

TAIRĀWHITI RESOURCE MANAGEMENT PLAN ASSESSMENT TABLE

Table 1: Tairāwhiti Resource Management Plan Assessment

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
DD5 Reserves Zones								
5.6.1.1	-	<p>General Standards</p> <p>The following General Standards shall apply to all permitted activities conducted in reserve zones:</p> <p>A.</p> <p>a) All activities must comply with rules specified in C2 – Built Environment, Infrastructure and Energy and C11.2: Noise and Vibration.</p> <p>B. Recession Plane</p> <p>a) On any reserve site having a common boundary with any residential or rural land, buildings, structures or any part thereof excluding chimneys, antennas and their supporting structures and network utility structures shall not project beyond a building envelope constructed by recession planes from points 2.75m above site boundaries. The angle of such recession planes shall be determined for each site by use of the recession plane indicator.</p> <p>C. Yard Distances</p> <p>a) Buildings and structures shall be set back a minimum of 4.5m from road boundaries; 3m from residential and rural residential zone boundaries.</p>	N/A	Reserve Zones	N/A	Reserve Zone activities – as assessed below		
5.6.1C(1)	Any land use activity carried out in accordance with an approved Management Plan prepared under the Reserves Act 1977	General standards A to C in DD5.6.1.1 above	Permitted	Heritage Reserve zone	N/A	<ul style="list-style-type: none">▪ Use of the building for a range of scheduled community events and everyday activities:▪ Not applicable to whare building:<ul style="list-style-type: none">○ Although parts of the building are in accordance with the Titirangi Reserve Management Plan (e.g. public toilet) a whare is not specifically provided for, and the building will not comply with the long-term construction noise standards and recession plane standard – therefore	The use of the building is consistent with the Titirangi Reserve Management Plan which provides for ‘community events’; a site for ‘celebrating the celestial link to the stars as a viewing platform and interpretation’ and to ‘commemorate the military and archaeological history on Titirangi’ and is a Permitted Activity under Rule DD5.6.1C(1).	

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
						assessed is further detail below.		
5.6.1C(5)	Meteorological activities	General standards A to C in DD5.6.1.1 above, as well as: a) Associated structures shall have a ground coverage of 50m ² or less; and have a height not exceeding 15m; b) Site area shall be 500m ² or less Note: Attention is drawn to the requirements of the Conservation Act 1987 and any subsequent amendments.	Permitted	Heritage Reserve Zone	N/A	The proposed whare will accommodate <i>astronomy</i> and will contain a designated area for <i>watching the night sky</i> .	Met. The proposal involves meteorological activities (night sky viewing), complying with the relevant standards, which is a Permitted Activity under Rule DD5.6.1C(5).	
5.6.1C(6)	Passive and outdoor recreation excluding the use of animals or vehicles, except on driveways, accessways and carparks.	General standards A to C in DD5.6.1.1 above	Permitted	Heritage Reserve Zone	N/A	Outdoor recreation areas	Met. The proposal involves the establishment of outdoor recreation areas (passive and outdoor recreation), complying with the relevant standards, which is a Permitted Activity under Rule DD5.6.1C(6).	
5.6.1C(7)	Habitat conservation including new landscaping, maintenance and enhancement	General standards A to C in DD5.6.1.1 above	Permitted	Heritage Reserve Zone	N/A	Landscaping	Met. The proposal involves extensive landscaping, complying with the relevant standards, which is a Permitted Activity under Rule DD5.6.1C(7).	
5.6.1C(8)	Activities listed as permitted which do not comply with specific rules in respect of: a) Vibration b) Recession plane provided that the height envelope created by the recession plane is not encroached by more than 1m in any direction c) Infrastructure, works and services d) Safety e) Design f) Character and amenity g) Yards	N/A	Restricted Discretionary	Heritage Reserve Zone	Matters a) to j) in 5.6.1C(8).	N/A – the Height in Relation to Boundary infringement is greater than 1m.		

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
	h) Access to daylight i) Landscape design and layout j) Location of: <ul style="list-style-type: none"> i) public shelters, toilets, and changing rooms; ii) routes for pedestrians, cyclist's tracks including footpaths, walkways, bridges and driveways 							
5.6.1C(11)	Activities listed as Permitted which do not comply with the rules with respect to noise, and are not provided for as Restricted Discretionary activities	N/A	Discretionary	Heritage Reserve Zone	N/A	N/A – the proposed building (and associated infringement of the long term construction noise standard) is not provided for as a permitted activity.		
5.6.1C(15)	Activities which are not provided for as Permitted, Restricted Discretionary or Discretionary activities		Non-complying	Heritage Reserve Zone	N/A	The proposal involves the establishment of a building which is not otherwise provided for in the Heritage Reserve Zone.		Consent is required as a Non-complying Activity under Rule DD5.6.1C(15) for the establishment of a building in the Heritage Reserve Zone (which is a land use activity not provided for) and the temporary infringement of long-term construction noise standards during its construction.
DC2 General Coastal Management Area								
N/A – Rules relate to Regional Coastal Plan provisions applying only to the Coastal Marine Area								
C2 Built Environment, Infrastructure and Energy								
<i>Note: The following are standards to be complied with not rules</i>								
2.1.7.1(A)	General Servicing Requirements	a) Reticulated services shall be provided to the net area of new allotments. b) Vehicle crossings shall be provided to the boundary of the road reserve for new allotments. c) Services shall be reticulated underground in any new road reserve, shared accessway or new allotment within the Reticulated Services Boundary and in residential and commercial zones district wide.	N/A	All Zones	N/A	Although the site is outside the reticulated services boundary, the proposal involves the establishment of underground water and wastewater connections to the reticulated network.	Met, as set out in the 3 Waters Report.	

