

| Regional Policy Statement Objectives and Policies | Comment |
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| <p>B1.2.1 Objective</p> <p>1. To take into account the principles of the Treaty of Waitangi in the exercise of functions and powers under the Act.</p> <p>B1.2.2 Policies</p> <p>1. <i>The Kawanatanga Principle</i> To recognise that the Gisborne District Council's (delegated) right to manage natural and physical resources (kawanatanga) is exercised subject to the protection of rangatiratanga.</p> <p>2. <i>The Rangatiratanga Principle</i> To endeavour to uphold, within the limits of the RMA, the rangatiratanga rights of iwi o Tairāwhiti. Policies and plans shall, as far as possible, be consistent with Māori values and preferences for management of their resources.</p> <p>3. <i>The Partnership Principle</i> To actively promote and develop greater partnership between Council and iwi o Tairāwhiti in the management of the district's natural and physical resources by exercising the utmost good faith, co-operation, reasonable compromise, flexibility and responsiveness.</p> <p>4. <i>The Active Protection Principle</i> To actively protect the manataiao and taonga of iwi o Tairāwhiti by identifying and protecting, in a manner appropriate to the values of iwi, those natural and physical resources of significance to iwi.</p> <p>5. To take account of the guarantee of rangitiratanga and its relationship with kawanatanga in resource management planning.</p> | <p>The proposal takes into account the principles of the Treaty of Waitangi. The taonga of Ngati Oneone will be identified protected in a manner appropriate to the values of iwi. The wharekura will be located in a culturally appropriate location, connected to Tītīrangī, being a natural and physical resource of significance to Ngāti Oneone.</p> <p>The proposal is consistent with this objective and corresponding policies.</p> |

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| <p>B1.3.1 Objective</p> <ol style="list-style-type: none"> 1. To have particular regard to the concept of kaitiakitanga when managing the use, development and protection of natural and physical resources, in a way which accommodates the views of individual iwi and hapu. <p>B1.3.2 Policies</p> <ol style="list-style-type: none"> 1. To consult with iwi and hapu on an individual basis to determine how kaitiakitanga can be recognised and integrated in the management of the use, development and protection of natural and physical resources in the Gisborne district. 2. To recognise and provide for the role and mana of kaitiaki as resource managers or guardians of local resources. 3. To encourage applicants for resource consents to consult with tangata whenua. 4. To take account any relevant planning document/s recognised by the appropriate iwi, hapu or marae. | <p>Regard has been had to kaitiakitanga. The proposal will provide for the use and development of a wharekura in a way which accommodates the views of individual Ngāti Oneone.</p> <p>Iwi and hapū have been consulted in relation to this application.</p> <p>The proposal is consistent with this objective and corresponding policies.</p> |
| <p>B1.4.2 Objectives</p> <ol style="list-style-type: none"> 1. To promote, where practicable, the preservation and protection of sites of value to Māori. 2. To recognise and provide for the relationship of Māori with their culture, traditions, ancestral lands, and other resources. <p>B1.4.3 Policies</p> <ol style="list-style-type: none"> 1. To recognise that each iwi, hapu and marae has its own priorities and preference for the management of resources and to respect those priorities and preferences within the limits of the Act. 2. To give consideration to appointing to a hearing committee or a panel of | <p>The NoR seeks to recognise and provide for the relationship of Ngāti Oneone. with their culture, traditions, ancestral lands, and other resources. This includes Tītīrangī and Urumatai. The wharekura will enable culture and traditions to be provided for through Kaupapa.</p> <p>The NoR is not consistent with these objectives and policies.</p> |

