

Environmental Planning

Why we do it

To guide and enhance the quality of Gisborne's natural and physical environment, now and into the future. This requires sound analysis, robust policy and regulatory framework, education and advocacy programmes on topics such as urban design and realistic implementation programmes to achieve outcomes.

What we do

As a Unitary Authority the Council exercises both territorial (district) and regional planning functions. This Activity Management Plan includes Environmental Policy Development (Regional and District) and Development Control.

Environmental Policy Development (District and Regional)

This activity involves the analysis and development of policy and planning provisions required for strategic purposes by Council and required under legislation - including the Resource Management Act 1991, Reserves Act 1977, Foreshore and Seabed Act 2004 and Historic Places Act 1993, and the provision of policy advice on matters of national importance affecting Gisborne District.

Planning and consultation services are also provided to other Council activities - including reserves and public open space management, civil defence and emergency management, conservation, waste management, environmental health and land transport management.

The activity involves:

- ▶ advocating a sustainable approach, including regulation, to development
- ▶ improving the quality of the built environment and public spaces
- ▶ monitoring and reporting on environmental change
- ▶ guiding the provision and funding of infrastructure
- ▶ seeking the sustainable management of natural and physical resources.

Development Control

The activity provides compliance and resource consent services to ensure that land developments within the region meet the requirements of the Resource Management Act, as specified in the Gisborne Combined Regional Land and District Plan and Regional Plans.

Clear process guidance is provided to customers at early stages of development to ensure that development is in line with the Combined Regional Land and District Plan and with what the community wants for the region as identified via the Urban Development Strategy, Urban Coastal Strategy 2005, and community outcomes process for the LTCCP. The Development Control team provides planning input into Land Information Memoranda, Project Information Memoranda and Building Consent applications.

Regional plan implementation is undertaken by the Council's Conservation and Environmental Health Activities.

Community outcomes

This activity contributes to the following community outcomes:

	Vibrant Tairāwhiti		Safe Tairāwhiti
	Healthy Tairāwhiti		Prosperous Tairāwhiti
	Empowered Tairāwhiti		Skilled and Educated Tairāwhiti
	Connected Tairāwhiti		Environmentally Sustainable Tairāwhiti

Where we are now

Advocating a Sustainable Approach to Development

- ▶ Council has experienced significant growth of resource consent volumes. Increased consent volumes, particularly subdivision consents, have been sustained over the last three to four years. There has been significant and sustained residential growth over the last seven years, spread relatively evenly between infill and new development areas. This has led to development of land previously considered marginal for development. This has put pressure on staff resources and processing timeframes.
- ▶ Gisborne's Urban Development Strategy provides strategic guidance for spatial and physical planning for Gisborne City.
- ▶ A number of Township Development Plans have been established to record community aspirations and to provide a framework for prioritising capital and maintenance works for each area.
- ▶ Until recently only limited routine enforcement work occurred to ensure against non-compliance with RMA Plans, and was dependent on resources. Most work was in response to complaints. Council established a part-time enforcement position in 2007. This has enabled a more structured and consistent approach to enforcement.

Improving the Quality of the Built Environment and Public Spaces

- ▶ Gisborne's built environment is changing as new areas are developed and existing areas are redeveloped. Different housing styles eg, apartments, are emerging and commercial areas are changing. More sophisticated planning tools are needed to manage such change.
- ▶ Council has a policy framework to guide provision and management of its reserves and open spaces with reserve management plans prepared for each reserve and the Gisborne Open Spaces Strategy and Walking and Cycling Strategy which guide operational priorities for these community assets.

The Urban Development and Urban Coastal Strategies and the Active Recreation Strategy also guide provision and management decisions.

Monitoring and Reporting on Environmental Change

- ▶ Annual monitoring and enforcement of consent conditions and plan compliance annually has tended to be undertaken as staff resources permit.
- ▶ As part of the Urban Development and Urban Coastal Strategy projects, urban land use trends and issues were identified. Council continues to monitor and review this information to assist with the LTCCP Growth Model and infrastructure and landuse planning.
- ▶ Routine monitoring of building consent applications to assess RMA plans compliance.
- ▶ Conservation and Environmental Health Sections monitor and document the State of the Environment. Council also monitors development trends and reviews policy and planning provisions as required and as resources permit.
- ▶ As a means of ensuring the effectiveness and efficiency of Council's environmental policy, a draft Environmental Monitoring Strategy was prepared, but has not yet been adopted by Council for implementation.