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p>Provided that stormwater infrastructure may be provided above ground where retention or attenuation measures are required or low impact design approaches are to be used. Individual customer connections may be provided above ground where there is an existing overhead supply.</p> <p>d) Where there is a shared access way the necessary works and services shall be provided to the terminus of the right-of-way.</p> <p>e) The location of reticulated services and vehicle crossings shall be identified prior to consent approval.</p>						
2.1.7.1(D)	Stormwater Systems	<p>a) Sites shall be provided within their site area with a means of collecting, managing and discharging stormwater from the roof of all buildings, accessways and from all impervious surfaces.</p> <p>b) Any connections or discharge points to the existing public stormwater system, where available, shall be at an outlet or outlets approved by the Council.</p> <p>c) Primary stormwater systems shall have sufficient capacity to convey a 10% AEP rainfall event without relying on secondary flow paths.</p> <p>d) Secondary stormwater systems shall be sufficient capacity to convey a 1% AEP rainfall event while protecting buildings and household gully traps from inundation.</p> <p>e) Secondary flow paths shall be free of obstructions and located on public land, land protected by an easement or land identified as a public drain.</p> <p>f) Stormwater conveyance shall be by way of gravity outfall with ground levels and/or contours identified prior to consent approval; and</p> <p>g) With regard to Rules c) and d) where stormwater runoff is greater than the capacity of the system which is to receive it, runoff shall be managed to the relevant pre-development rates or the capacity of the system shall be upgraded.</p>	N/A	All Zones	N/A	The proposal involves the establishment of an on-site stormwater management system.	Met, as set out in the 3 Waters Report.	
2.1.7.1(E)	Water Supply	<p>a) Water supply within Reticulated Services Boundary</p> <p>i. Sites for any activity that will require a water supply shall be provided with a connection or connection point to the Council reticulated water system.</p> <p>b) Water supply outside the Reticulated Services Boundary</p> <p>i. Sites for any activity that will require a water supply shall be provided with a safe and potable supply of water.</p>	N/A	All Zones	N/A	It is proposed to connect to the reticulated water system (even though the site is located outside the Reticulated Services Boundary).	Met, as set out in the 3 Waters Report.	

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
2.1.7.1(F)	Wastewater Systems	a) Within the Reticulated Services Boundary, sites for any activity that will create wastewater shall be provided with a connection or connection point to the Council reticulated wastewater system.	N/A	All Zones	N/A	It is proposed to connect to the reticulated wastewater system (even though the site is located outside the Reticulated Services Boundary).	Met, as set out in the 3 Waters Report.	
2.1.7.1(G)	Energy and Telecommunications	a) Sites for any activity that requires electricity and telecommunication services, shall be provided with those services.	N/A	All Zones	N/A	The whare will have access to electricity and telecommunications services.	Met.	
2.1.7.1(H)	Roads		N/A	All Zones	N/A	N/A - The proposal does not involve the establishment of roads.		
2.1.7.1(I)	Access	<u>I1 Sight Lines at Vehicle Crossings</u> <u>I2 Distances of Vehicle Crossings from Intersections</u> <u>I3 Manoeuvring Areas</u> <u>I4 Surfaces</u> <u>I5 Access to sites with more than one road frontage</u> <u>I6 Minimum distance between vehicle crossings</u> <u>I7 Single-site vehicle access</u> <u>I8 Multiple-site access and/or multiple unit access</u>	N/A	All Zones	N/A	N/A – No new accessways are proposed; however, access has been addressed in the Traffic Impact Assessment (TIA).		
2.1.7.1(J)	Parking	<u>J1 Provision of parking and loading spaces</u> a) Unless otherwise provided for in this chapter, parking spaces and loading bays shall be provided on site in accordance with Figure C2.11 below. b) When activities on the same site occur at different times during the day, then the number of parking spaces and loading bays to be provided shall be for the maximum requirement at any one time during the day or night. c) In Figure C2.11 GFA = gross floor area. d) Parking spaces and loading bay requirements are as follows in Figure C2.11 below: <ul style="list-style-type: none"> Restaurant and Café Facilities require 1 parking space for each 40m² of indoor space, (and one heavy goods vehicle loading bay for more than 500m² gross floor area). Entertainment Facilities and Conference Centres require 1 parking space per 5-person design 	N/A	All Zones	N/A	The proposal involves the use of an existing remote carpark at the marae, and also the establishment of on-site parking at the maunga.	Met, as assessed in the TIA.	