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| <p>independent commissioners considering a resource management issue involving values important to Māori, a commissioner or commissioners with expertise in Māoritanga, including kawa (protocol) and kaitiakitanga. Any commissioner so appointed should have sufficient expertise to address issues of sensitivity to tangata whenua.</p> <p>3. To ensure that the Māori language and Māori place names are recognised in the exercise of any of Council’s functions, powers and duties under the Act.</p> <p>4. To establish with tangata whenua a consultation network with the constituent iwi, hapu and marae of the Gisborne district who have mana whenua in the district. This is for the purpose of establishing processes and protocols to enable full and effective participation in resource management processes.</p> | |
| <p>B3.2.1 Objective</p> <p>1. To achieve the efficient use of energy in a way that will help to ensure the continued availability of energy to meet the needs of the community, without compromising the sustainable management of natural and physical resources.</p> <p>B3.2.2 Policy</p> <p>1. To encourage the efficient use of energy in relation to:</p> <ul style="list-style-type: none"> • <i>urban form, subdivision patterns and lot alignment.</i> • <i>the design, location and operation of buildings and other structures.</i> • <i>transport modes and patterns.</i> • <i>the use of appropriate energy saving techniques in industrial,</i> | <p>The efficient use of energy will be achieved through adoption of the Ministry’s building design standards.</p> <p>The proposal is consistent with this objective and policy.</p> |

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| <p><i>commercial and residential situation/s.</i></p> <ul style="list-style-type: none"> <i>waste management, including the minimisation, recovery, reuse and recycling of solid wastes and other contaminants.</i> | |
| <p>B3.5.1 Objectives</p> <ol style="list-style-type: none"> The provision by relevant organisations of safe, efficient, and convenient rail, air, port and road transport services in a way that avoids, remedies or mitigates adverse effects on the natural and physical environment. The provision of the efficient development, operation and maintenance of network utilities by the relevant organisations throughout the Region in a way that avoids remedies or mitigates adverse effects on the natural and physical environment <p>B3.5.2 Policies</p> <ol style="list-style-type: none"> To avoid, remedy or mitigate any adverse effects resulting from the construction and maintenance of transport facilities and network utilities. To plan for the location of transport facilities and network utilities and their relationship with adjoining land uses so that they do not cause or sustain adverse effects from nearby land uses. To recognise and promote the environmental and economic advantages of efficient rail and sea. To encourage efficient and sustainable transport and utility networks in the region. To promote a pattern of urban growth that minimises the use of energy. To be willing to consider new transport options – such as barging or new port facilities – which might reduce the region’s dependence on roading. | <p>The proposal connects with, and provides for a safe, efficient, and convenient road transport network. Adverse effects on the environment can be avoided or mitigated.</p> <p>The wharekura will encourage active (sustainable) forms of transport. Its location will support future urban growth in Kaitī.</p> <p>The proposal is consistent with these objectives and policies.</p> |

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| <p>7. To encourage efficient and sustainable port developments.</p> | |
| <p>B5.1.2 Objectives</p> <p>1. A pattern of human settlement that:</p> <ul style="list-style-type: none"> • <i>Provides a high level of personal safety from natural hazards for its inhabitants.</i> • <i>Avoids or mitigates the risk to property and infrastructure from natural hazards.</i> • <i>Does not accelerate or worsen the effects of natural hazards upon the natural and physical environment.</i> <p>2. Rehabilitation, where practicable, of aspects of the environment degraded by natural processes that were induced or accelerated by human activities.</p> <p>B5.1.3 Policies</p> <p>1. To encourage and facilitate changes, over time, to patterns of human settlement, development and activities which are not affected by natural hazards and which do not induce or worsen the impacts of natural processes, and which recognise and allow for some natural features to migrate inland as a result of dynamic coastal processes.</p> <p>2. To recognise the limitations of attempts to control natural processes by physical work and limit such attempts to appropriate situations where they are:</p> <ul style="list-style-type: none"> a) needed to protect existing development, or waahi tapu or new public infrastructure such as ports, roads, bridges; and b) have a favourable benefit to cost ratio; and c) will not have significant adverse effects on the natural character | <p>The potential effects of natural hazards will be avoided or mitigated. The NoR will not accelerate or worsen the potential effects of natural hazards.</p> <p>The NoR is consistent with these objectives and policies.</p> |