Guiding the Provision and Funding of Infrastructure

- ▶ The LTCCP growth model was established and is regularly reviewed to guide Asset Managers in respect to future demand and location trends.
- ▶ The Council's Development Contributions Policy came into effect on 1 July 2008 to link the timing, sequence and scale of infrastructure development - including reserves - with the actual delivery of new residential and commercial development in the region.
- ▶ Council has one of the longest-standing coastal hazard mapping programmes in New Zealand. Since the early 1980s coastal hazard assessments of high risk areas have guided Council in identifying and prioritising Council infrastructure needs in these areas.

- ▶ The integration of strategic planning and Council's operational sections has steadily improved, since the introduction of the first 'structure plan' for an urban area at Taruheru in 2006.

Sustainable Management of the Natural and Physical Environment

- ▶ Land management is key to regional resource management. Soil conservation measures to provide long-term sustainability have been introduced through vegetation removal controls, earthworks provisions and the Sustainable Hill Country Project. Biodiversity and natural heritage controls are in place but yet to be made operative.
- ▶ Water management has progressed in an environment of high natural sediment concentrations (due to local geology) and variable groundwater quality. Demand is confined mainly to surface and groundwater resources of the Poverty Bay Flats. Recent national initiatives are prompting Council to take a more scientific approach to water allocation in response to increasing demand and conflict in other parts of New Zealand. Regional water quality reflects our geology, extensive grazing of hill country and intensive land use practices and urban activity on lowland areas.
- ▶ The Regional Air Quality Management Plan is operative yet, due to a lengthy preparation process, requires review to bring it up to date. The National Environmental Standards for Air Quality also need to be incorporated into the Plan.
- ▶ The near-operative Regional Coastal Environment Plan provides objectives, policies and rules for the coastal marine area and policy for the area immediately landward of the coast. Initiatives have focused on resolving outstanding appeals, developing key coastal hazard zones, contributing to national policy (NZCPS and Oceans Policy) and information provisions in regard to aquaculture.
- ▶ Discharge issues require a review of the near-operative Regional Plan for Discharges to Land and Water, Waste Management and Hazardous Substances.

In particular, provisions considering intensification of land use, stormwater, urban wastewater overflows and disposal of seasonal horticultural waste provisions are in need of reviewing.

- ▶ A backlog of appeals to the Environment Court on soil conservation and natural heritage matters is currently being addressed.
- ▶ Planning for the review of the Regional Policy Statement will commence to meet statutory requirements to initiate that review by 2012.
- ▶ In-house research capacity is limited and is outsourced as required. Envirolink assistance through regional councils is used in obtaining existing information, data and literature reviews as needed. Council has prioritised research needs that may be met through Envirolink funding. The Regional/Unitary Council National Research Strategy will provide valued research outputs for national and regional use.

Staffing

The Section has always struggled to recruit qualified and experienced staff. This has been particularly noticeable over the last three to four years, and is particularly acute in the Development Control team. The availability of planning staff is a national issue.

Where we want to be

Advocating a Sustainable Approach to Development

- ▶ More effectively and efficiently managing and implementing resource consent processes to achieve community outcomes and sustainable development.
- ▶ Developing and reviewing Council's Regional and District Plans and other environmental strategies to ensure they address the key environmental issues of the district in a sustainable manner and to achieve community outcomes.
- ▶ Playing a lead role in facilitating the implementation of the Urban Development Strategy in regard to achieving the key outcomes of the strategy, which are:

- ~ Compact City
- ~ Quality Environment, Places and Spaces
- ~ Strong Neighbourhoods
- ~ Sustainable and Safe Connections and Infrastructure
- ~ Vibrant Culture and Identification with Heritage
- ~ Articulation of the Māori Cultural Landscape
- ~ Support for Economic Development
- ~ Implement Best Practice and Integrated Planning

- ▶ Continuing to play a lead role in preparing and implementing Township Development Plans.
- ▶ Working collaboratively with community organisations and the private sector to promote sustainability principles and good environmental outcomes; and ensuring that urban and regional land use and development is aligned to sustainable development, quality urban design principles and community outcomes.