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p><i>capacity, (and one heavy goods vehicle loading bay for more than 500m² gross floor area).</i></p> <p><u>J2 Waiver of parking space or loading bay requirements</u></p> <p><u>J3 Assessment of number of spaces</u></p> <p>a) The required number of parking spaces and loading bays shall be:</p> <ol style="list-style-type: none"> Calculated in respect of each activity undertaken on the site. Re-calculated in the event of a change in activity. Re-calculated in the event of a change in the scale or intensity of land use. <p><u>J4 Sharing of parking and loading spaces</u></p> <p>a) Parking spaces and loading bays may be shared between different activities that occupy the same site, provided that:</p> <ol style="list-style-type: none"> The occupier requiring the parking spaces or loading bay is located adjacent to the occupier who provides the parking spaces or loading bay. The total number of required parking spaces or loading bays calculated from Figure C2.11 for the site is still provided. The written agreement of the occupier providing the parking or loading bay is obtained and a copy of the agreement is lodged with Gisborne District Council prior to the commencement of the activity. <p><u>J5 Availability of spaces</u></p> <p>a) All required loading and parking spaces shall be kept clear and available for use of occupants or visitors during the normal hours of operation of that use.</p> <p>b) With the exception of the following activities, no parking space or loading bay shall obstruct access to any other parking space or loading bay:</p> <ol style="list-style-type: none"> Parking spaces for single residential or minor dwelling units. Parking spaces for home occupations. Parking spaces for service stations. <p><u>J6 Provision of Parking Spaces for the Disabled</u></p> <p>a) Parking spaces for disabled persons shall be provided in accordance with New Zealand Standard NZS 4121:1985: Design for Access and Use of Buildings and Facilities by Disabled Persons.</p>						

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p>b) The number of parking spaces for the disabled required by with New Zealand Standard NZS 4121:1985 is inclusive of the parking requirements specified in Figure C2.11.</p> <p><u>J7 Design and Construction of Parking Spaces</u></p> <p>a) The gradient of any parking space used for industrial or commercial activities shall not exceed 1:20.</p> <p>b) Where the public make use of vehicle parking spaces at night they shall be lit in accordance with Australian Standard AS 1158.1:1986: ASS Public Lighting Code.</p> <p>c) All parking spaces shall be formed and constructed to comply with either the following rules for dimensions in Figure C2.12 (to accommodate the 90 percentile car illustrated in Figure C2.12 or the Australian/New Zealand Standard AS/NZS 2890.1:2004, Part 1 off-street car parking or any subsequent replacement AS/NZS for this standard.</p> <p>d) All carparks and associated turning areas for activities other than residential activities shall be sealed and drained.</p> <p><u>J8 Design and Construction of Loading Bays</u></p> <p>a) All loading areas shall be a minimum of 3m wide and 8.5m in length and be capable of accommodating a vehicle 3m in height. Turning areas shall be based on the 99 percentile two-axle truck tracking curve illustrated in Figure C2.15.</p> <p>b) The gradient of any loading bay shall not exceed 1:20.</p> <p>c) All loading bays and associated turning areas shall be hard surfaced and drained.</p>						
C3 Coastal Management								
3.14.3.1	-	<p>General Standard A</p> <p>a) Subject to any other rule in the Plan, activities affecting natural heritage are permitted.</p> <p>b) Where an activity is required to comply with the rules contained in more than one natural heritage overlay within C9 or the Coastal Environment Overlay the status of an activity shall be determined by that in the most restrictive overlay.</p>	N/A	Coastal Environment Overlay	N/A	Assessed below.		
3.14.3(4)	Vegetation clearance	<p>Specific Standard A in C3.14.3.2 above, as well as:</p> <p>a) The vegetation comprises trees or shrubs or other plants not exceeding 30cm d.b.h, and scattered amongst pasture.</p> <p>b) The clearance is by grazing.</p>	Permitted	Coastal Environment Overlay	N/A	N/A - vegetation has already been removed from the site as part of Stage 1 works.		

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		c) The clearance is plantation forest thinning resulting in at least 250 evenly distributed trees remaining per hectare. d) The clearance is harvesting of agricultural and horticultural crops. e) The clearance is required under a Regional Pest Management Strategy under the Biosecurity Act 1993. f) The clearance is land preparation by discing, ploughing or ripping. g) The clearance is for fencing, confined to the extent necessary to create and maintain a stable fence-line, and not more than 5m total width, except that in respect to Rule C3.14.3.12 the total width is limited to 4m. h) The clearance is of the indigenous understorey to plantation forest, and is incidental to permitted or otherwise authorised plantation forest clearance.						
3.14.3(10)	Land disturbance	Land disturbance, provided that: a) The activity is not for the purpose of erecting a dwelling unit on a site to be erected on a building platform for which a subdivision resource consent has been granted between 1 October 1991 and 8 November 1997. b) The site is not zoned residential or port management zone. c) The activity exposes more than 50m ² of earth, measured in a vertical plane view, in any three-month period, or disturbs more than 50m ³ of earth in any three month period.	Restricted Discretionary	Coastal Environment Overlay	Matters a) to g) in 3.14.3(10).	Land disturbance not for the purpose of erecting a dwelling, on a site zoned Heritage Reserve, exposing more than 50m ² of earth, measured in a vertical plane view, and disturbing more than 50m ³ of earth, in any three month period.		Consent is required as a Restricted Discretionary Activity under Rule C3.14.3(10) for land disturbance exposing more than 50m ² and 50m ³ in a three month period, in the Coastal Environment Overlay.
3.14.3(11)	Erection of new structures or alteration or additions to existing structures on land that is outside any residential zone	Erection of new structures or alteration or additions to existing structures on land that is outside any residential zone; Provided that: a) The structure is not a dwelling unit on a site to be erected on a building platform for which a subdivision resource consent has been granted between 1 October 1991 and 8 November 1997. b) The structure exceeds 5m in height. c) The structure exceeds more than 2.5m above any prominent ridgeline. d) The structure is a pole or mast which exceeds 10m in height and 300mm in diameter, or 180mm x 350mm in the case of a rectangular pole or mast.	Restricted Discretionary	Coastal Environment Overlay	Matters a) to l) in 3.14.3(11).	The proposal involves the establishment of a new building on the site which meets standards (a) to (d).		Consent is required as a Restricted Discretionary Activity under Rule C3.14.3(11) for the erection of the whare on a site in the Coastal Environment Overlay.
3.14.3(13)	Tree planting (subject to LO3A Rule C7.1.6.19), vegetation clearance, land	Tree planting (subject to Land Overlay 3A Rule C7.1.6.19), vegetation clearance, land disturbance, and structures within 200m of MHWS, provided that:	Discretionary	Coastal Environment Overlay	N/A	N/A - The site is not within 200m of MHWS.		