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| <p>of the coastal environment, or other adverse environmental effects; and</p> <ul style="list-style-type: none"> d) will not cause or worsen hazards to other lands/waters; and e) can be designed with confidence of long-term effective performance; and f) are the only practical alternative. <p>3. To maintain a strong commitment to researching, recording and publicising information about natural hazards.</p> <p>4. To recognise that natural systems and features may provide a defence against natural hazards and that the integrity of such natural systems should be protected and enhanced, where appropriate.</p> <p>5. To recognise the possibility of sea level rise and the likelihood of changes to the frequency and impacts of some natural hazards due to climate change and sea-level rise.</p> <p>6. To encourage participation by the affected communities in managing the risks of natural hazards.</p> | |
| <p>B5.6.1 Objectives</p> <ul style="list-style-type: none"> 1. The risk to human and environmental health from contaminated land is lowered to an acceptable level. 2. Minimal risk of any further land within the Gisborne district becoming contaminated. <p>B5.6.2 Policies</p> <ul style="list-style-type: none"> 1. To encourage any owners aware of their site with contaminated land to | <p>The risks to human health and the environment can be appropriately managed at the time of development. The Ministry will require further resource consents under the NES-CS, informed by further technical advice and assessments. Existing dwellings to be demolished will be removed in a manner which would avoid future contamination of the soil through asbestos and lead paint contamination. The potential risks will be managed to acceptable levels.</p> <p>The NoR is consistent with these objectives and policies.</p> |

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| <p>register the site/s with the Council.</p> <ol style="list-style-type: none"> 2. To apply the ANZECC guidelines, or such other guidelines as Council may consider to be applicable to a particular situation, to determine the most appropriate course of action for a particular contaminated piece of land. 3. To encourage owners of sites with contaminated land to take responsibility for remediation. 4. To carry out a programme of investigation to identify all sites with contaminated land in the district. 5. To develop and implement appropriate means to promote investigations, remediation trials and other remediation activities including, where appropriate, listing these activities as permitted activities in an appropriate plan. | |
| <p>District Plan Objectives and Policies</p> | <p>Comment</p> |
| <p>Residential Zone</p> | |
| <p>DD1.3.2 Amenity Values Objective</p> <p>Maintain or enhance residential amenity values.</p> <p>DD1.4.2 Amenity Values Policies</p> <ol style="list-style-type: none"> 1. Manage the adverse effects of activities in residential areas by ensuring that: <ul style="list-style-type: none"> a) buildings and structures are located so as to avoid, remedy or mitigate any adverse effect on the adjoining properties; b) the scale of the development is appropriate for the site and the location of the site in the street, and will not cause a loss of residential amenity values for surrounding residents; | <p>These objectives and policies the seek to manage the effects of activities in the residential areas. The NoR area is a large site and can accommodate future buildings on the site in a manner which ensures the scale of buildings will be appropriate for the site. Residential Amenity values can be retained. Adverse effected on immediately adjoining properties can be mitigated.</p> <p>The potential effects of traffic generated by the activity has been assessed in the Transportation Assessment in Appendix 8. Based on this report I conclude that traffic that may be potentially generated by the activity can be accommodated without compromising the safety of traffic and residents on the district’s roads.</p> <p>Vehicle access from the properties at 169 and 173 Crawford Road will be maintained over the Barton Street road reserve.</p> |