Improve the Quality of the Built Environment and Public Spaces

- ▶ Promoting the importance of the attractiveness of the city and quality of the local environment as a key theme in the Urban Development Strategy. An attractive city will help draw and retain people and businesses to the region, is important for our tourist industry and is also essential to the lifestyle enjoyed by Gisborne's people.
- ▶ Improving urban design outcomes for the city, particularly in facilitating establishment of more medium density housing options and new (greenfields) subdivision areas, and facilitating a vibrant city centre to enhance urban amenities.
- ▶ Playing a lead role in facilitating the implementation of improved urban open space amenities through clear prioritising of actions and better directed investment into key facilities such as the waterfront, inner harbour and city centre areas, as well as principal reserves such as Titirangi, Botanical Gardens, Anzac Park and Lysnar Reserve.

- ▶ Pursuing opportunities, subject to the Urban Development Strategy, for new commercial land, reserve land and community infrastructure to support the city's development needs.

Monitoring and Reporting on Environmental Change

- ▶ Effectively monitor compliance with resource consent conditions and plan provisions; effective ongoing monitoring of building consent applications to confirm plan compliance.
- ▶ Documenting and implementing annually procedures for systematically monitoring development and State of the Environment trends.
- ▶ Continuing to collect and analyse good comparative data through the development trends and State of the Environment monitoring programmes (undertaken by the Conservation Activity).
- ▶ Procedures developed for systematically monitoring the effectiveness and efficiency of policies and methods contained in Council's resource management plans

Guiding the Provision and Funding of Infrastructure

- ▶ The timing, sequence and scale of infrastructure development - including reserves and coastal protection works - closely links to the District Plan, the Council's Development Contributions Policy, the LTCCP and Asset Management Plans to ensure integrated service provision and funding.
- ▶ A comprehensive and responsive growth model which is regularly and effectively reviewed and its consistent application by Asset Managers in respect to determining future demand and location trends for infrastructure and services.
- ▶ Integration of Council's strategic planning and operational functions. Council can clearly demonstrate that implementation of its work programmes is designed and prioritised to achieve outcomes set out in strategic plans already adopted by Council.

Sustainable Management of Natural and Physical Environment

- ▶ Establishing policy framework for sustainable land management in the long term by:
 - ~ Promoting forestry and farming practices to protect the soil resource on hill country by inclusion of provisions for harvesting, revegetation, on farm conservation works and managed reversion of indigenous vegetation.
 - ~ Use of arable land while considering soil loss, soil compaction, fertility, surface and groundwater application, fertiliser and agrichemical inputs, disposal of agricultural wastes to land.
- ▶ Protecting natural heritage values by encouraging protection and enhancement of significant indigenous fauna, flora and associated habitats and amenity values.
- ▶ Providing for shingle extraction from land-based sites and riverbeds.
- ▶ Providing for sustainable water management by:
 - ~ ongoing allocation of surface and groundwater abstraction from existing sources based on establishing minimum flows, determining available water and identifying allocation limits derived from environmental assessment of local water bodies
 - ~ establishing a framework for minimum flows, available water and allocation limits in waterbodies which may be subject to future abstraction
 - ~ protection and enhancement of regional water quality by ongoing regulation of point sources discharges and identifying criteria to ascertain effects and control diffuse discharges to urban and rural receiving environments.
- ▶ Promoting the sustainable management of natural and physical resources of the Gisborne District Coastal Environment including:
 - ~ identifying and mapping high priority coastal hazard zones and regulating land use in these areas.

- ▶ giving effect to National Policy Statements where required
- ▶ providing an air quality management framework that supports continued high ambient air quality standards including:
 - ~ updating obsolete references and provisions in Regional Plans
 - ~ giving effect to the National Environmental Standards (NES) for air quality.
- ▶ being well positioned to identify research needs for regional and national issues and being able to access relevant and affordable research outcomes to enhance the region's future.