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
	disturbance, and structures within 200m of MHWS	<p>a) The activity is not for the purpose of erecting a dwelling unit on a site to be erected on a building platform for which a subdivision resource consent has been granted between 1 October 1991 and 8 November 1997.</p> <p>b) The site is outside any residential or port management zone.</p> <p>c) The activity is vegetation clearance greater than 100m² in any one contiguous area, or is tree planting that covers more than 100m² in any one contiguous area (excluding landscaping associated with residential buildings).</p> <p>d) The activity exposes more than 10m² of earth measured in a vertical plane view in any three month period, or disturbs more than 10m³ of earth in any three month period, or alters the natural landform of a dune</p>						
C4 Cultural and Historic Heritage								
C4.1.12.1	-	<p>General Standards</p> <p>Subject to any other rule in this Plan, the following requirements shall apply in the specified heritage overlay.</p> <p>A. Archaeological Report</p> <p>a) Where land disturbance is proposed to take place within the buffer area surrounding an archaeological site mapped and listed in Schedule G2A, the person undertaking the proposed land disturbance shall provide the Council with a report from a qualified archaeologist stating whether the archaeological site will be damaged, modified or destroyed. If the site will not be damaged, modified or destroyed Rule C4.1.12.1 shall apply. If the site will be damaged, modified or destroyed Rules C4.1.12.6 and C4.1.12.7 shall apply. Where a report of the type described above has been previously received by Council then a further report shall not be required.</p> <p>b) Where land disturbance is proposed to take place within the buffer area surrounding a waahi tapu site mapped and listed in Schedule G3 the person undertaking the proposed land disturbance shall provide the Council with a report from a qualified archaeologist stating whether the waahi tapu site will be damaged, modified or destroyed. If the site will not be damaged, modified or destroyed Rule C4.1.12.1 shall apply. If the site will be damaged, modified or destroyed Rule C4.1.12.8 shall apply. Where a report of the type described above has been previously received by Council then a further report shall not be required.</p> <p>c) Where a person proposes to undertake land disturbance in the heritage alert layer, instigates a survey of a property or properties, by a qualified</p>	N/A	All Zones	N/A	Assessed below – an Archaeological Assessment has been prepared and is appended to the Application.		

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p>archaeologist and no archaeological sites are recorded the heritage alert layer provisions shall cease to apply.</p> <p>B. Temporary Structures</p> <p>a) Temporary structures, safety barriers, and lighting may be erected for a period not exceeding 14 days within the site, cultural landscape, townscape or precinct listed in Schedule G2A, G4 or G5, provided that this does not involve land disturbance and that these are not attached to any structure in such a way as to do damage.</p>						
4.1.12(1)	Any activity that requires land disturbance and is located or undertaken within the buffer area of a site shown on the planning maps and listed in Schedule G2A, where it has been determined by a qualified archaeologist referred to in C4.1.12.1A that the land disturbance shall not damage, modify or destroy the archaeological site.	General standards A(a) and B above	Permitted	Archaeological Sites and Areas Overlay 2	N/A	The proposal involves the undertaking of some land disturbance within an archaeological buffer zone for site Y18/468, Y18/469 and Y18/18.	Met. The application includes an Archaeological Assessment which confirms that the proposed land disturbance will not result in the damage, modification or destruction of an archaeological site, and is therefore a Permitted Activity under Rule C4.1.12(1).	
4.1.12(5)	Any activity or use that requires land disturbance and is located or undertaken within the buffer area of a site shown on the planning maps and listed in Schedule G3 with a WP waahi tapu number, where it has been determined, by a qualified archaeologist referred to in C4.1.12.1A that the land disturbance shall not damage, modify or destroy the waahi tapu site.	General standards A(b) and B above	Permitted	Waahi Tapu and Waahi Tapu Areas Schedule Overlay 3	N/A	The proposal involves earthworks, some of which fall within the WP77 Waahi Tapu buffer area.	Met. The application includes an Archaeological Assessment which confirms that the proposed land disturbance will not result in the damage, modification or destruction of an archaeological site, and is therefore a Permitted Activity under Rule C4.1.12(5).	
4.1.12(7)	Any activity or use that requires land disturbance and is located or undertaken within the buffer area of a site shown on the planning maps and listed in Schedule G3 with a WY waahi tapu number.	N/A	Discretionary	Waahi Tapu and Waahi Tapu Areas Schedule Overlay 3	N/A	Land disturbance within the WY 17 is proposed.		Consent is required as a Discretionary Activity under Rule C4.1.12(7) for land disturbance within Waahi Tapu Area WY17.

