

Costs, Benefits and Risks Matrix

Options	Costs	Benefits	Effectiveness / efficiency
1. Do nothing / Status Quo	<ul style="list-style-type: none"> A resource consent application would be required for each proposed activity Network Tasman would seek to undertake on the site. Costs associated with preparing a resource consent, time delay in obtaining consent and the uncertainty surrounding obtaining consent which could lead to delays in activity planning. 	<ul style="list-style-type: none"> If there are productive values associated with the site considering a resource consent application for an industrial / commercial activity under the Rural 1 Zone rules would allow for an assessment of productive land values. 	<ul style="list-style-type: none"> This would be ineffective for Network Tasman as it would remove certainty from site development and utilization. The process could become costly. The site may be underutilized.
2. Await a further review of the TRMP and / or TRPS	<ul style="list-style-type: none"> There is no indication from Council that any reviews of the TRMP and / or TRPS which could include an amendment to Schedule 17.5A are proposed. Waiting for a Council initiated review would result in a considerable delay for site development thereby having economic consequences for Network Tasman. Whilst waiting for a Council initiated Plan Change option 1 would be applicable, refer then to the assessment against option 1. 	<ul style="list-style-type: none"> Network Tasman could potentially avoid application fees for a Private Plan Change request. 	<ul style="list-style-type: none"> Considering the time delay of waiting for a Council initiated Plan Change to be approved the efficiency of site development would be compromised. The site would remain underutilized until such time as a Plan Change became operative which is unsustainable.
3. Privately initiated Plan Change Request	<ul style="list-style-type: none"> Cost of the Plan Change application. Staff resources to process Plan Change application. Loss of benefits of Rural 1 zoned land. 	<ul style="list-style-type: none"> This option would allow for certainty for Network Tasman to plan future use of the site. Ensure consideration is given to the relevant and site specific matters as part of any proposed development. Certainty for surrounding landowners as to the potential use of the site. 	<ul style="list-style-type: none"> Clear controls to mitigate the effects of any proposal – these controls would be applied in a consistent manner with the remainder of sites within the Schedule thereby providing for better environmental outcomes. Efficient consenting process which has benefits for Network Tasman and Council. Certainty for Network Tasman and surrounding landowner regarding the potential use and purpose of the land.
4. A resource consent application to develop the site	<ul style="list-style-type: none"> Cost of the resource consent application. Uncertainty over costs dependent on notification process. Potential costs associated with variations should proposal change following issue of consent. 	<ul style="list-style-type: none"> In the immediate short term the processing of a resource consent would be more efficient than processing a Plan Change. 	<ul style="list-style-type: none"> Inefficient use of Council staff time processing potentially multiple consents for the site. Effective short term measure but does not provide any long term certainty.
5. Other methods, such as voluntary agreements, by-laws, covenants etc.	Not Applicable – there are no identified other methods which would be more efficient or cost effective than options 1-4 as listed above.		