How we plan to get there

Advocating a Sustainable Approach to Development

- ▶ Increase / maintain staff resources to achieve level of service targets for resource consent processing, monitoring and enforcement of consent conditions.
- ▶ Maintain a rolling review of the Council's RMA Regional and District Plans to ensure that they address the key environmental issues of the district in a sustainable manner and with resources sufficient to enable this to occur in a timely manner.
- ▶ Increase / maintain staff resources and enhance staff knowledge and expertise in resource management, to ensure appropriate capacity to competently perform.
- ▶ Establish good working relationships with key organisations, the private sector and communities to promote and facilitate implementation of sustainable urban and rural development principles for Gisborne.
- ▶ Establish, review and facilitate implementation of other environmental (physical and natural) strategies to achieve the community outcomes.

Improving the Quality of the Built Environment and Public Spaces / Realm

- ▶ Ensure that RMA Regional and District Plans are in line with community vision and implemented to ensure a consistent approach to achieving community outcomes.
- ▶ Provide urban design guidance and leadership in best practice, and facilitate projects which raise awareness of and implement urban design principles such as those identified in the Urban Development Strategy.
- ▶ Facilitate and assist with the implementation of the Urban Development Strategy particularly projects such as pilot studies for neighbourhood revitalisation and community areas. Coordinate community participation and action in projects.

Monitoring and Reporting on Environmental Change

- ▶ Enhance existing programmes of monitoring resource consent compliance and monitoring of performance to achieve a sustainable environment.
- ▶ Monitoring the effectiveness and efficiency of policy frameworks.
- ▶ Adopt a policy and plan monitoring strategy and develop a programme of implementation.
- ▶ Improve the processes and resources available to collect and analyse quality comparative data in relation to development trends and State of the Environment trends.

Guiding the Provision and Funding of Infrastructure

- ▶ Complete coastal hazard assessments for Tokomaru Bay, Te Araroa and Hicks Bay to guide Council investment in coastal road infrastructure and protection works.
- ▶ Provide strategic documents that identify priorities and actions. Monitor the implementation of these actions according to the priorities set in such documents.

- ▶ Integrate Council's strategic planning and operational functions through greater use of project management methodologies and by directly connecting strategic actions to work plans and budgets in the LTCCP.
- ▶ Complete Township Development Plans for Matāwai, Te Puia and Rangitukia/Tikitiki.

Sustainable Management of the Natural and Physical Environment

- ▶ Monitor and review land use practices to ensure sustainable management of the region's air, soil and water resources.
- ▶ Monitor trends in arable land use to identify potential adverse effects on the soil's physical and chemical properties.
- ▶ Establish freshwater environmental flow criteria.
- ▶ Review policies and plans to respond to any negative environmental trends identified in monitoring data.
- ▶ Raise public awareness of and comment on National Environmental Standards and National Policy Statements.
- ▶ Promote the protection and enhancement of the region's biodiversity by assisting with applications to funding agencies.
- ▶ Administer the rates remission Natural Heritage Policy.
- ▶ Pursue research opportunities through regional Envirolink grants and contribute to regional / unitary council research forums to progress local research priorities.
- ▶ Ensure environmental data and research findings are available to Council and the community to provide for informed robust policy decisions.

- ▶ Give effect to the New Zealand Coastal Policy Statement by embedding provisions in Regional and District Plans on a range of matters including:
 - ~ coastal hazard assessment
 - ~ culture and heritage sites assessment
 - ~ outstanding coastal landscapes assessment
 - ~ significant natural heritage assessment
 - ~ coastal occupation charging policy.
- ▶ Review the Regional Air Quality Management Plan to update obsolete references and provisions.
- ▶ Give effect to the NESs for air quality by embedding them in the Regional Air Quality Management Plan.

Staff Recruitment and Retention

Develop new and effective approaches to recruiting and retaining planning staff.

Significant negative effects

There are no significant negative effects from this activity.