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
4.1.12(10)	Minor works to any heritage item in Category A, B or C in Schedule G4 or G5.	<p>Refer to definition of minor works:</p> <p><i>In relation to post European Contact and Central Business District Heritage Items, minor works means:</i></p> <ul style="list-style-type: none"> ▪ <i>Cleaning or washing with materials or techniques not detrimental to the heritage fabric.</i> ▪ <i>General maintenance and/or minor repair where minor repair means the repair of materials by patching, piecing-in, splicing and consolidating existing materials and including minor replacement of minor components such as individual bricks, cut-stone, timber sections, tiles and slates where these have been damaged beyond reasonable repair or are missing. The replacement should be of the original or similar material, colour, texture, form and design as the original it replaces and the number of components replaced should be substantially less than the existing.</i> ▪ <i>Repainting and revarnishing of surfaces. The application of other finishes provided that the materials used are similar to the existing or earlier finishes.</i> ▪ <i>Activities that have an insignificant effect on the heritage fabric of the item, for example:</i> ▪ <i>hanging planter pots.</i> ▪ <i>the installation and refurbishment of services where the work does not affect significant fittings or features.</i> 	Permitted	Category A, B and C – post European Contact and Central Business District Schedules Overlay 4	N/A	N/A -Works are not considered to meet the definition of ‘minor works’.		
4.1.12(14)	Demolition of, relocation of, or alteration to the heritage fabric of any heritage item in Category A, B or C in Schedules G4 or G5 but excluding demolition of, relocation of, or alterations to the interiors of buildings, the relocation of the Matawhero Bridge and minor works.	N/A	Discretionary	Category A, B and C – post European Contact and Central Business District Schedules Overlay 4	N/A	The proposal involves alterations to the heritage fabric of the gun emplacement structure, as the whare will be built around this existing structure.		Consent is required as a Discretionary Activity under Rule 4.1.12(14) for alteration of the heritage fabric of a heritage item in Category B in Schedule G5.
C6 Freshwater								
6.2.12(2)	<p>The deposition of any material into or onto land that is:</p> <p>a) Solid; and</p> <p>b) Not a hazardous substance;</p> <p>c) Biologically and chemically inert for the duration of the time that they material is to be in contact with the</p>	<p>a) The deposition has a volume of less than 500m³;</p> <p>b) No objectionable or offensive odour or dust shall be discernible beyond the boundary of the property as a result of the discharge;</p> <p>c) The material shall not be located within 20 metres of any Aquatic Ecosystem Waterbody identified in Schedule G15, Regionally Significant Wetland identified in Schedule G17, or Outstanding Waterbody identified in Schedule G18;</p>	Permitted	All Zones	N/A	Imported clean fill	Met. Approximately 480m ³ of clean fill is proposed to be imported to the site (solid discharge to land), and is therefore a Permitted Activity under Rule C6.2.12(2).	

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
	land into or onto which they are discharged.	d) The material does not cause any diversion of overland flows of stormwater or floodwater on to other property; e) The material does not provide an attraction or accommodation for vermin; f) The material is not deposited in any area of significant indigenous vegetation or significant indigenous habitat, or any heritage site identified in the Tairāwhiti Plan.						
C7 Land Management								
C7.1.6.1	-	<p>General Standards Subject to any other rule in the Plan, land disturbance and vegetation clearance activities conducted in land overlays 1, 2 and 3 (including 3A), as denoted on the Tairāwhiti Plan Maps, are permitted where they comply with the following regional rules.</p> <p>A. No activity shall cause conspicuous change in colour or natural visual clarity of any off-site receiving water after reasonable mixing.</p> <p>B. No vegetation, slash, spoil or other debris shall be:</p> <p>i. directly deposited into a permanently flowing water body, lake, wetland or the sea, or be deposited into a position where it can readily enter, or be carried into a permanently flowing water body, lake, wetland, or the sea.</p> <p>ii. left in such a position described in (i) above where the vegetation exceeds</p> <p>- 100mm diameter and 3 metres in length; or</p> <p>- 100mm diameter and any lesser length, where the vegetation or slash may cause diversion, damming, erosion or result in movement of debris and deposition downstream.</p> <p>C. All land disturbance activities shall include runoff controls around the area of disturbance where necessary to prevent concentration of runoff causing, erosion, scour and sediment discharge offsite.</p> <p>D. Where an activity results in areas of exposed ground greater than a 0.5ha contiguous area over a 12 month period on any one site excluding firebreak sites, these areas shall be revegetated to give a ground cover of 75% of that area within 12 months of the activity ceasing.</p> <p>E. Land disturbance batters and side-castings are to be stabilised by methods such as surface revegetation and</p>	N/A	All Land Overlays	N/A	Met.		