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| <p>c) the safety and amenity values of the neighbourhood are protected;</p> <p>d) the character and amenity of the residential environment shall be maintained or enhanced and conflicts with adjoining land users avoided, remedied or mitigated.</p> <p>2. Manage the effects of traffic generated by activities in residential areas by:</p> <p>a) ensuring that adequate on-site vehicle parking and manoeuvring areas are provided for all developments;</p> <p>b) ensuring that the level of traffic potentially generated by the proposal can be accommodated without compromising the safety of traffic and residents on the district's roads;</p> <p>c) ensuring that the provision of on-site parking does not significantly detract from the visual appearance of the property or lessen the quality of outdoor living environments and, in these situations, consider whether suitable alternative provision for parking can be made;</p> <p>d) giving consideration to the nature of adjacent roads, to ensure that entry, exit and manoeuvring of vehicles onto a public road can be conducted safely from all sites in a residential zone.</p> <p>3. Limit activities in residential areas to those which will not significantly alter the existing background noise level of the surrounding residential area.</p> <p>4. Manage the adverse effects of fumes, smell, dust, glare or light in residential areas.</p> <p>5. Preserve access to daylight and privacy for existing dwelling-units on adjoining properties, and for future occupants of any new dwelling-unit by ensuring that:</p> <p>a) each dwelling-unit has a private outdoor area orientated to the sun;</p> | <p>The character and amenity of the residential environment will be enhanced.</p> <p>The NoR is consistent with these objectives and policies.</p> |
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b) new buildings or structures are designed and located so as not to cause significant loss of daylight or privacy to adjoining sites.

6. Manage the effects of non-residential activities by:

a) restricting the location of non-residential activities to the Inner Residential zone and only those sites fronting a principal or arterial road;

b) ensuring that all reasonable steps have been taken to avoid nuisance and that the amenity of the residential environment is protected;

c) providing for the employment of non-resident staff in association with home occupations, only where this will not lead to a loss of residential amenity values particularly with regard to traffic and noise generation;

d) the provision of fencing and landscaping, which safeguards the privacy and visual amenity of the surrounding area;

e) ensuring that any outdoor storage associated with a non-residential activity does not adversely affect the surrounding residential environment;

f) ensuring that the hours of operation of any activity will not adversely affect the amenity of the surrounding residents particularly with regard to noise and traffic generation;

g) ensuring that the expansion of any existing activity will not cause a significant loss of residential amenity especially privacy, safety and peacefulness.

7. Enable innovative design which reflects the character of the surrounding area by ensuring that:

a) the scale and design of additions, alterations and new buildings are compatible with the character and amenity, particularly visual

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| <p>amenity, of the site and the surrounding area;</p> <p>b) the location, form and scale of new buildings are compatible with that of buildings in the immediate vicinity of the site, and streetscape amenities can be maintained.</p> | |
| <p>DD1.3.4 Location and Density Objective</p> <p>1. To enable the community to be mobile, and locate anywhere that does not compromise the capacity of the infrastructure systems to function, the amenity of the residential environment or the highly productive and fertile soils within the region.</p> <p>DD1.4.4 Location and Density Policies</p> <p>1. New development to be encouraged to areas where the effects on the physical infrastructure and/or life supporting capacity of the district's soils can be avoided, remedied or mitigated.</p> <p>2. Limit the density of development in urban residential areas according to the ability of the stormwater infrastructure system servicing the site to dispose of the potential run-off generated by the coverage of the site with buildings.</p> | <p>A preliminary Civil Infrastructure Feasibility Report is included in Appendix 7 of the application. Based on the conclusions in this assessment, the wharekura will not compromise the capacity of the infrastructure systems to function. Stormwater infrastructure will be provided to service the site at the time of development to dispose of the potential run-off generated by the coverage of the site with buildings and increased impervious surfaces. The site is large and pervious areas, such as sports fields, will also be provided.</p> <p>The NoR is consistent with this objective and corresponding policies.</p> |

Recreation Zone

DD5.3 Objectives

1. Location of reserve areas to maintain or enhance residential and district amenity, present and future recreation opportunity, public access, and conservation values.
2. Development and use of reserve land that does not create adverse effects on the reserve or surrounding environment.