Summary of Forecasted Financial Performance for the 10 Years 2010 to 2019

	2010 \$000	2011 \$000	2012 \$000	2013 \$000	2014 \$000	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000
ENVIRONMENTAL PLANNING										
OPERATIONS										
Operating Revenue										
Activity revenue	-107	-121	-124	-127	-129	-132	-135	-138	-142	-145
Grants and subsidies	0	0	0	0	0	0	0	0	0	0
Other revenue	0	0	0	0	0	0	0	0	0	0
Total Operating Revenue	-107	-121	-124	-127	-129	-132	-135	-138	-142	-145
Operating Expenditure										
Depreciation	1	1	1	1	1	1	1	1	1	1
Interest	0	0	0	0	0	0	0	0	0	0
Operating costs	1,279	1,336	1,363	1,429	1,486	1,505	1,531	1,577	1,587	1,634
Total Operating Expenditure	1,280	1,337	1,364	1,430	1,487	1,506	1,532	1,578	1,588	1,635
Net Internal Charges/(Recoveries)	480	506	536	589	619	634	686	737	848	921
Net Cost of Service	1,653	1,722	1,776	1,892	1,977	2,008	2,083	2,177	2,294	2,411
Funded by:										
Rates income	-1,653	-1,722	-1,776	-1,892	-1,977	-2,008	-2,083	-2,177	-2,294	-2,411
Transfers to/(from) reserves	0	0	0	0	0	0	0	0	0	0
Depreciation not funded	0	0	0	0	0	0	0	0	0	0
(Increase)/decrease in deficits carried forward	0	0	0	0	0	0	0	0	0	0
TOTAL OPERATIONS FUNDING	-1,653	-1,722	-1,776	-1,892	-1,977	-2,008	-2,083	-2,177	-2,294	-2,411
CAPITAL										
Capital Outgoings										
Total asset purchases	0	0	0	0	0	0	0	0	0	0
Loan repayments	0	0	0	0	0	0	0	0	0	0
Total Capital Outgoings	0	0	0	0	0	0	0	0	0	0
Funded by:										
Rates income	0	0	0	0	0	0	0	0	0	0
Development contribution income	0	0	0	0	0	0	0	0	0	0
Transfers to/(from) development contribution reserve	0	0	0	0	0	0	0	0	0	0
Capital grants and donations	0	0	0	0	0	0	0	0	0	0
Other capital revenue	0	0	0	0	0	0	0	0	0	0
Loan funding	0	0	0	0	0	0	0	0	0	0
Transfer from depreciation reserve	0	0	0	0	0	0	0	0	0	0
Transfer to/(from) other reserves	0	0	0	0	0	0	0	0	0	0
TOTAL CAPITAL FUNDING	0	0	0	0	0	0	0	0	0	0

ENVIRONMENTAL PLANNING

Levels of Service Statement	Performance Measure		Current Performance	Targets				Mechanism to Achieve Target
	Customer	Technical		Yr 1 2009-10	Yr 2 2010-11	Yr 3 2011-12	Yr 4-10 2012-18	
LOS (1) - Sustainability Promote the sustainable management of natural and physical resources	Percentage of Requests for Service resolved within target timeframes.		98% (2008)	98%	98%	98%	98%	
	Percentage of customers who rate RFS responses as excellent / good.		91% (2008)	91%	91%	91%	91%	
	Percentage of residents who think Gisborne, as a place to live, is better/ the same as what it was three years ago.		87% (2008)	87%	Not Measured	87%	Year 4 - N/M Year 5 - 10 87%	
		Availability of the Duty Planner for public enquiries.	10.30am - 3.00pm	9.00am - 5.00pm	9.00am - 5.00pm	9.00am - 5.00pm	9.00am - 5.00pm	Hireage of new staff.
		Resource consents are processed within statutory timeframes.	31% (2008)	100%	100%	100%	100%	Hireage of new staff.
		Percentage of reported non-compliance with Plan rules rectified or subject to enforcement action within three months.		100%	100%	100%	100%	
		Percentage of consents monitored within one month of 'monitoring date'.	New Measure	100%	100%	100%	100%	
		Plan changes/preparation are undertaken in accordance with statutory requirements.	Achieved	Achieved	Achieved	Achieved	Achieved	