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p>drainage to avoid slumping and the generation of sediment.</p> <p>F. Spoil and fill shall not be placed over vegetation other than grass, or placed in a position where it can cause erosion.</p>						
7.1.6(11)	Trenching	<p>General Standards above, as well as:</p> <p>The area is backfilled within 3 days of the trench being unused.</p>	Permitted	Land Overlay 2	N/A	The proposal involves some trenching to establish servicing down Titirangi Drive to the east of the maunga and relevant standards are able to be met.	Met. The proposal involves trenching of services within the road reserve, complying with the General and Specific Standards, in Land Overlay 2, and is a Permitted Activity under Rule C7.1.6(11).	
7.1.6(16)	<p>Land disturbance that complies with the General Standards, where applicable.</p> <p>a) The activity involves side-cutting more than 0.5m deep over a contiguous length greater than 100m in any 3 month period;</p> <p>OR</p> <p>b) The activity causes the disturbance of more than 50m³ of soil on land in any 3 month period.</p>	N/A	Controlled	Land Overlay 2	Matters a) to e) in C7.1.6(16)	Land disturbance		The proposal involves land disturbance greater than 50m ³ in Land Overlay 2 and is a Controlled Activity under Rule C7.1.6(16).
7.1.6(22)	Trenching	<p>General Standards above, as well as:</p> <p>The area is backfilled within 3 days of the trench being unused.</p>	Permitted	Land Overlay 3	N/A	The proposal involves some trenching to establish servicing down Titirangi Drive to the east of the maunga and relevant standards are able to be met.	Met. The proposal involves trenching of services within the road reserve, complying with the General and Specific Standards, in Land Overlay 3, and is a Permitted Activity under Rule C7.1.6(22).	
7.1.6(30)	<p>Land disturbance Provided that:</p> <p>a) The activity involves side-cutting of more than 0.5m deep over a contiguous length greater than 20m in any 3 month period;</p>	N/A	Restricted Discretionary	Land Overlay 3	Matters a) to g) in C7.1.6(3)	Land disturbance		The proposal involves land disturbance greater than 10m ³ in Land Overlay 3 and is a Restricted Discretionary Activity under Rule C7.1.6(30).

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
	OR b) Causes the disturbance of more than 10m ³ of soil on land in any 3 month period.							
C9 Natural Heritage								
9.1.6(52)	Erection of new structures or alteration or additions to existing structures that are not within a residential zone Provided that: a) The structure is not a dwelling unit on a site to be erected on a building platform for which a subdivision resource consent has been granted between 1 October 1991 and 8 November 1997. b) The structure exceeds 2.5m in height; and c) Projects above any prominent ridgeline.		Restricted Discretionary	Urban Ridgeline Overlay	Matters a) to k) in C9.1.6(52)	Proposed whare in the Urban Ridgeline Overlay		Consent is required as a Restricted Discretionary Activity pursuant to Rule C9.1.6(53) for the establishment of a whare which exceeds 2.5m in height and projects above a prominent ridgeline, in the Urban Ridgeline Overlay.
C11.1 Signs								
C11.1.6.1	-	General Standards The following General Standards shall apply to the display of signage identified as permitted activities: A. Location a) Signage on land zoned residential, reserve or Rural Industrial A, shall be located on the site/s to which they relate. b) Signs shall not be located on or protrude above any ridgeline. c) Signs shall not restrict visibility to or from intersections and property access. B. Content and Design a) Signs shall be maintained to a professional standard so that they do not adversely affect the visual amenity of the area. b) The design does not conflict or cause confusion with traffic signs or signals;	N/A	All Zones	N/A	Signage standards - assessed below.		

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p>c) Portable signs (excluding traffic signs) shall be a maximum of 700mm wide and 1m in height;</p> <p>d) The message shall be clear, concise and easy to read;</p> <p>e) The minimum lettering height shall be 120mm where the posted speed limit is less than 70 km/hr and 160mm where the posted speed limit is 70km/hr or greater;</p> <p>f) The sign shall not reflect light onto road users.</p> <p>E. Heritage</p> <p>a) Signs on sites containing an item identified in Schedule G4 and on sites identified in Schedule G5 as having cultural landscape or townscape value shall be located on the site to which they relate.</p> <p>b) Signs on sites containing an item identified in Schedule G4 or G5 and signs located in the road reserve directly adjacent to sites containing an item identified in Schedule G4 or G5 shall not obscure any architectural feature of the heritage item, including but not limited to windows, columns, mouldings, cornices and balustrades, except that signs on buildings identified in Schedule G4 or G5 may be located on ground floor windows if contained within the face of the windows.</p> <p>c) Signs affixed to the façade or a building identified in Schedule G4 or G5 shall not extend above the façade.</p> <p>d) Signs shall not be located on the roof of any building identified in Schedule G4 or G5.</p> <p>e) Signs shall not be located on the roof of a verandah associated with a building identified in Schedule G4 or G5.</p> <p>f) The following signs shall be deemed to comply with C11.1.6.1(E)(c):</p> <p>i. signs attached at right angles to a building with a maximum sign face area of 0.72m² and not projecting out from the building by more than 1200mm.</p> <p>ii. signs on the spandrel panel of a building and contained within the structural bay of the building, with a maximum sign face area of 3m².</p> <p>iii. signs under a verandah and contained within the depth of the verandah, perpendicular to the building façade and not exceeding 600mm in height.</p>						
11.1.6(1)	Community signs	<p>General Standards above, as well as:</p> <p>a) Maximum height of freestanding signs: 2.4m.</p> <p>b) Maximum sign face area: 3m² per face.</p> <p>c) Signs affixed to a building shall not protrude above the roofline.</p>	Permitted	All Zones	N/A	All signage proposed is considered to meet the definition of community signage. Met for the four proposed 1m ² signs.	The proposal involves four 1m ² community signs which are a Permitted Activity under Rule C11.1.6(1).	