DD5.4 Policies

1. To enable community well-being by making reserve land available in order to maintain and enhance:
 - a) residential and district amenity
 - b) present and future recreation opportunity
 - c) public access
 - d) conservation and landscape values
 - e) and protect the environmental, cultural, visual and/or historical significance of reserves.
2. To ensure that the visual impact of reserve land and facilities maintains and enhances residential amenity and the natural value of the surrounding environment.
3. To avoid, remedy or mitigate the adverse effects of reserve structures on the open space character of the reserve.
4. To protect significant indigenous and exotic trees, areas of bush and other significant areas of indigenous vegetation, significant habitats of indigenous fauna, ecological value, natural character or significant landforms within reserves.
5. To maintain and enhance access to and along the margins of the district's

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| <p>rivers, lakes and coastline.</p> <p>6. To ensure that recreational activities that use the river and coastal margins do not create adverse effects – such as diminished natural value or increased bank instability or inhibit access to the margins.</p> <p>7. Particular attention should be given to the following matters when assessing applications for consents to conduct activities on reserves:</p> <ul style="list-style-type: none"> a) the existing character and amenity of the reserve and the locality in which the site is set b) the location and design (including colour) of any proposed structure on the reserve itself c) the effect of the proposed activity regarding daylight and shading on adjoining properties and the reserve itself d) the effects of traffic flow to and from the reserve site and the locality in which the reserve is set e) access points onto the reserve f) any historical, conservation, ecological, archaeological or waahi tapu values associated with the reserve g) design and location in terms of enabling people to provide for their safety either at the reserve or on adjoining properties. | |
| <p>Contamination Risk</p> | |
| <p>C5.1.3 Objectives</p> <ul style="list-style-type: none"> 1. Adverse effects of use and development of contaminated land on human health are reduced to acceptable levels or prevented. 2. Contaminated land is used and developed in a way that ensures adverse effects on the environment are avoided, remedied or mitigated. | <p>At the time of development of the wharekura, a further resource consent application will be sought from Council under the NES-CS. The potential adverse effects of contaminated land on human health will be avoided or mitigated to acceptable levels. The exact method for this will be determined at the time development with further input and recommendations to be provided by a contaminated land expert (a Suitably Qualified and Experienced Practitioner).</p> |

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| <p>3. Contaminated land is managed in a manner which:</p> <ul style="list-style-type: none"> α) Provides for long term appropriate and acceptable uses of the site given the extent of the contamination; <i>and</i> b) Which maximises options for potential uses of the site. <p>4. The establishment and maintenance of a comprehensive and accurate record of known contaminated sites with contaminated land within the District.</p> | <p>Potential adverse effects on the environment can also be avoided, remedied or mitigated.</p> <p>The NoR is consistent with these objectives and policies.</p> |
| <p>C5.1.4 Policies</p> <p>1. To ensure that contaminated land is utilised in a manner appropriate for the level and type of contamination by relying on guidelines where appropriate, to assist in decision-making with respect to management of the site.</p> <p>2. When assessing applications for resource consents or plan provisions for use or development of known sites containing contaminated land, regard shall be had to the following assessment criteria as appropriate:</p> <ul style="list-style-type: none"> α) the zone provisions of the site and any potential alternative uses for the site consistent with zone providers; b) the extent that the proposed activity may increase the risk that the contaminated land poses to the community or the environment including consideration of: <ul style="list-style-type: none"> - level, location and type of contaminants, including the toxicity of contaminants; - whether the activity will establish or increase the means of exposure between the contaminants and the community or environment. Consideration shall include assessment of the extent that activities may exacerbate the likelihood of sensitive natural resources (e.g. groundwater) being exposed to contaminants; - the sensitivity of humans and the environment exposed | |

