it added a total value of approximately \$294 million to our district's economy and was the second highest employer behind retail in the district. It would therefore be highly inefficient to allow residential growth to compromise the high quality soils of our rural zones. Good quality soils are also protected as a finite resource under section 7 of the RMA.

It is considered inefficient to not have enough land zoned for residential purposes as it is economically effective to centralise infrastructure services and creates ad hoc developments in inappropriate zones.

It is considered efficient to retain high quality rural soils through consolidation of residential development. It would be inefficient to not have these objectives and policies in the Plan to achieve the AERs. Failure to consolidate residential development would cause long-term detrimental effects to our district, as our economy is heavily reliant on the productive use of the good quality soils. The use of zoning and resource consent processes are effective means of ensuring the objectives and policies within the Plan are met.

In the 2007/2008 year, there were 9,544 lots with access to water supply, 8,439 with access to stormwater, 8893 with access to wastewater and 8204 with access to waste collection. The economic burden of funding works and infrastructure is significant to certain sectors of the community. Such costs need to be borne by the people benefiting from the increased demand for these service and as a result, Council requires development contributions from developers to cover these costs. It is however noted that the development contributions taken from developers needs to be fair and reasonable and only associated with the cost of growth.

Through the policies *'to avoid, remedy or mitigate the adverse effects of new development on the infrastructure services (including reserves) and on the environment generally through the implementation of fair and equitable development contributions'* and *'to manage the acquisition and development of reserves in a manner which best serves the dual objectives of environmental enhancement and the provision of adequate land for recreational use'* Council is effectively able to achieve the AERs *'more equitable funding of Council services'* and *'Reduction of public funding of infrastructure servicing private development.'* Through these policies Council is able to place the economic cost of facilities more equitably with those who are to directly benefit, rather than the cost being placed on the wider community. Council implements these policies through a development contributions policy which sets the amounts that need to be paid as part of our Long Term Council Community Plan (LTCCP).

The amount of development contributions collected has increased dramatically from \$32,620 in 2000/2001 to \$1,457,327 in 2007/2008 with the introduction of network and development contributions in 2004/2005, and a significant rise in the rate of development over this period. On the other hand Council's spending on upgrading and renewing services to cater for growth has also increased exponentially.

Development contributions are an effective way of achieving the AERs. It would be inefficient to not have the ability to charge development contributions as the whole community would pay for something that benefits individuals.

It is acknowledged that the Plan alone does not drive residential growth – other factors such as the economic climate can drive or guide residential growth. Population growth or population change such as the decreased average household size can affect residential growth. If this trend continues, Council may have to look at whether enough land is zoned for residential purpose or whether more needs to be rezoned so that infrastructure can be effectively placed where it is needed, or whether it is appropriate to allow more infill development leading to higher density.

Summary

Anticipated Environmental Results Residential Growth	Achieved? ☺ - Achieving → - Progress towards achievement ☹ - Not achieving ? - Not monitored
Contiguous, orderly expansion of residential zoning onto the finite good quality soils	?
All land titles are to be useable now and for future generations	→
Land titles must not compromise the achievement of the Plan's objectives and policies	→
More equitable funding of Council services	☺
Reduction of public funding of infrastructure servicing private development	☺