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works												
							Compliance	Non-Compliance											
		<div>d) Signs in the Inner Commercial zone shall not be located above the verandah fascia and, for clarity, shall not be on the verandah roof.</div> <div>e) Signs in the Inner Commercial, Amenity Commercial, Residential, Reserve or Rural Industrial A zones shall be located on the site to which they relate.</div>																	
11.1.6(7)	Signs listed as Permitted activities which do not comply with respect to: a) Maximum sign face area Provided that the activity shall comply with all other general standards specified for a permitted activity	General Standards above.	Restricted Discretionary	All zones	Maximum sign face area	All signage proposed is considered to meet the definition of community signage. Applies to the two 10m² naming signs.		Consent is required as a Restricted Discretionary Activity pursuant to Rule 11.1.6(7), for the establishment of two 10m² naming signs.											
C11.2 Noise and Vibration																			
C11.2.15.1	-	<div>General Rules and Standards for Permitted Activities</div> <div>The following general rules shall apply to all permitted activities with respect to noise (excluding vibration):</div> <div>A All Zones</div> <div>1. At any boundary where the zones differ, the appropriate noise limit shall be the lowest average maximum noise level (L10) permitted by either zone.</div> <div>2. Outdoor activities associated with educational institutions conducted on the site of the institutions between 7am and 9pm shall not exceed a maximum of the noise standard at the boundary of the zone in which it is being received, increased numerically by 10dBA.</div> <div>3. Noise associated with emergency warning devices used by emergency services shall be exempt from all rules contained in C11.2.15.1.</div> <div>E Heritage Reserve Zone</div> <div>1. The average maximum noise level (L10) and maximum noise level (Lmax) arising from any zone as measured at or within the boundary of any site zoned Heritage Reserve shall not exceed the following limits:</div> <table><thead><tr><th rowspan="2">ZONE</th><th colspan="2">AVERAGE MAXIMUM NOISE LEVEL (L₁₀) dBA</th><th>(L_{max}) dBA</th></tr><tr><th>DAY 7am and 9pm</th><th>NIGHT 2100 - 7am</th><th>NIGHT 2100 - 7am</th></tr></thead><tbody><tr><td>Heritage Reserve</td><td>50</td><td>50</td><td>50</td></tr></tbody></table> <div>Figure C11.7 – Rules for Noise in the Heritage Reserve Zone</div>	ZONE	AVERAGE MAXIMUM NOISE LEVEL (L ₁₀) dBA		(L _{max}) dBA	DAY 7am and 9pm	NIGHT 2100 - 7am	NIGHT 2100 - 7am	Heritage Reserve	50	50	50	N/A	All Zones / Heritage Reserve	N/A	Met (operational noise)	All proposed activities will comply with the noise requirements (subject to implementation of the OMP), as confirmed in the Acoustic Report.	
ZONE	AVERAGE MAXIMUM NOISE LEVEL (L ₁₀) dBA			(L _{max}) dBA															
	DAY 7am and 9pm	NIGHT 2100 - 7am	NIGHT 2100 - 7am																
Heritage Reserve	50	50	50																