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| <p>(directly or indirectly, such as through bioaccumulation) to the contaminants;</p> <ul style="list-style-type: none"> - the extent the activity exacerbates the adverse effects of the contaminant on site or disperses the contaminant off site. | |
| <p>Natural Hazards</p> | |
| <p>C8.1.3 General Objectives</p> <ol style="list-style-type: none"> 1. A pattern of human settlement that: <ul style="list-style-type: none"> a) provides a high level of personal safety from natural hazards for its inhabitants; b) avoids or mitigates the risk to property and infrastructure from natural hazards; and c) does not accelerate or worsen the adverse effects of natural hazards upon the natural and physical environment. 2. A community informed of the potential natural hazards of the District. 3. The protection of natural features that could lessen the impact of natural hazards. <p>C8.1.4 General Policy</p> <ol style="list-style-type: none"> 1. In extreme hazard areas where the natural hazard cannot be avoided or mitigated new development and any related subdivision should not occur. 2. In all hazard prone areas, any new subdivision, use and development should avoid or minimise any risk of loss of life or injury or other environmental damage due to natural hazard. 3. Any assessment of a resource consent application within a hazard prone area shall consider, but is not limited to, the following matters: <ul style="list-style-type: none"> a) whether minimum floor levels for residential buildings should be | <p>The site is potentially affected by inundation from localised stormwater ponding. The potential effects on property will be mitigated through providing a minimum floor level for any future buildings. This will be determined at building consent stage.</p> <p>Existing overland flowpaths (e.g. Barton Street reserve) will be maintained for function for stormwater conveyance. Potential effects or minimise any risk of loss of life or injury or other environmental damage due to natural hazard. Potential effects associated with the diversion of floodwaters or inundation will be avoided.</p> <p>The NoR is consistent with these objectives and policies.</p> |

set to reduce the susceptibility to danger and damage from flooding;

b) the desirability of residential buildings being relocatable so they may be moved if the risk of damage becomes imminent.

4. Patterns of human settlement, development and activities should not induce or accelerate the risk of natural hazards. When assessing an application for a resource consent the effects of that application on any hazard risk shall be considered. This includes but is not limited to the following:

a) the likelihood and effect of unrestrained material escaping and increasing potential hazard damage;

b) any diversion of overland flows of floodwaters or stormwater;

c) the safety of any occupants of buildings and evacuation procedures;

d) potential flood conditions, including silt deposition, at the site;

e) site topography and location of the building;

f) likelihood of increased erosion elsewhere;

g) stormwater collection and disposal systems should be designed to mitigate any adverse effects on the stormwater system or avoid an increase in the risk or severity of flooding or land instability;

h) other measures in place to reduce the potential effects of the proposed buildings or site development on the movement of floodwater;

i) extent to which natural buffers exist and are adversely affected.

5. To recognise the limits of attempts to control natural processes by physical work and restrict such attempts to appropriate situations where they are:

a) needed to protect existing development, or waahi tapu or new public infrastructure such as ports, roads and bridges; and

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| <ul style="list-style-type: none"> b) have a favourable benefit to cost ratio; and c) will have no more than a minor adverse effect on the natural character of the coastal environment, lakes and rivers and their margins, or areas / features of natural or cultural significance, or other adverse environmental effects; and d) will not cause or worsen hazards to other lands or waters; and e) are the best practical alternative. <p>6. Mitigation works shall be designed and constructed in sympathy with the environment recognising:</p> <ul style="list-style-type: none"> a) the dynamic, complex and interdependent nature of biological and physical processes; b) effect on amenity values; c) effects on the landscape and natural features of the locality; d) any effect on public access. <p>7. A precautionary approach should be adopted where activities with unknown or little understood effects are proposed, or the effects on natural processes are difficult to assess.</p> <p>8. In carrying out hazard assessments or considering resource consent applications the possibility and implications of climate change are to be recognised. In particular the likelihood of the following matters should be considered:</p> <ul style="list-style-type: none"> a) a change in sea level; b) altering of coastal processes; c) increased inundation of low lying estuarine areas; d) higher local temperatures; e) changes in rainfall patterns; f) increase in cyclonic storms. | |
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| <p>9. The integrity of natural systems and features that provide a defence against natural hazards should be recognised and protected. These include:</p> <ul style="list-style-type: none">a) the capacity of foredunes to act as natural protection against inundation and erosion;b) wetlands;c) margins of estuaries. <p>C8.2.2 Policies for Flood Hazards</p> <p>2. The Council will recognise that localised flooding may occur outside the areas described in Policy C8.2.2(1) above.</p> <p>3. When designing and carrying out earthworks or roadworks any adverse effects resulting from the diversion of floodwater should be avoided, remedied or mitigated.</p> | |
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