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works																																																						
							Compliance	Non-Compliance																																																					
11.2.15.2A	Long Term Construction 1. Emissions of construction noise shall not exceed 168 calendar days in any 12 month period. 2. The construction activity shall comply with the noise limits specified in Table 8.	<table><tr><th rowspan="2">Construction & temporary activity noise measured within the</th><th rowspan="2">Time Period</th><th colspan="3">AVERAGE MAXIMUM NOISE LEVEL (dBA)</th></tr><tr><th>L_{eq}</th><th>L₁₀</th><th>L_{max}</th></tr><tr><td rowspan="2">Residential Zone</td><td>Mon – Sat 7am-6pm</td><td>60</td><td>75</td><td>90</td></tr><tr><td>all other times</td><td>Refer to Figure C11.3</td><td>Refer to Figure C11.3</td><td>Refer to Figure C11.3</td></tr><tr><td rowspan="2">Commercial and Suburban Commercial Zones</td><td>Mon – Sat at all times</td><td>60</td><td>75</td><td>90</td></tr><tr><td>all other times</td><td>-</td><td>Refer to Figure C11.4</td><td>-</td></tr><tr><td rowspan="2">Industrial and Port Zones</td><td>Mon – Sat at all times</td><td>-</td><td>90</td><td>-</td></tr><tr><td>Sun & Public Holidays at all times</td><td>-</td><td>Refer to Figure C11.4</td><td>-</td></tr><tr><td rowspan="2">Rural Zone</td><td>Mon – Sat 0600-6pm</td><td>60</td><td>75</td><td>90</td></tr><tr><td>all other times</td><td>Refer to Figure C11.6</td><td>Refer to Figure C11.6</td><td>Refer to Figure C11.6</td></tr><tr><td rowspan="2">Reserves Zone</td><td>Mon – Sat at all times</td><td>60</td><td>75</td><td>90</td></tr><tr><td>Sun & Public Holidays at all times</td><td>-</td><td>Refer to Figures C11.3, C11.7 and C11.8</td><td>Refer to Figures C11.3, C11.7 and C11.8</td></tr></table> <p>Figure C11.9 – Rules for Construction Noise in all Zones</p>	Construction & temporary activity noise measured within the	Time Period	AVERAGE MAXIMUM NOISE LEVEL (dBA)			L _{eq}	L ₁₀	L _{max}	Residential Zone	Mon – Sat 7am-6pm	60	75	90	all other times	Refer to Figure C11.3	Refer to Figure C11.3	Refer to Figure C11.3	Commercial and Suburban Commercial Zones	Mon – Sat at all times	60	75	90	all other times	-	Refer to Figure C11.4	-	Industrial and Port Zones	Mon – Sat at all times	-	90	-	Sun & Public Holidays at all times	-	Refer to Figure C11.4	-	Rural Zone	Mon – Sat 0600-6pm	60	75	90	all other times	Refer to Figure C11.6	Refer to Figure C11.6	Refer to Figure C11.6	Reserves Zone	Mon – Sat at all times	60	75	90	Sun & Public Holidays at all times	-	Refer to Figures C11.3, C11.7 and C11.8	Refer to Figures C11.3, C11.7 and C11.8	N/A	All Zones / Heritage Reserve	N/A	The proposal will involve construction noise to undertake the works.		Not met. As stated in the Acoustic Assessment, construction noise limits in the Heritage Reserve Zone areas surrounding the site are expected to be exceeded for up to 35m separation or less.
Construction & temporary activity noise measured within the	Time Period	AVERAGE MAXIMUM NOISE LEVEL (dBA)																																																											
		L _{eq}	L ₁₀	L _{max}																																																									
Residential Zone	Mon – Sat 7am-6pm	60	75	90																																																									
	all other times	Refer to Figure C11.3	Refer to Figure C11.3	Refer to Figure C11.3																																																									
Commercial and Suburban Commercial Zones	Mon – Sat at all times	60	75	90																																																									
	all other times	-	Refer to Figure C11.4	-																																																									
Industrial and Port Zones	Mon – Sat at all times	-	90	-																																																									
	Sun & Public Holidays at all times	-	Refer to Figure C11.4	-																																																									
Rural Zone	Mon – Sat 0600-6pm	60	75	90																																																									
	all other times	Refer to Figure C11.6	Refer to Figure C11.6	Refer to Figure C11.6																																																									
Reserves Zone	Mon – Sat at all times	60	75	90																																																									
	Sun & Public Holidays at all times	-	Refer to Figures C11.3, C11.7 and C11.8	Refer to Figures C11.3, C11.7 and C11.8																																																									
C11.2.15.4	Rules for Vibration for Construction Activities – All Zones	<p>B Industrial, Port, Commercial, Suburban Commercial or Reserve Zones</p> <p>1. Activities shall comply with rules specified in Figure C11.11 for each respective zone.</p> <p>2. There shall be no restriction on the duration of construction activities</p>	N/A	All Zones / Heritage Reserve	N/A	The proposed construction works will involve some vibration.	Met. As confirmed in the infrastructure report, the construction vibration standards will be met.																																																						
C11.3 Lighting and Glare																																																													
C11.3.1.1	-	<p>C11.3.1.1 General Standards</p> <p>A. All exterior lighting shall be directed away from adjacent properties and roads so that the spill of light is contained within the external boundaries of the property.</p> <p>C. Activities shall not emit artificial lighting greater than:</p> <p>i. 10 lux spill (horizontal and vertical) of light as measured at or within the boundary of any site zoned residential or the notional boundary of any rural dwelling;</p> <p>ii. 20 lux spill (horizontal and vertical) of light as measured at or within the boundary of any property zoned commercial;</p> <p>iii. 10 lux spill (horizontal and vertical) of light as measured within any road carriageway, other than from road lighting, activities in reserve zones, activities in port management zones and network utilities.</p> <p>D. In reserve zones:</p> <p>i. between the hours of 6pm and 10pm the limits apply at the boundary of residential or rural zones directly adjoining reserve sites or 20m from a residential building in a rural area, and are measured in a vertical plane parallel to the relevant</p>	N/A	All zones		The proposal involves lighting associated with the proposed whare and parking areas.	Met. The proposed lighting for the building and parking/access areas will comply with the relevant requirements, noting that there are no residential or rural sites within the vicinity.																																																						

Rule / Standard Number	Rule	Standards	TRMP Classification	Zone/Overlay	Matters of Control/Discretion	Relevance to Specified Aspects of Proposal	Proposed Works	
							Compliance	Non-Compliance
		<p>boundary, to a height equal to the height of the potentially affected dwellings.</p> <p>ii. between the hours of 10pm and 7am limits apply in the plane of the windows of the habitable rooms of dwellings on nearby residential properties.</p> <p>F. Activities shall not emit lighting or glare that may compromise aircraft safety or the safe movement of air traffic nearing the vicinity of the Gisborne Airport by constituting a hazard in navigable air space pursuant to Civil Aviation Rule Part 77.</p> <p>G. Activities (including signs) shall not include revolving, flashing, animated or moving lights, lasers or images which could produce glare, except on any site in the Inner Commercial zone which is more than 100m from a state highway boundary.</p>						
11.3.1(1)	Lighting and glare	General Standards above	Permitted	All Zones	N/A	Lighting	Met. Proposed lighting will be designed to comply with permitted standards and is a Permitted Activity under Rule C11.3.1(1).	